

The Potential Effects of Built Development on Landscape Character: Lossiemouth South

	Wooded Dunes	Farmed Plain
Landscape Character	<p>Negative</p> <ul style="list-style-type: none"> Development in this area would be in part perceptually detached and physically distant from the main settlement core largely because of the secluded character of the woodland The shelter and dune stabilisation provided by the woodland reinforces the contained and intimate character of low lying Seatown, and provide a contrast to the more exposed character of the coastal edge 	<p>Neutral/Negative</p> <ul style="list-style-type: none"> Low lying fields adjacent to the settlement are partially contained by rising land which could provide some shelter in this exposed location More open and distant fields are perceived as more detached from the settlement, and are also the location of airbase infrastructure
Settlement Form	<p>Neutral</p> <ul style="list-style-type: none"> Settlement form would extend further along low lying land, elongating the settlement away from the ridge Settlement would maintain some relationship with the coast however, and could develop around the bay associated with Seatown 	<p>Neutral/negative</p> <ul style="list-style-type: none"> Adjacent to the settlement, the more contained fields relate well to the existing form of the town As development extends south, the settlement could become excessively elongated
Landscape Setting	<p>Negative</p> <ul style="list-style-type: none"> The woodland contributes to the landscape setting, by providing visual containment and adding diversity to the landscape context and by providing sheltered informal recreation resource 	<p>Neutral</p> <ul style="list-style-type: none"> The extensiveness of the plain would be unaffected by some development, and setting could be enhanced by increased planting associated with new development
Sense of Arrival	<p>Neutral</p> <ul style="list-style-type: none"> From the B9103, the enclosure provided by the woodland emphasises sense of arrival. Development within the woodland would simply generate a more gradual introduction to the town Sense of arrival from the 	<p>Neutral</p> <ul style="list-style-type: none"> The existing sense of arrival is heightened by the sequence of bends and appearance of the churchyard along the B9135 Development would need to respect this sequence, and the sense of arrival could focus on the farm at

	A941 is unlikely to be affected by expansion	Kinneddar
Settlement Edge	<p>Negative/neutral</p> <ul style="list-style-type: none"> • Removal of the woodland would remove a very robust settlement edge, although there are less robust alternative boundaries, such as the cemetery • Development within the woodland would create a more transitional edge between the forested dunes and the town 	<p>Neutral</p> <ul style="list-style-type: none"> • The settlement edge at the south west is relatively low key and alternatives could be identified or created • The two raised farms, at Kinneddar and Sunbank could provide alternative definition to the extent of the settlement
Views and Visual Features	<p>Neutral</p> <ul style="list-style-type: none"> • Development hidden within the woodland would not be particularly visible 	<p>Neutral</p> <ul style="list-style-type: none"> • The area is highly visible, but because of the level land, views are foreshortened and only the edge of settlement is prominent

5.2 Lossiemouth South: Opportunities and Constraints for Development

5.2.1 Preferred Opportunities for Development

Preferred areas for development were identified to the south west of the town, within land which is in part contained by gentle slopes to the east and west. New development could also be used to strengthen the settlement edge and increase shelter from woodland planting along this exposed south west boundary of the town could also be of wider advantage. It is recommended that settlement does not extend south of the houses at Kinneddar and Sunbank, which sit on prominent knolls and would enhance the definition of the town. It was also noted that south of this line, lights and infrastructure associated with guiding planes into the airbase are paced across the fields, possibly also limiting development

Opportunities to extend the settlement south into the wooded dunes were limited principally by the presence of the woodland, which provides shelter, contributes to the landscape setting and stabilises the dune systems. The woodland is also a well used, sheltered recreation resource close to the town, which relies on the coast as its principal resource for informal recreation. It is an important recreation area, partly because of its shelter, but also because the tree canopy in part limits noise from the frequent aircraft.

5.2.2 Long Term Options


Long term options for settlement expansion at Lossiemouth are limited. This is in part due to the constraints of continuing to elongate the settlement away from its coastal focus. In addition, the airbase precludes extension to the west and also limits extension further south, as the fields lie directly beneath a flight path and are where the landing lights are located.

There may be some additional scope, however, on the open land within the woodland opposite Sunbank Park, which if supplemented by new planting would be appropriate for some dispersed housing within a wooded setting. It would be important to retain the shelter and enclosure of the wooded character of this area.


INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE


Lossiemouth South OPPORTUNITIES AND CONSTRAINTS Scale 1:10 000

Landscape Opportunities for Development

 Opportunities to extend settlement were identified to the south west of the town, where relatively contained fields relate well to the existing settlement form and offer the opportunity to establish shelter planting along the exposed south west edge of the town


Landscape Constraints on Development

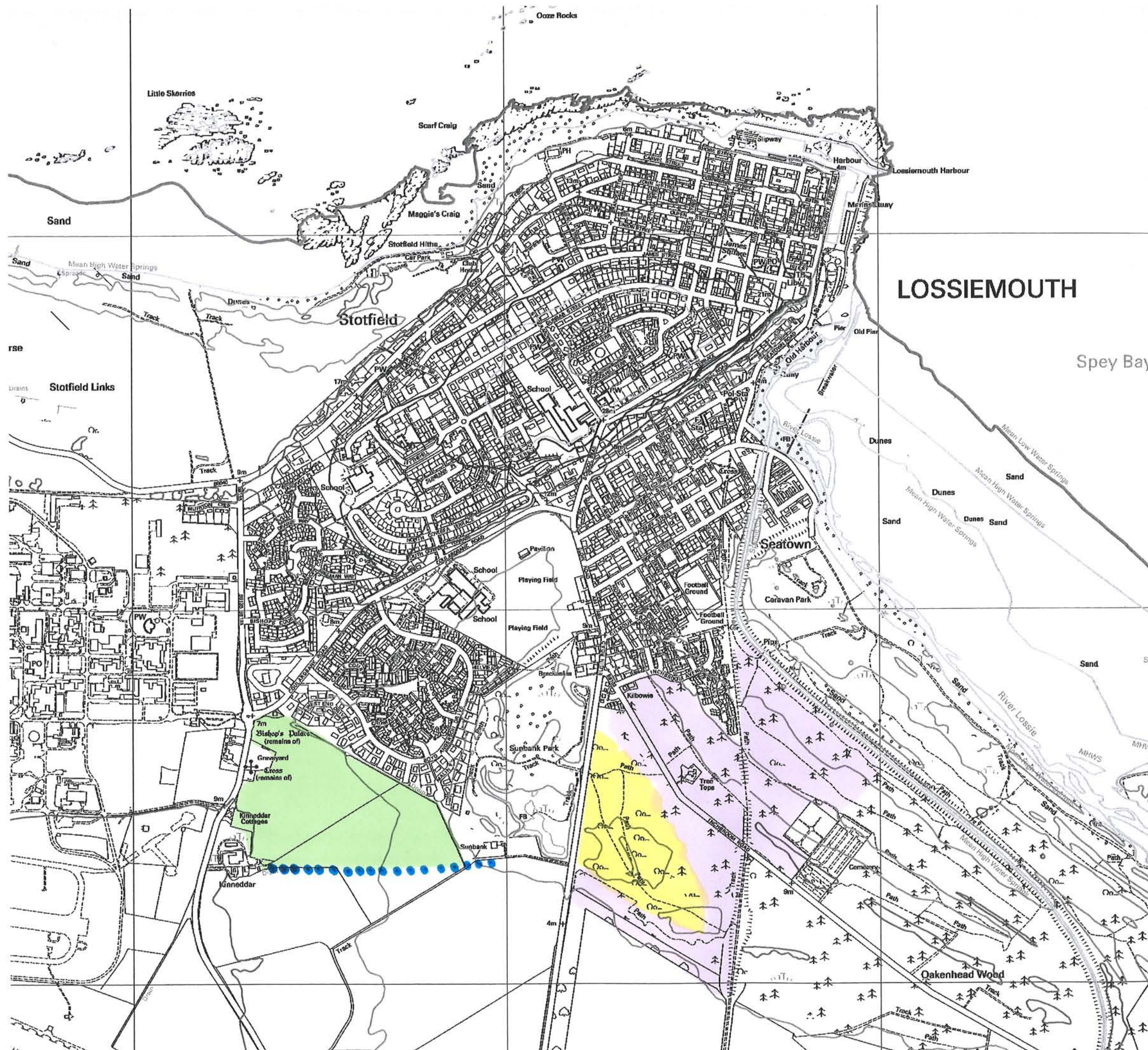
 Development here is constrained by the woodland which provides shelter and contributes to the setting of the settlement, particularly the neighbourhood of Seatown

 Development south of a line extending from Kinneddar to Sunbank is limited by the openness and relative lack of features on the plain, as well as a perception of detachment from the main settlement which is reinforced by distance from the settlement core

Development is further restricted by overhead flight lines from the RAF base, and lighting associated with the runway alignment

Other Opportunities

 Long term opportunities for some dispersed housing in a wooded setting in this location would be dependant on establishing new pine woodland to reinforce the wooded setting



5.3 Lossiemouth South: Development Site Recommendations

Some of the development bids do fall within the area where opportunities for immediate development which maintained the existing character of the town were identified, and these are noted on the map opposite.

There are significant landscape and visual constraints on the development bids located within other parts of this study area.