

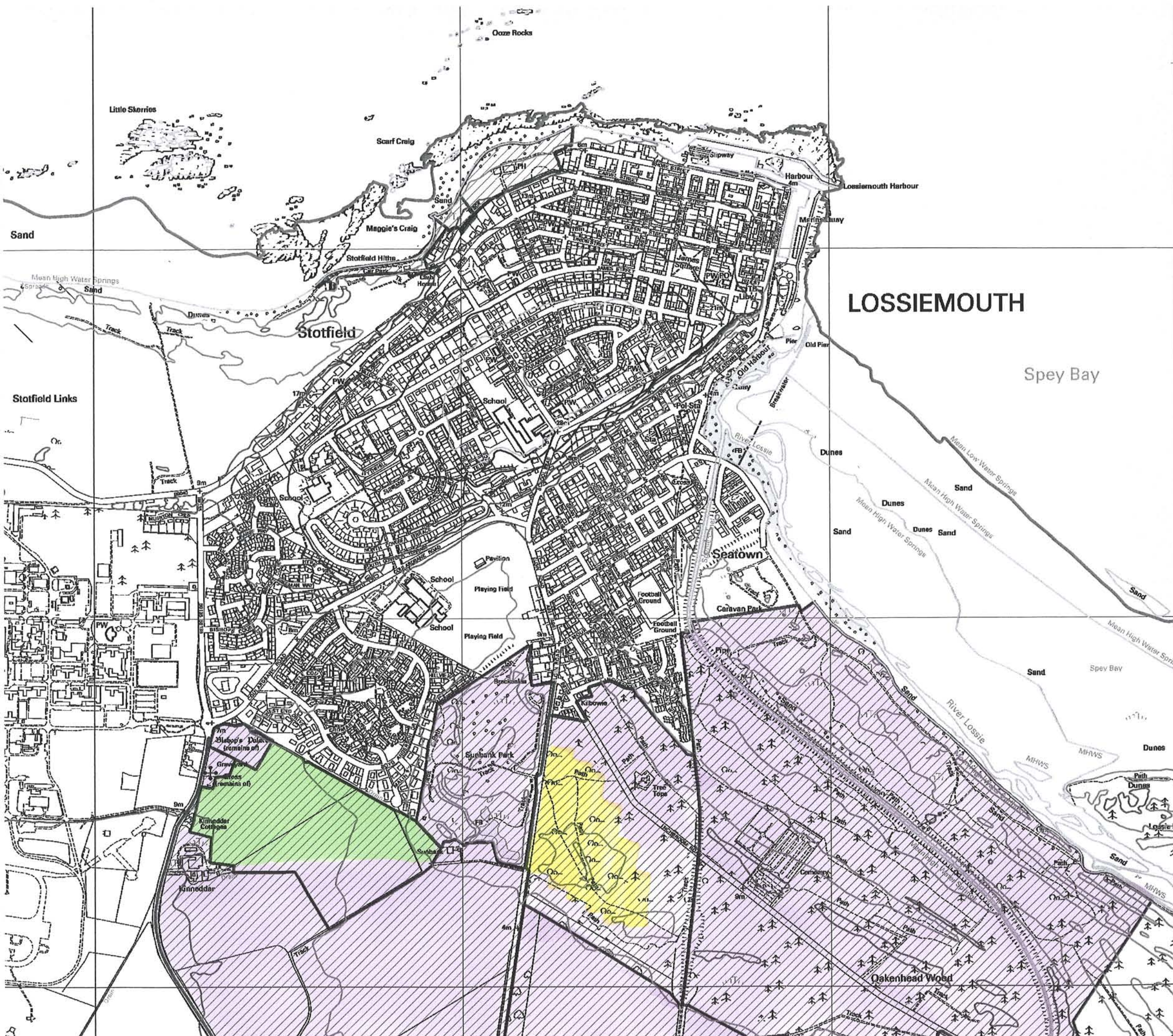
INTEGRATION OF NEW DEVELOPMENT INTO
THE MORAY LANDSCAPE

Lossiemouth South
DEVELOPMENT SITE RECOMMENDATIONS

Scale 1:10 000

Assessment of Development Bids

-  Development bids appropriate for development in landscape terms
-  Development bids appropriate for future development in landscape terms once landscape mitigation measures have been established
-  Development bids not appropriate for development due to significant landscape constraints



6 LOSSIEMOUTH SOUTH: MITIGATION MEASURES AND ENHANCEMENT PROPOSALS

6.1 Lossiemouth South: Identifying Positive and Negative Landscape Features

The landscape south of Lossiemouth is essentially very simple in character. wooded dunes create a well defined edge to the settlement, are an informal recreation resource and also provide some shelter for the town, while the more open farmland allows long views of the settlement from a distance. Across the farmland, the key feature is its open expanse, with textural diversity provided by wetland within the grassland.

Access routes are located primarily within the woodland, with additional recreation provision at Sunbank Park.

There were some opportunities for immediate settlement expansion identified in this area, and potentially a long term development option for dispersed housing to be set within open space in woodland opposite Sunbank Park.

6.1.1 Existing Positive Characteristics and Features

- Scots pine woodland which contributes to the landscape character at a strategic level, but is also significant as a local resource
- Extensive views across the open farmland to the settlement from the south
- Recently constructed cycle route and the extensive access network which lies primarily within the woodland
- Elevated houses at Sunbank and Kinnedar are a visual focus in the open plain

6.1.2 Existing Negative Characteristics and Features

- While Sunbank Park is an important and, from within, an attractive park, it has a rather uncared for appearance when viewed from the road
- Much of the settlement seems exposed, partly due to the windswept open landscape
- Noise and fumes from the aircraft located at the airbase tend to be at their most obvious in the open landscape

6.2 Landscape Change

The key pressures for change relate to development opportunities and the economics of the agricultural and forestry sectors. The future of the airbase will also influence landscape change in this area.

6.2.1 Features and Characteristics in Decline

- The mature woodland, although still very healthy looking, will have a limited life span

6.2.2 Features and Characteristics in Ascendance

- Regeneration of trees and scrub (particularly whin) within Sunbank Park

Landscape Enhancement Opportunities



- Mature woodland well used for sheltered recreation



- Quarry ponds in Sunbank Park provide wildlife habitat as well as being the focus for informal recreation



- Open space within woodland provides opportunity for new planting to add to mature wood, as well as some new housing in the long term

6.3 Lossiemouth South: Opportunities and Objectives for Enhancement

6.3.1 Wooded Dunes

The main objective for this area is to maintain the woodland, and where possible manage it for long term retention and continuous cover. While one landscape opportunity for development within existing open space was identified, any development should be subject to generous additional planting to enhance the wooded framework and provide for younger trees to be established alongside the mature woodland. Scots pine provides unity and a distinctive character to this area, and should be used for any additional planting.

6.3.2 Farmed Plain

Sunbank Park offers an opportunity for further enhancement of the approach to Lossiemouth, and existing regeneration should be supplemented by some planting of Scots pine. This additional evergreen canopy layer would not only enhance the setting of Lossiemouth on arrival, but also provide some shelter and perceived protection from the noise and fumes associated with the aircraft which fly low overhead.

Planting to provide a setting for proposed new development should aim to provide containment and shelter. The site should include generous planting proposals, with houses set within a wooded framework if possible, as this would also ensure that there is some modest shelter within the development and for neighbouring existing development to the north east.

The approach to Lossiemouth past Kinneddar would be enhanced by the addition of a stone wall along the east side of the road in particular, which would reinforce settlement containment and emphasise the sequence of curves on the road which create a well defined 'wind down' to the settlement approach.

Within the wider plain, opportunities to establish riparian woodland may be supported by the SFGS, and would emphasise the location and pattern of watercourses across the plain. Additional enhancement measures are likely to relate to habitat management, most notably wetland, which might be supported by the RSS.