

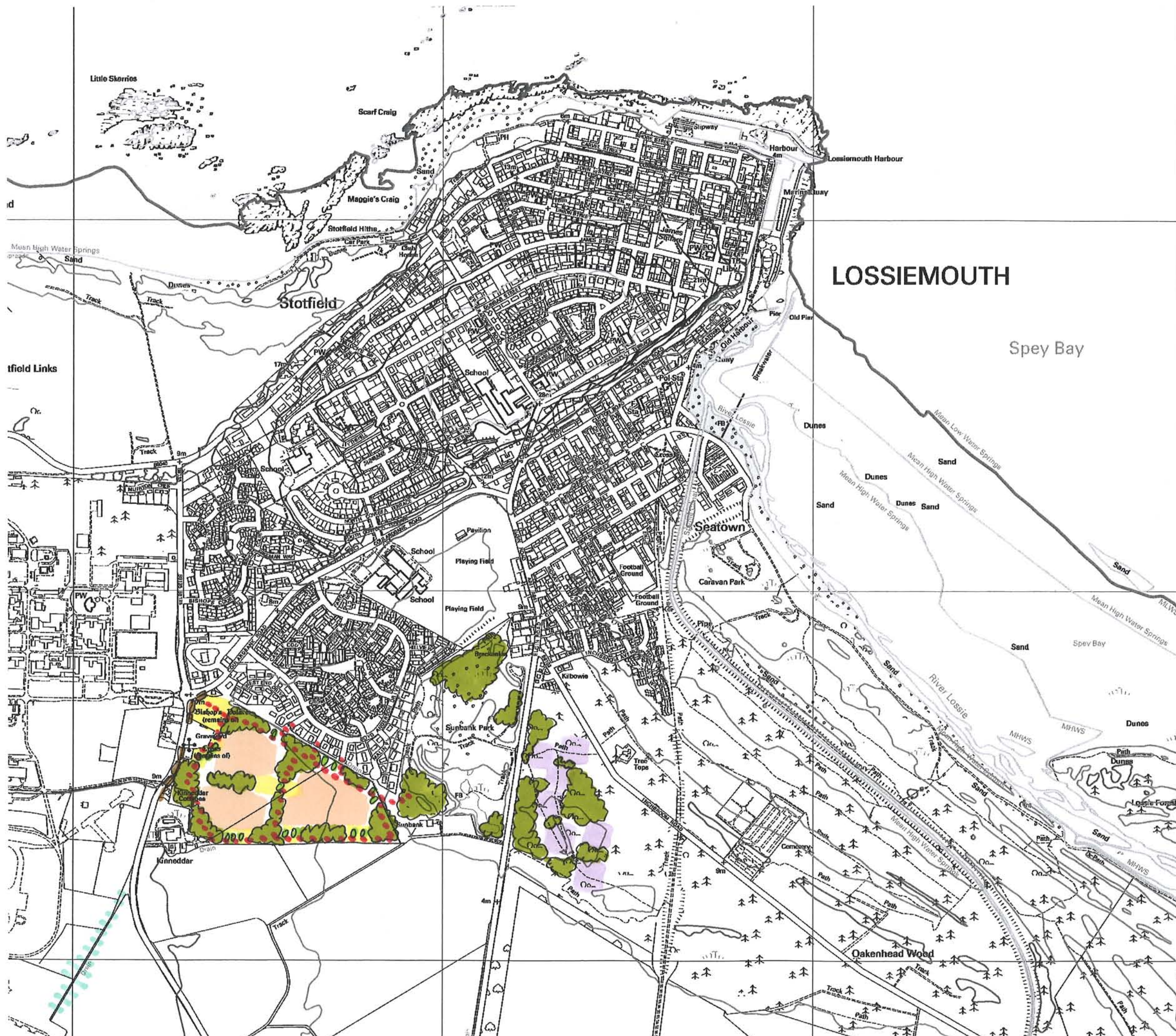
INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

Lossiemouth South

LANDSCAPE ENHANCEMENT PROPOSALS

Scale 1:10 000

-  Suggested locations for development
-  New woodland structure planting
-  Extensive riparian woodland
-  Feature trees
-  Wall along roadside
-  Public open space
-  New footpaths and other access routes
-  Potential long term development within very wooded setting



6.4 Conclusions and Long Term Strategic Options

The purpose of this study was to identify potential opportunities for development which would allow the expansion of Lossiemouth while retaining the existing character of the settlement and important qualities of its landscape setting.

The study has concluded that Lossiemouth is located in a very distinctive setting, with part of the town raised on a ridge which emphasises the expansive and panoramic qualities of the level plain and sea which surrounds the settlement. This sense of openness and lack of features does leave parts of the town – particularly those which are low lying and do not benefit from the compensatory views – exposed and with few natural features on which to build local identity.

6.4.1 Major Landscape and Visual Constraints

This study has focussed on landscape opportunities and constraints. The major constraints to development which would respect the existing character and setting of the town were therefore:

- The woodland to the south east of the town, which not only provides shelter and a contrasting secluded setting for Seatown, but also provides a recognisable feature which contributes to the town's identity
- The barriers created by the sea to the north and east, and the RAF airbase and golf course to the west, which limited possible expansion sites to the south only

6.4.2 Major Landscape and Visual Opportunities

One site has been identified which has the potential to expand the settlement and still maintain the landscape character, scenic quality and visual attributes of Lossiemouth and its setting. Some mitigation would be required as part of any future development and this is further developed in the accompanying section on Landscape Enhancement. The major opportunity for development is therefore:

- Expansion within contained fields to the south west of the settlement

6.4.3 Long Term Options for Settlement Expansion

No major options for long term significant expansion were identified in the course of undertaking this study, however there is a modest opportunity for further expansion of the settlement within the open space located in the woodland opposite Sunbank Park.


INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

Lossiemouth


CONCLUSIONS AND LONG TERM OPTIONS

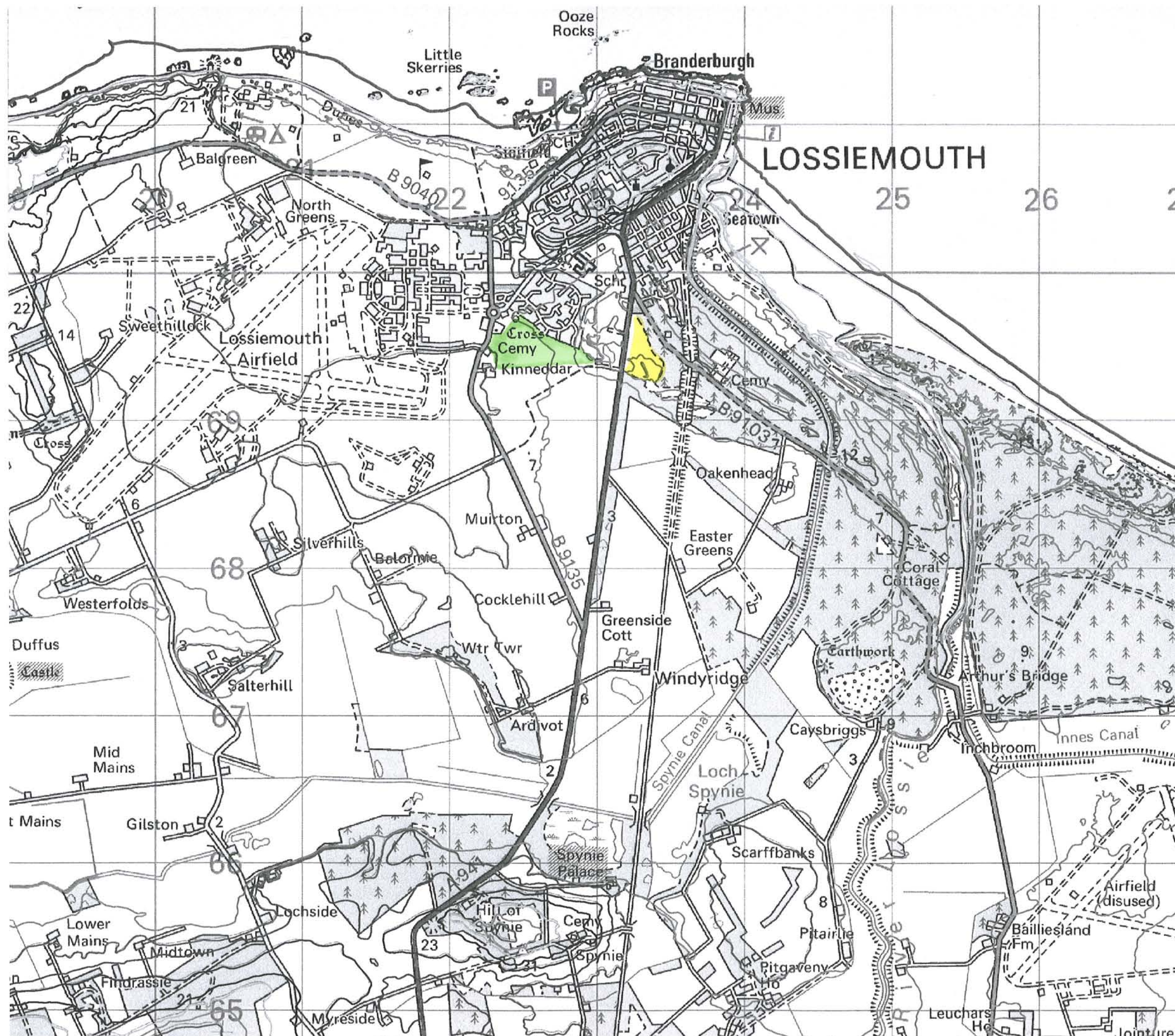
Scale 1:25 000

Recommended Locations for Development

 Expansion across low lying fields to the south west of the town

Long Term Options

 Modest expansion of dispersed housing set in generous new wooded setting established on existing open space within woodland



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7 April 2005

7 ANNEX ONE: THE PROJECT BRIEF

Moray Development Plan Integration of Proposed New Developments into the Landscape

Invitation to Tender

1 Introduction

- 1.1 Tenders are invited from professional suitably qualified consultants with relevant experience to assess the integration of proposed new developments in Moray's 5 main towns into the landscape.
- 1.2 The Moray Council is currently reviewing the Moray Development Plan and proposes to consult on a draft Local Plan in May 2005 with a view to having a new approved Local Plan by April 2007.
- 1.3 The Council have identified proposed development sites for inclusion within the draft Local Plan and in some locations have identified alternative options.
- 1.4 The total value of Phase 1 of the Project is in the region of £15,000 to £20,000 exclusive of vat. Phase 1 will assess the landscape impact and enhancement opportunities for development sites to be considered for the draft Development Plan. Phase 2 will be a follow up study subject to a separate tender process, which will assess sites for inclusion in the finalised version of the Development Plan.
- 1.5 The deadline for receipt of tenders is 8 December 2004 with anticipated Project start on 16 December 2004, submission of Interim Report on 28 January 2005 and submission of Final Report on 28 February 2005.
- 1.6 A shortlist of no more than three consultants will be invited to interview, if deemed necessary. The shortlist will be prepared on the basis of relevance, breadth and depth of experience, budget tender, timescales and proposed methodology.
- 1.7 It is anticipated that interviews will take place during the week beginning 6 December 2004.
- 1.8 The award of contract for this Project will not necessarily be on the basis of the lowest tender but to the Consultant who makes the best proposal based on the criteria in paragraph 1.6 and performance at the interview.

2 Purpose and Objectives

- 2.1 The purpose of this study is to identify the potential to integrate new development and enhance the landscape in and around the 5 main towns in Moray as part of the Local Plan Review.
- 2.2 The 5 main towns are;
 - Elgin
 - Lossiemouth
 - Buckie
 - Keith
 - Forres

- 2.3 The study objective is to evaluate the potential for landscape enhancement of each of the 5 main towns and to advise on integrating proposed new developments into the landscape. Specifically the study will;
- Identify features that are important to the setting of the 5 main towns in landscape/amenity terms
 - Identify any potential effects of the proposed development sites on the identified landscape features
 - Identify opportunities for landscape enhancement and mitigation in and around new site allocations and town 'gateways'. Identify new opportunities for woodlands in and around towns, enhancement of riparian corridors, increase greenspace, access/recreational corridors, wildlife areas. The study should also identify opportunities for site boundary treatments such as hedgerows, stone dykes and tree avenues.