

4.2 Context: Settlement Edge

The north western and western edges of Elgin are relatively well defined by rising ground and woodland, but much of the remaining settlement has a less well defined settlement edge.

The illustrations opposite indicate the range of settlement edge ‘types’ found on the outskirts of Elgin. The location of these edges is shown on the Settlement Edge Map which follows.

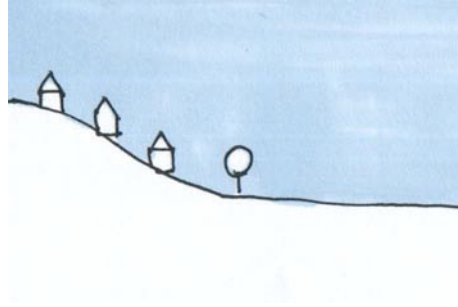
Key characteristics of the settlement edge of Elgin include:

- the integrity of the settlement boundary to the north, where rising ground, low hills and woodland create a sense of definition
- the less defined settlement edge to the south and adjacent to the A96 to the east where there are few natural or planted features to enhance definition
- the use of bunding and associated planting to define the edges associated with more recent development
- the fragmented character of some of the built development on the settlement edge, particularly on approach from the west, where the buildings are dispersed and unrelated in character, and the beginning of the town is less clear

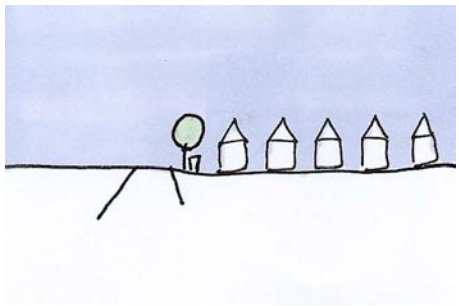
Elgin: Sketches Illustrating Types of Settlement Edge



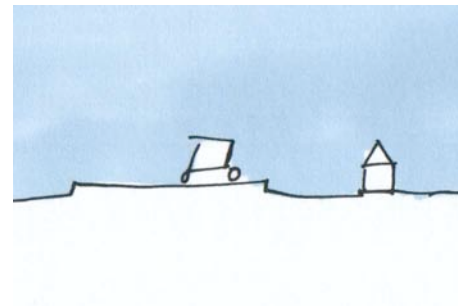
Edge reinforced by containing ridge or hill



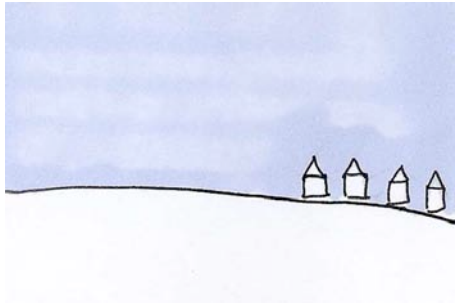
Edge reinforced by distinct change of gradient



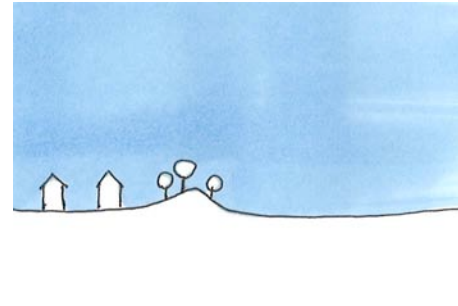
Edge reinforced by one or several non topographical landscape features, such as trees, footpath, park



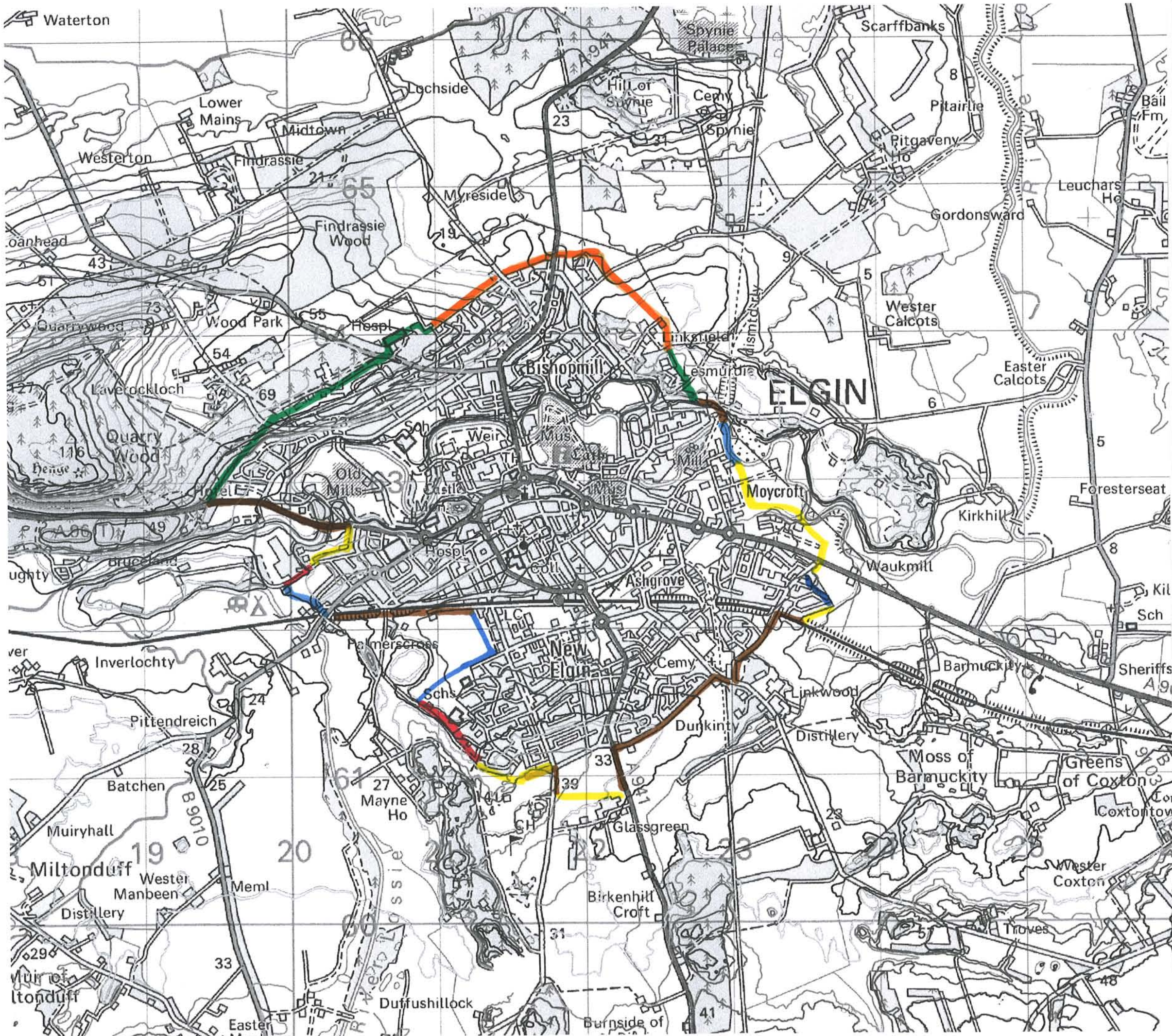
Edge reinforced by major road or railway



No distinct defining feature



Edge reinforced by modified landform and planting









INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

Elgin

SETTLEMENT EDGE

Scale 1:25 000

Settlement Edge

-  Edge reinforced by containing ridge, often wooded
-  Edge reinforced by distinct change in gradient
-  Edge reinforced by modified land from and planting
-  Edge reinforced by non topographical feature such as woodland or footpath
-  Edge reinforced by a major road or railway
-  No distinct feature defining edge

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4.3 Context: Landscape Setting

The landscape setting of Elgin embraces a variety of landscape characters, from low wooded ridges to wide open cultivated plains, prominent knolls and the meanders of the River Lossie.

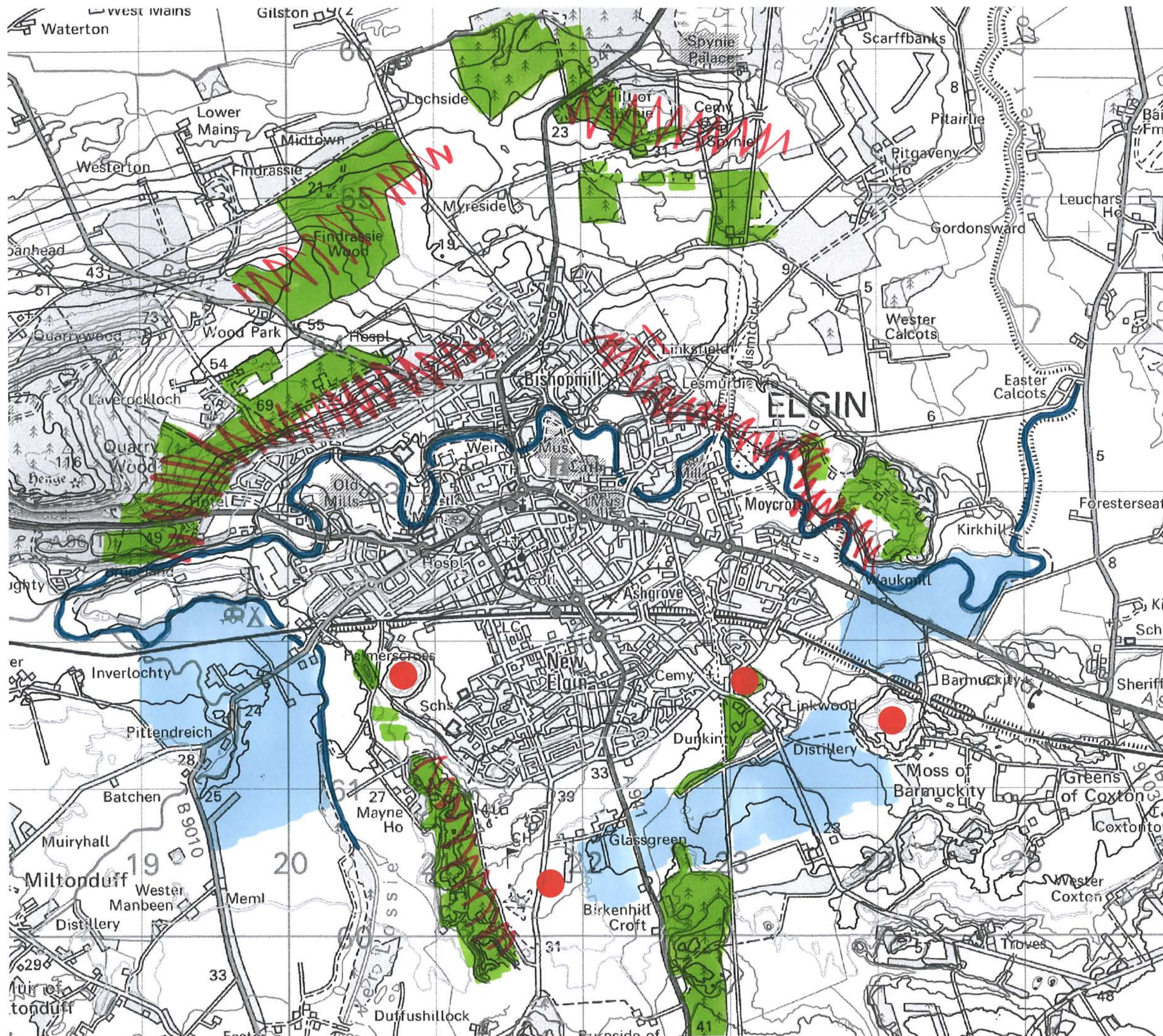
Within a broader context, Elgin lies at the transition between the undulating foothills of the Moray hills and the expansive coastal plain which reaches north to Lossiemouth.

Most of the town is both visually and physically contained by ridges or woodland on approach which means that the full extent of the settlement is only apparent from higher viewpoints within the town.

The settlement is enhanced by the scenic quality of the diversity and maturity of the woodland to the north and west and of the prominent, green, rounded hills, sometimes punctuated by groups of mature pine, along the southern edge of the town.

Key characteristics of the landscape setting include:

- the rising hills and woodland to the north west provide shelter, visual containment and a visual backdrop to the town when viewed from the east and south
- the looping meanders of the River Lossie, which works its way through Elgin, create a wide flood plain which extends east and west of the town
- the unity and maturity of the woodland adjacent to the settlement reinforces the quality of the setting
- the low, green, rounded hills punctuated by groups of Scots pine wood are a distinctive and attractive characteristic to the south western edge of the town, and also provide both visual containment and shelter.
- The farmland is relatively uniform in character, with few trees and no hedges to define field boundaries
- To the south of the town, adjacent to the A941, the farmland is appears to be less managed, which while it is likely to be of higher nature conservation value, creates a slight sense of neglect
- The accessibility of the woodland to the north and west, and of the River Lossie, provide a particularly fine resource for recreational access




INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE


Elgin

LANDSCAPE SETTING


Scale 1:25 000

Wider setting


 Mature Scots pine and broadleaved woodland, located on elevated land, provides a fine backdrop and setting for Elgin


 Level land, whether flood plain or simply low lying land, is generally open in character, contrasting with the enclosing ridges

Topographical Setting

 Main enclosing ridges extend around the north, east and west of the town and visually and physically contain the settlement

Other Landscape Features

 The River Lossie and its flood plain sweep through the town in wide, looping meanders

 Low, grazed sandy knolls punctuate the landscape to the south

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