

The main objective for this area is to identify ways to improve the scenic quality of the landscape, and to enhance the sense of arrival from the north while creating a framework for potential long term new development.

While many of the proposed enhancements are linked to long term master planning, even if new development does not take place, some measures can be encouraged using incentives to manage the existing farmland. The management of wetland habitat on agricultural land might be undertaken with RSS assistance, and this could include expanding riparian woodland with assistance from the new SFGS.

New planting and hedges associated with the cycle route would increase shelter and create a sense of definition, as well as provide some nominal protection from the busy road.

Additional opportunities for woodland planting have been identified, some of which could offer structure for potential new development, but would also enhance the landscape character more generally.

Areas which have interesting small scale land form could be incorporated into open space within an expanded settlement, and opportunities to screen the substation and underground overhead wires would also enhance this settlement edge. The creation of open space and linked network of planting would provide a focus for future settlement expansion. This would enhance the sense of arrival from the north, reinforced by the retention of views from the A941 as it crosses Spynie Ridge.

6.3.3 Low Ridge

The young planting around the eastern edge of the settlement will in due course become a key feature in this relatively featureless landscape. Further extensive woodland along the ridge east of Linksfield would enhance the landscape character and provide an informal recreation resource at this edge of the town and provide links to the younger woodland to the north.










The proposals illustrate the potential planting framework and access network considered appropriate for this eastern edge of town. The main objective is to improve the scenic quality of the landscape. These could be carried out within a community woodland initiative, supported by the SFGS. The proposals also offer further structure for any future development which expands the settlement significantly to the northeast of the town, extending out from the Low Lying Basin.

INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

Elgin North

LANDSCAPE ENHANCEMENT PROPOSALS

Scale 1:10 000

-  Preliminary suggestions for potential Phase 1 development
-  Preliminary suggestions for potential Phase 2 development
-  New woodland structure planting
-  Riparian woodland
-  Open water
-  Feature trees
-  New footpaths and other access routes
-  New hedge alongside cycle route
-  Public open space

Note

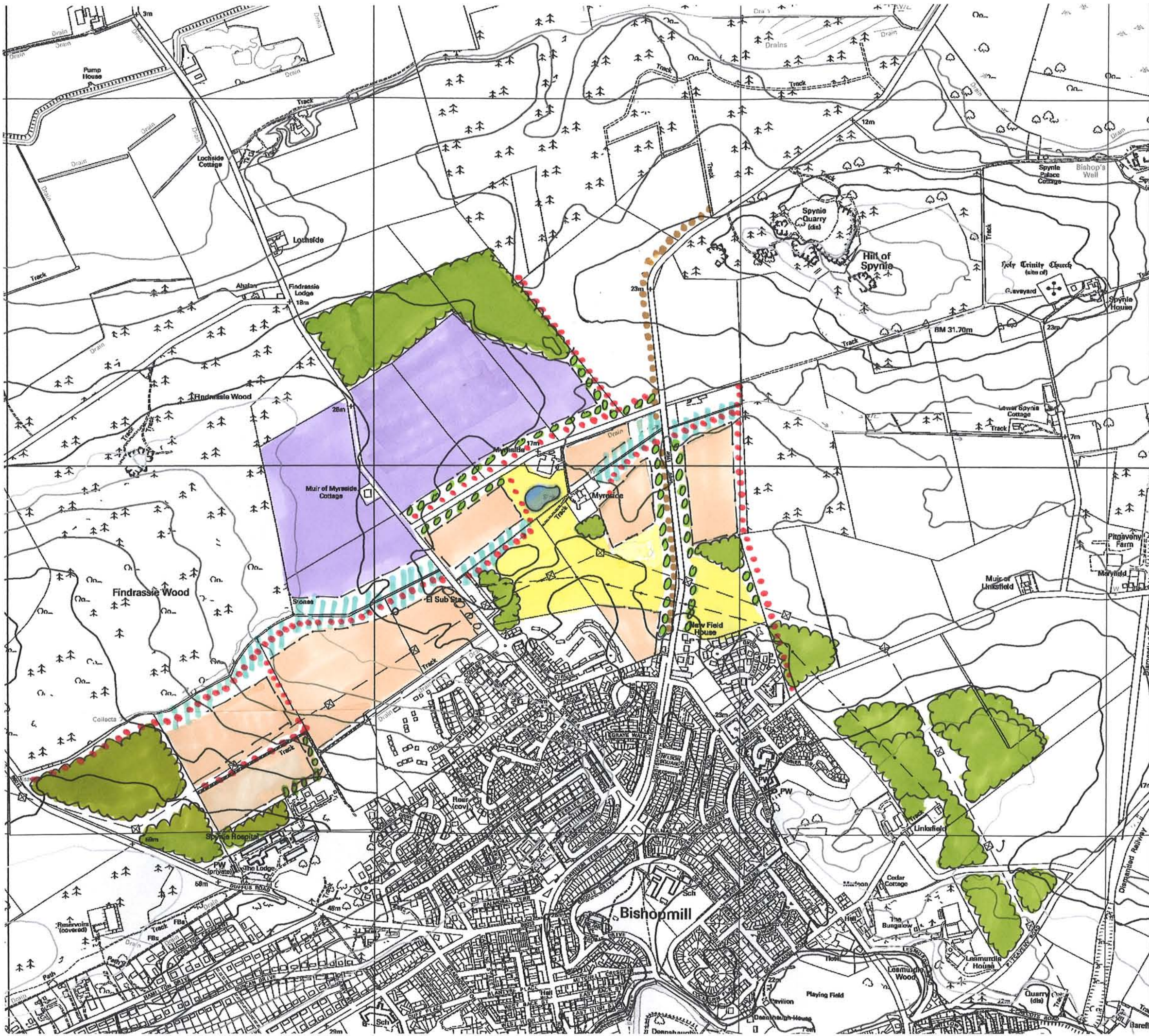
Overhead lines should be buried under ground



Road

Cycleway

Hedges along the cycleway create shelter and definition



7 ELGIN EAST: ASSESSING THE DEVELOPMENT BIDS

7.1 Elgin East: Landscape Survey and Site Observations

This study area has been further subdivided into three landscape character units. Elgin east is dominated by the meanders of the River Lossie, the steep slopes which enclose the northern edge of its flood plain and the expansive, level plain which extends east of Elgin on either side of the A96. Key characteristics which influence settlement expansion include:

Elevated Plateau

- these relatively steep south west facing slopes provide strong enclosure to the settlement along the north eastern edge
- they are topped with a distinctive plateau, which has in part been excavated or used as a tip, the remainder of which is wooded or cultivated as farmland
- highly visible from across the higher viewpoints within the town, the steep slopes provide a well defined setting to the eastern edge of the town
- change in gradient, woodland and the meanders of the River Lossie define the settlement edge
- much modified in the past, a former quarry, railway line and tip are now largely reclaimed or have been absorbed by regenerating woodland
- despite its modified landforms this landscape is enhanced by the woodland and the views over the settlement from the elevated approach along Calcots Road

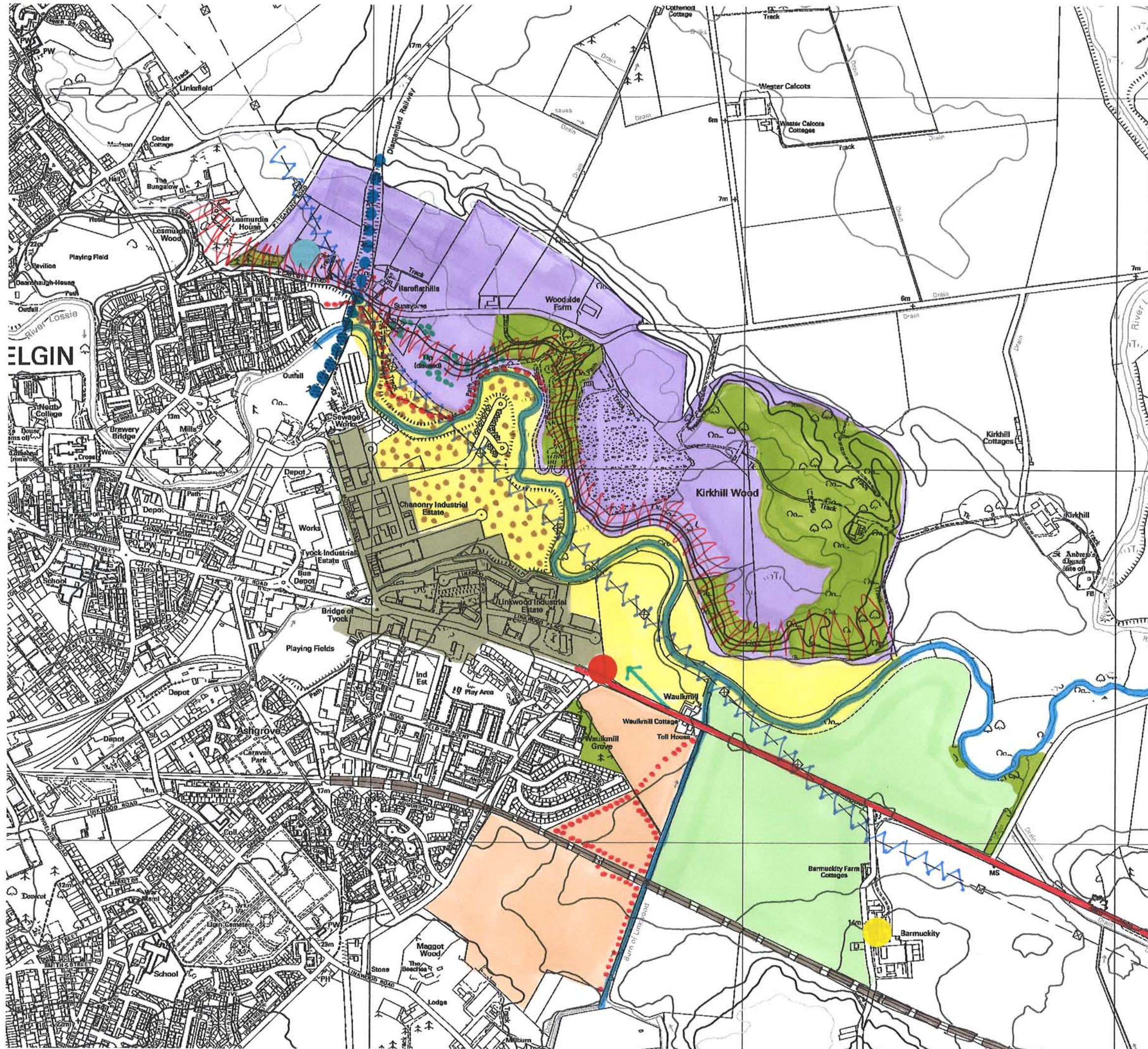
Lossie Meanders

- the meanders of the River Lossie create sinuous loops within the flood plain of the river
- rough vegetation and neglected grassland with scrub extends along the river banks and open land which occupies the flood plain
- a pylon line is located close to the edge of the settlement
- the industrial estate, and open land associated with this is neglected and fragmented in character
- the river itself creates a potential settlement edge, but flooding is likely to restrict built development options

Level Plain

- an expansive and level, low lying plain extends from the southern bank of the River Lossie to rising ground associated with Barmuckity
- the level fields are cultivated arable land, with no hedges or field trees, except where a watercourse traverses the plain

- infrastructure fragments the simplicity of the plain, which contains the railway, the A96 and a pylon line
- the settlement edge on the north side of the A96 is not reinforced by pronounced land form or another feature
- south of the A96, Waulkmill Grove, a stand of mature pine trees, provides visual and physical containment and strong definition to the existing edge
- land appears to already be earmarked for development to the east of these trees, and if developed, the trees along the Burn of Linkwood offer an alternative settlement edge
- the approach to the town is emphasised by the very slight ascent from the cottages at Waulkmill which contribute to the existing sense of arrival
- the fragmented and cluttered character of the industrial estate reduces the quality of this approach to the town
- the area is increasingly perceptually detached from Elgin as it extends eastwards, away from the core of the settlement
- the small settlement of Barmuckity sits on slightly higher ground and is distinct from Elgin



INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

Elgin East

SURVEY AND SITE OBSERVATIONS

Scale 1:10 000

Landscape Character

- Elevated Plateau
- Lossie Meanders
- Level Plain

Landscape Survey

- Land already allocated for development
- Steep slopes provide visual containment
- Prominent mature woodland
- Overgrown grassland
- Regenerating woodland and scrub
- Watercourse
- Industrial estate dominates character
- Paths and Tracks
- Railway line
- Overhead line
- Disused quarry
- Dismantled railway line

Landscape Setting

- Barmuckity
- Sense of arrival

Visual Assessment

- Long views on approach focus on industrial estate

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