

## The Potential Effects of Built Development on Landscape Character: Elgin East

	Elevated Plateau	Lossie Meanders	Level Plain
Landscape Character	<p>Negative</p> <ul style="list-style-type: none"> <li>Development in this area would be perceptually detached and physically distant from the main settlement core, separated from the settlement by the steep south facing slopes and rising ground which form the edge of the plateaux</li> </ul>	<p>Neutral/Positive</p> <ul style="list-style-type: none"> <li>Extending development across the flood plain to the river merely extends the existing relationship between industrial estate and this low lying area.</li> <li>The area has a neglected, fragmented and rundown character at present which could be improved if enhancement measures were linked to development</li> <li>Area likely to be subject to flooding</li> </ul>	<p>Negative</p> <ul style="list-style-type: none"> <li>Development in this area would be perceptually detached and physically distant from the main settlement core. This is in part compounded by the separation created by the presence of the industrial estate</li> <li>Area likely to be subject to flooding, at least in part</li> </ul>
Settlement Form	<p>Negative</p> <ul style="list-style-type: none"> <li>Settlement form would still retain its relationship with the River Lossie, but move from the low lying slopes which extend out from the flood plain to a much less contained and exposed location on higher plateau</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>The settlement would maintain its relationship with the River Lossie</li> </ul>	<p>Negative</p> <ul style="list-style-type: none"> <li>Settlement form would elongate considerably to the east, extending rapidly away from the settlement core</li> </ul>
Landscape Setting	<p>Negative</p> <ul style="list-style-type: none"> <li>Elevated enclosure, mature Scots pine woodland and the regenerating steeper slopes contribute to the existing setting and create visual containment for the town</li> </ul>	<p>Neutral/Positive</p> <ul style="list-style-type: none"> <li>The low lying area does not contribute greatly to the wider setting of the town</li> <li>The area is peri urban in character and not of a high scenic quality, but has potential to be enhanced for recreational value, maximising the access to the river and management of river flood plain</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>The area does not contribute significantly to the wider visual setting of the town, although it is visually prominent on arrival from the east</li> <li>The area is peri urban in character and not of a high scenic quality</li> </ul>
Sense of Arrival	<p>Negative</p> <ul style="list-style-type: none"> <li>The existing sense of arrival from minor roads is well defined by woodland and a descent into the town</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>This area does not directly contribute to the sense of arrival into town.</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>The existing sense of arrival along the A96 is dominated by the fragmented and cluttered character of the industrial estate and has the potential to be improved with careful design of</li> </ul>

			additional development
Settlement Edge	<p>Negative</p> <ul style="list-style-type: none"> <li>This area reinforces a robust and well defined settlement edge due to steep rising slopes</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>The existing settlement edge does not relate to a distinct natural landform or any other feature which creates a well defined edge</li> <li>An alternative settlement edge option would be the River Lossie</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>The existing settlement edge at Waulkmill Grove is well defined by mature woodland</li> <li>An alternative settlement edge would be the wooded Linkwood Burn</li> </ul>
Views and Visual Features	<p>Negative</p> <ul style="list-style-type: none"> <li>This area is highly prominent, much of it is elevated plateau which is visible from high points across the whole of the settlement</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>Much of this area is not highly visible, except from elevated views from minor roads</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>This land extends out from the approach from the east along the A96 and is highly visible and any settlement expansion should aim to enhance the arrival to Elgin</li> </ul>

## 7.2 Elgin East: Landscape Opportunities and Constraints

### 7.2.1 Preferred Opportunities for Development

Opportunities to expand the settlement of Elgin along the steep slopes and the Elevated Plateau associated with Kirkhill are limited by the physical separation of this area from the town by the River Lossie and the steeply rising ground which contains the town and contributes to its wider setting. This existing settlement edge is robust and well defined. The plateau is highly visible from a wide area, and is not integrated into the form of the town.

The main landscape opportunity for development to the east of Elgin is on the low lying land within the Lossie Meanders, and development associated with enhancing the approach to the town from the east along the A96 at Waulkmill. This land is low lying and relatively well contained. The River Lossie would provide a robust and well defined settlement edge, reinforced by the steep rising slopes of the Elevated Plateau. Structural planting and other measures to enhance the sense of arrival to the town would be required to establish an appropriate framework for any new development.

However, it is likely that potential flood risk will be a limiting factor for future development in this area.

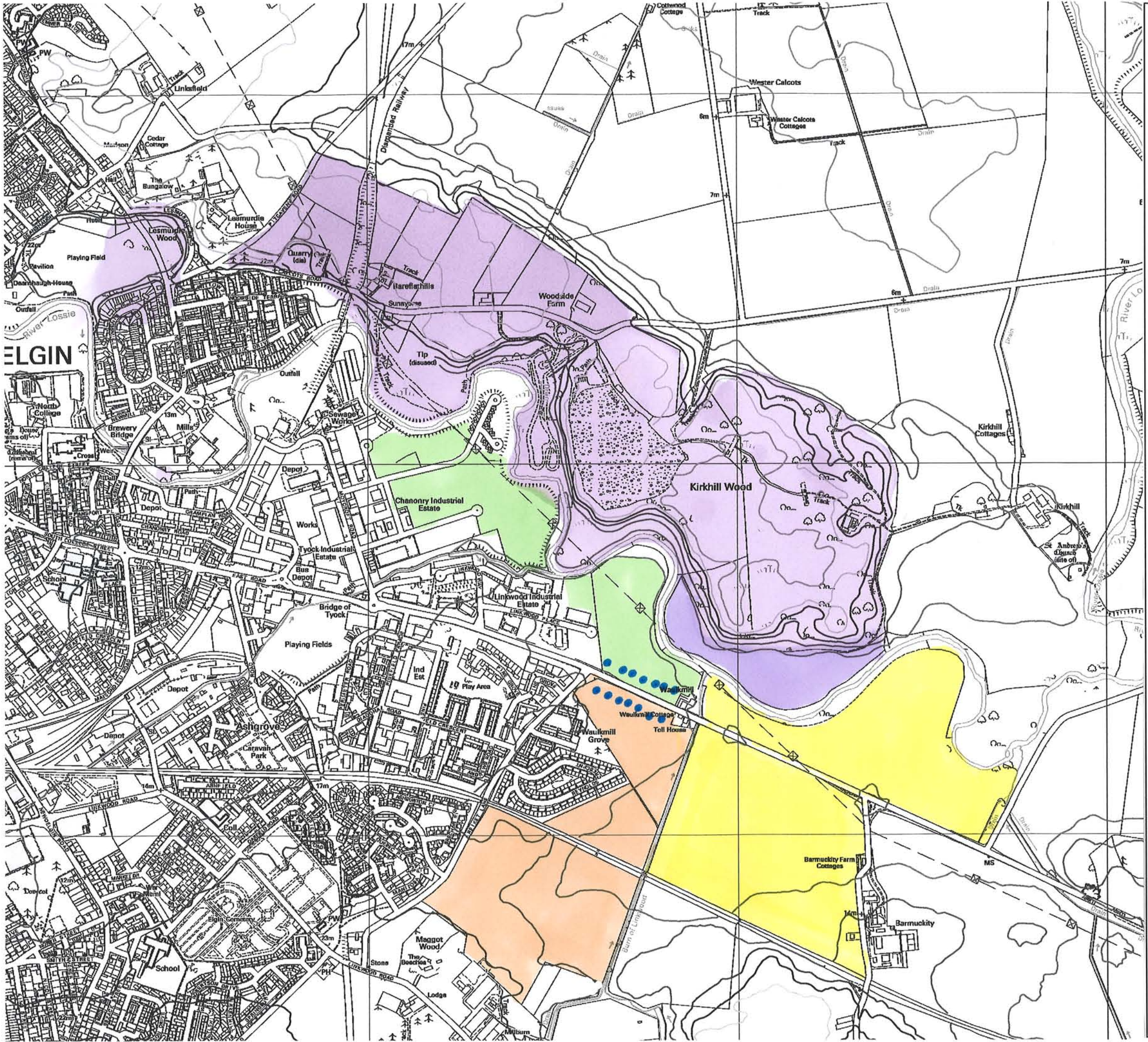
Within the Level Plain, east of Waulkmill cottage, an extensive development bid has been lodged which encompasses all the land stretching from the southern bank of the River Lossie to the railway. This area is very detached from the settlement core, and is likely to be perceived as an outlier to the main town. North of the A96, the area is further separated from the town by the industrial estate. The landscape is relatively level and featureless, and although Barmuckity could be the focus of future expansion, this would be perceived as a separate settlement to Elgin. As a result it is considered that this is not an appropriate area for expanding the settlement of Elgin.

It is also noted that much of the area is also likely to be subject to flooding.

However, it was noted that despite the landscape constraints, the land south of the A96 and immediately west of Barmuckity is likely to be selected for future development for business or industrial use, due to its prominence and accessibility from the A96.

### 7.2.2 Long Term Options

No long term opportunities for development were identified within this area.



**INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE**  
**Elgin East**  
**OPPORTUNITIES AND CONSTRAINTS**  
 Scale 1:10 000

Land already under development

**Landscape Opportunities for Development**

Opportunities to extend the industrial estate across this low lying land were identified, and would consolidate the River as the settlement edge. It was noted that this area may however be subject to flooding.

**Landscape Constraints on Development**

Development constrained by the perceptual detachment from the settlement core, and physical separation from the town created by the steep south west facing slopes and the River Lossie

The slopes and river currently offer a strong and well defined settlement edge

This areas is also highly visible across a wide area, unlike most of the town which is relatively visually contained. The wooded plateau contributes to the wider setting of the town.

Development here is constrained by the strong sense of detachment from Elgin experienced from these more distant fields. This is in part compounded by physical distance, but also the barrier between this area and the settlement core created by the presence of the industrial estate. Settlement focused around Barmuckity would be perceived as a separate settlement.

This area is also likely to be subject to flooding.

It was noted that a new industrial site may be located on the land south of the A96. Development here would be very visible, and while there is some containment to the south and east, considerable land mitigation would be required to provide a setting for this development.

**Other Opportunities**

Expansion of the settlement should offer opportunities to create a much higher quality sense of arrival along this road.

### **7.3 Elgin East: Development Site Recommendations**

Development bids associated with expanding the industrial estate towards the River Lossie have few landscape character or visual constraints, although it is noted that potential flood risk may limit options.

In addition, development adjacent to the A96 west of Waulkmill Cottage offers an opportunity to create a much enhanced approach and sense of arrival to the town. It is noted however, that should development simply continue to reinforce the fragmented and cluttered character of the industrial estate, this would be a lost opportunity.

There are significant landscape and visual constraints on development associated with the Elevated plateau and the Level Plain east of Waulkmill cottage.