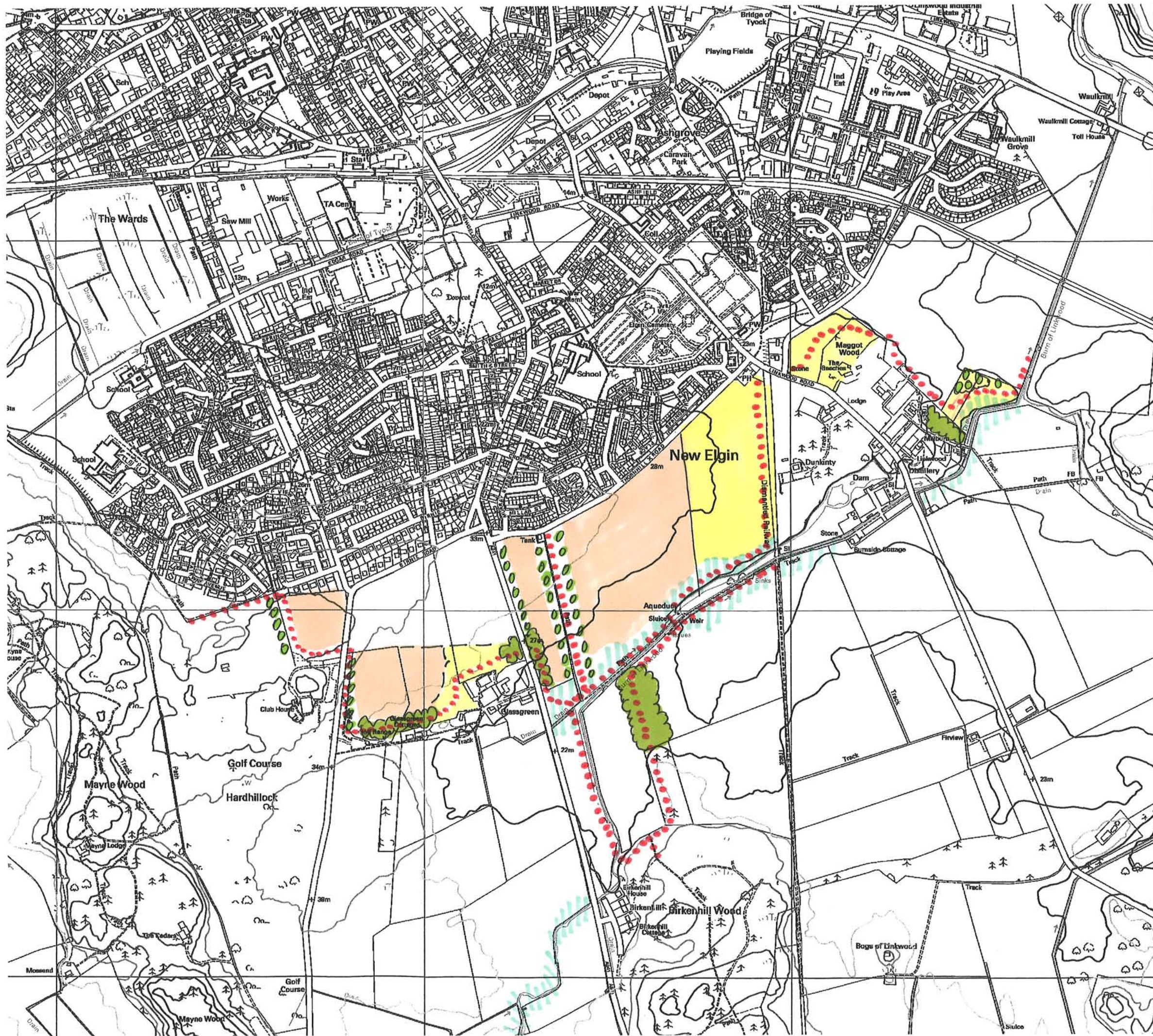


Links to the woodland at Birkenhill and the south could be created as part of a wider recreation network around the southern extremities of the settlement. Expanded riparian woodland could provide the framework for such an extended network. More extensive woodland proposals might be supported by the woods around towns initiative currently emphasised within the SFGS.









INTEGRATION OF NEW DEVELOPMENT INTO
THE MORAY LANDSCAPE

Elgin South

LANDSCAPE ENHANCEMENT PROPOSALS

Scale 1:10 000

-  Suggested locations for development
-  New woodland structure planting
-  Riparian woodland
-  Feature trees
-  New footpaths and other access routes
-  Public open space

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11 ELGIN WEST: ASSESSING THE DEVELOPMENT BIDS

11.1 Elgin West: Landscape Survey and Site Observations

This study area has been further subdivided into three landscape character units. Elgin west is characterised by the diversity of landscape characteristics and features which combine to create a relatively high quality setting for this part of the town. Key characteristics which influence settlement expansion include:

Distinctive Knolls

- prominent knolls, clothed in cultivated farmland or woodland, with distinctive small groups of pine trees creating point features across the upper slopes
- these knolls create a sense of enclosure along the south western edge of the settlement, and form a distinctive feature which contributes to the setting of the town
- the area is characterised by the small scale of the knolls, and some of the slopes are orientated towards New Elgin
- there are no major approaches to Elgin which traverse this character unit
- the existing settlement edge is reinforced by the school, the wetland of the Wards and rising ground to the west
- alternative settlement edges include the change of gradients associated with the knolls and the woodland at Mayne
- land orientated to the west, away from the town, and separated from the existing settlement by rising land, has some perceptual detachment from the core of New Elgin

Level Flood Plain

- these level fields which lie west of the River Lossie are cultivated flood plain
- the settlement edge is contained by the River Lossie, the railway line and embankments used to contain flood water
- the settlement edge is generally very coherent, but some scattered development and individual buildings slightly fragment its unity
- sense of arrival from the B 9010 is strong, reinforced by crossing the River Lossie and the railway, within a largely wooded setting
- distant from the core of the settlement and separated by the River Lossie, this area is perceptually very detached from the settlement
- the sense of detachment is further emphasised by the lack of visual link with the settlement core and the change in character from the south facing slopes to the level plain

- the area is also likely to be an active flood plain, where future development would be at risk from flooding

River Meanders

- sweeping meanders of the River Lossie loop widely across the undeveloped flood plain which extends from this western edge of the settlement through its centre
- some rather neglected grassland in low lying areas, but permanent grassland characterises the flood plain, and woodland is associated with both the river and higher ground
- enclosure is created by woodland and river terraces, as well as flood embankments and rising ground
- the area is also likely to be an active flood plain, where future development would be at risk from flooding
- the settlement edge is defined in part by a wooded ridge which extends north west around the town, but elsewhere is more ambiguous due to fragmentation created by dispersed individual buildings
- a dramatic sense of arrival from the west along the A96 is heightened by the sudden revelation of the town after a long drive through woodland on approach
- the sense of arrival is then compromised by the number of individual buildings in their settings which lack design coherence or an overall landscape structure




INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

Elgin West













SURVEY AND SITE OBSERVATIONS

Scale 1:10 000

Landscape Character

-  Distinctive Knolls
-  Level Flood Plain
-  River Meanders

Landscape Survey

-  Key ridges and slopes provide visual containment
-  Distinctive knolls
-  Prominent mature woodland
-  Mature poplar trees at western approach
-  Unmanaged grassland
-  Paths and Tracks
-  The Wards wetland
-  Watercourse
-  School
-  Electricity substation
-  Proposed location for Edgar Road to Wittet drive link road
-  A96

Landscape Setting

-  Sense of arrival emphasised by exit from woodland

Visual Assessment

-  Key views to historic skyline

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