

8.3.3 Level Plain

The farmland across this level, open plain is relatively featureless, although the burn of Linkwood is emphasised by a line of mature trees. A mature stand of pine lies adjacent to Elgin, but the sense of arrival at the settlement is dominated by the industrial estate.

The objective for this area should be to create a high quality sense of arrival to the town from the east, alongside expanded riparian woodland and increased access opportunities where appropriate. Some flood plain planting could be carried out with support from the SFGS, and would tie in to planting proposed in the rest of the area. Linking access routes around the outskirts of the town is also likely to be possible with careful advance planning.

The main objective for enhancement measures is to build on any flood plain management proposals and combine these with much needed enhancement of the highly visible settlement edge. To fit with the expansive scale of the landscape in this area, proposals should be similarly generous in scale.

Wide, gently graded landforms would provide the flood protection required while respecting the horizontal emphasis of the landform and would fit better than narrow, mean looking bunds. Expansive water features, including temporary areas of open water and wetland, could feature across this area and increase the habitat value.

This area is identified as having severe landscape constraints for development, as there are no topographical or other significant features to provide a setting for development, and the area is very distant from the settlement core. It is however understood that industrial development may be extended out from the settlement south of the A96, and generous planting, preferably established in advance of development, would be required to create a well scaled setting for any such development. It is particularly appropriate to consider the sense of arrival to the town, and the proposals illustrate the appropriately generous scale of landscape works required to achieve this successfully.

INTEGRATION OF NEW DEVELOPMENT INTO
THE MORAY LANDSCAPE

Elgin East

LANDSCAPE ENHANCEMENT PROPOSALS

Scale 1:10 000

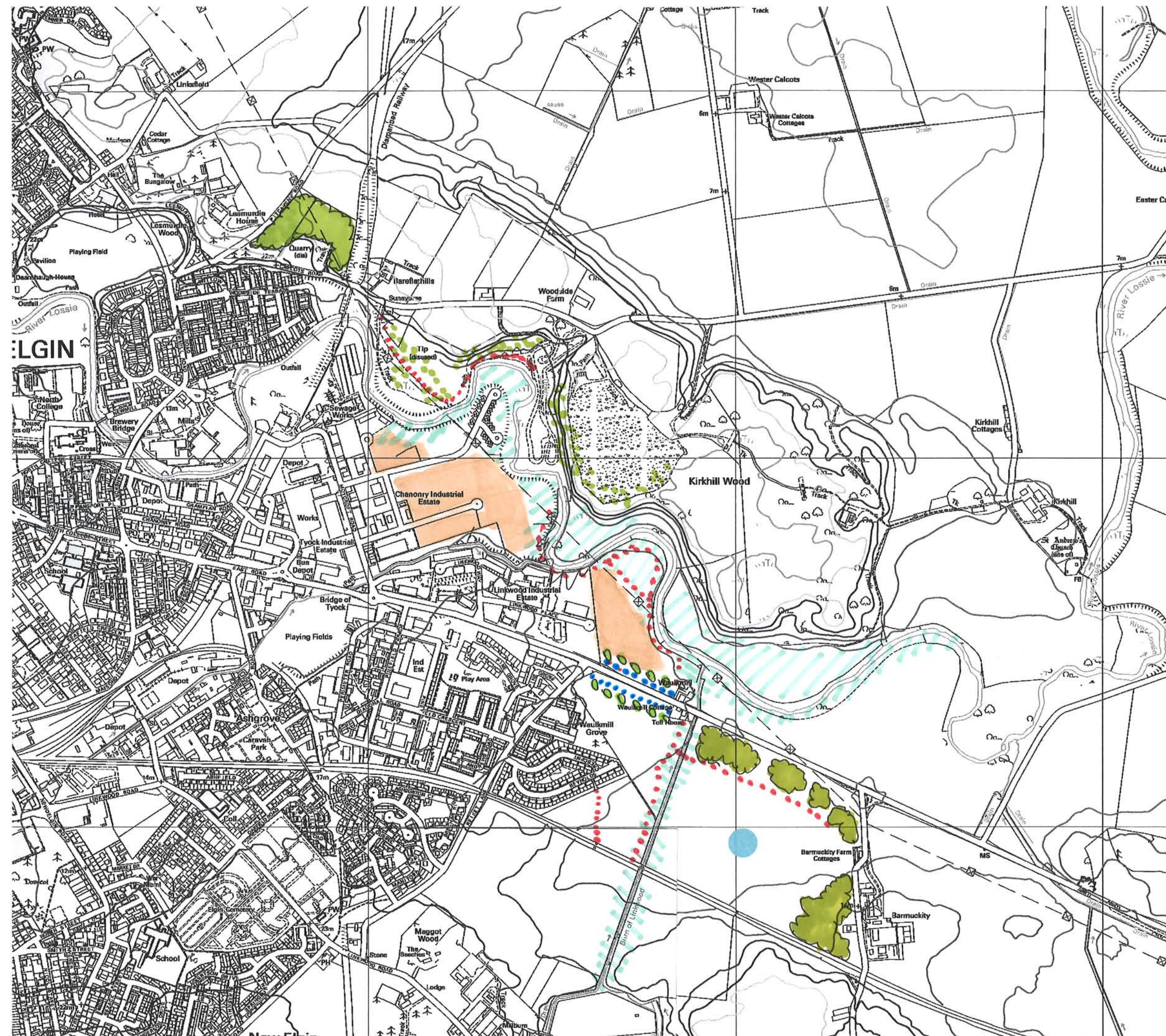
-  Suggested locations for development
-  New woodland structure planting
-  Supplement existing regeneration with some forest trees
-  Riparian woodland
-  New footpaths and other access routes
-  Location for new industrial site
-  Feature trees combined with wall and access route



Road

Footpath

Feature trees combined with wall and access route to emphasise sense of arrival to town



9 ELGIN SOUTH: ASSESSING THE DEVELOPMENT BIDS

9.1 Elgin South: Landscape Survey and Site Observations

This study area has been further subdivided into three landscape character units. Elgin south is dominated by long south facing slopes, which are relatively even in gradient and extend away from New Elgin, the name given to the part of Elgin which lies south of the railway, to meet a low lying, relatively wet plain. Key characteristics which influence settlement expansion include:

Wooded Estate

- enclosed by small scale landform, buildings, woodland and the walls associated with Dunkinty estate, this area is characterised by a sense of containment and a conjunction of small scale features
- the woodland and low knolls create a strong sense of enclosure along the south western edge of the settlement
- the area is already well, if discreetly, developed, with woodland and landform creating a setting for Dunkinty house, the distillery and various other buildings. Bid proposals appear to replace existing buildings.
- the sense of arrival from Troves is heightened by avenue of mature trees which line the straight road as it approaches the distillery, before curving into a series of enclosed bends on arrival

South Facing Slopes

- these long, relatively evenly graded slopes descend south from the existing ridge which contains the southern edge of New Elgin
- the slopes are relatively featureless, cultivated arable land
- this ridge has already been breached by relatively recent (and some ongoing) development
- the south facing aspect enjoys panoramic views across the low lying plain and to distant hills
- the existing settlement edge is reinforced by a road, but no other features
- alternatives to the existing settlement edge include the housing and woodland at Glassgreen and the riparian woodland and watercourse associated with the Linkwood burn
- sense of arrival from the A941 is characterised by long views to the edge of the settlement appearing from behind a ridge, and an ascent into the town

Level Plain

- relatively level farm land, some of which has been well drained and cultivated while the remainder is retained as wetland
- woodland is sparse, with only the occasional shelterbelt and the avenue of trees along the road to Troves to break up the plain
- this area of land does not lie adjacent to the existing settlement edge, but it is highly visible from across the level plain
- the level, open expanse and relative lack of natural features makes it difficult to identify robust and well defined alternatives to the existing settlement edge and opportunities indicated under South Facing Slopes
- distant from the settlement and separated by the riparian woodland and watercourse of the burn of Linkwood, the dense policy woodland of Dunkinty house and the distillery, 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
- around the south and east edges of the plain lie a series of prominent, sandy knolls, including Birkenhill Wood and the high ground across which the golf course is located
- the most prominent, rounded, green hill contains the plain to the east and is visible over a wide area

INTEGRATION OF NEW DEVELOPMENT INTO
THE MORAY LANDSCAPE
Elgin South
SURVEY AND SITE OBSERVATIONS
Scale 1:10 000



Landscape Character

-  Wooded Estate
-  South Facing Slopes
-  Level Plain


Landscape Survey

-  Prominent ridgeline
-  Prominent knolls
-  Mature woodlands
-  Paths and Tracks
-  Dunkinty House
-  Distillery
-  Glasgreen
-  Burn of Linkwood

Landscape Setting

-  Golf course extends across elevated sandy hillocks
-  Sense of arrival characterised by ascent into town

Visual Assessment

-  Views on approach are limited to more recent development breaching the ridgeline

