

APPENDIX 3 ABERLOUR

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1 Aberlour Audit Findings

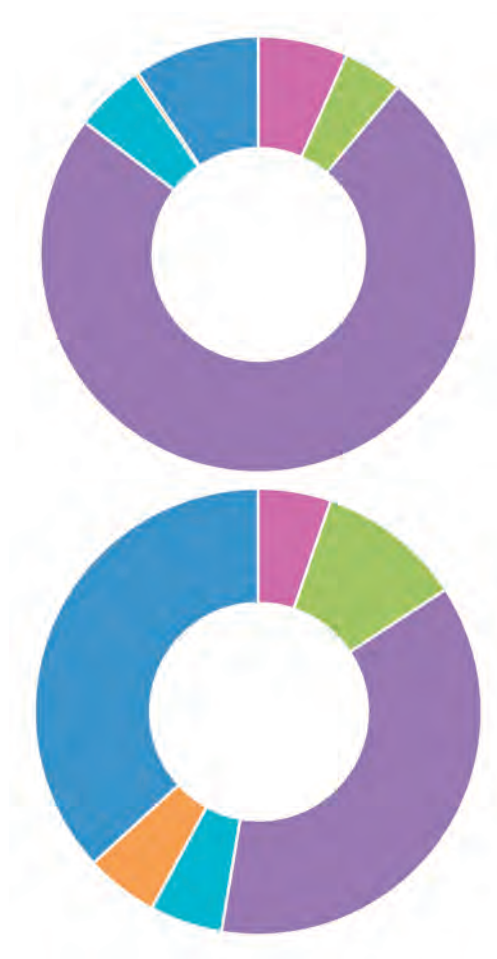
Aberlour has approximately 58 ha of publicly usable open space over 19 sites. A large proportion of this is woodland within or on the edge of the settlement which accounts for approximately 43 ha of the open space. See Plan 1 showing the audited sites.

1.1 Quantity of Open Space

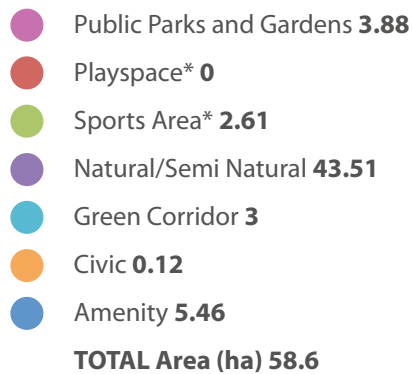
A primary typology was identified for each site and the analysis below has been completed on primary typology to avoid double counting sites. Where a site includes a playspace or playingfields this has been identified and measured to allow analysis of these features.

The greatest number of sites is within the Amenity and Natural/Semi Natural typology. Much of this is woodland which create the setting and character of Aberlour. There are no sites where the primary function is a playspace, however this use can be found in Alice Litter Park, and in amenity land at Taylor Court/Sellar Place and at Allardyce Terrace.

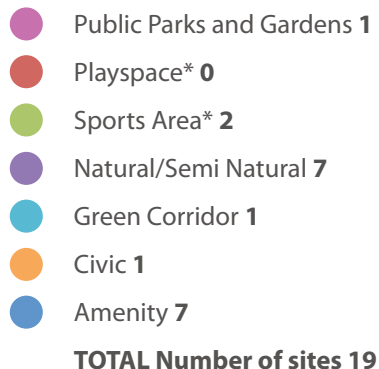
Natural/Semi Natural typology, which is primarily made up of large areas of woodland, accounts for 75% of the total area of open space. The other typologies combine to make up 25% of the total area of open space with the Amenity typology making up the most significant part of this.



Area (ha)



Number of sites

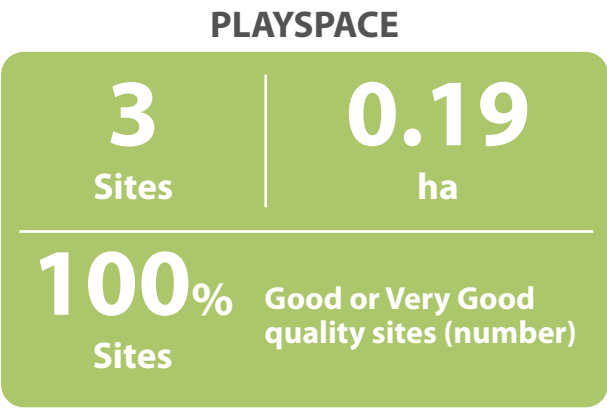


*Playspace and playingfields may be found in other typologies, see table below.



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Sites may have more than one function and therefore playspaces and playingfields are also found within other typologies. The table below indicates the total number and area of these.



This demonstrates that more sites are used for playspace and playing field than is shown within the overall figures for the primary typologies. The area of playingfields appears lower than the overall “Sports Area” typology because in the overall figures the whole site area has been used and not just the area that is a playing field. It should be noted that the quality of the site relates to the whole site and therefore may not be representative of the condition of individual playingfields or play equipment.

The open space per household /per 1,000 people has been calculated by dividing the open space provision by the number of households in a town or by its population. Household numbers were identified using address data and the population figures are based on the census figures. A figure that excludes the Natural/Semi Natural typology has been provided as the high level of space in this typology skew the figures. However, this typology is key to providing the character and setting to many towns as well as providing opportunities for walking and cycling..

When taking into account all the audited space in Aberlour the rate per household and per 1,000 people exceeds the overall “Moray” figure by a large margin. However, excluding Natural/Semi Natural typology from the figures both the open space per household and per 1,000 people is well below the overall Moray figure.

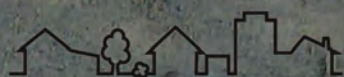
	Total land audited in Aberlour	Total land audited in Moray	Audited land excluding Natural/ Semi Natural	Audited land excluding Natural/ Semi Natural Moray
Open Space per household	1033.51 m ²	584.48m ²	105 m ²	180.63m ²
Open Space per 1,000 people	45.82 ha	28.89ha	5.23 ha	8.93ha

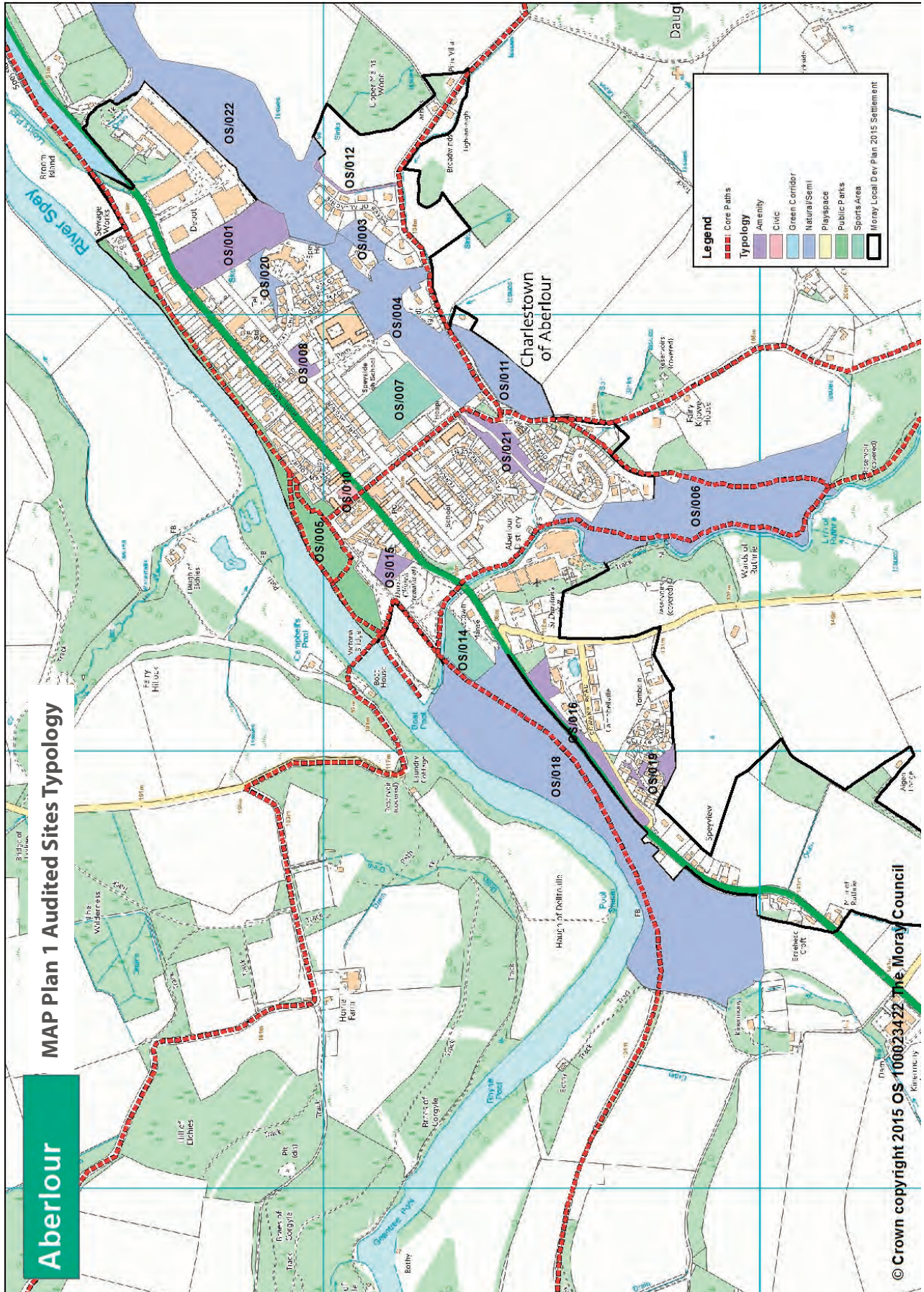


It is difficult to benchmark the quantity of open space in Moray against other authorities, particularly as many Moray towns are blessed with large woodlands on their boundary. Reviewing the Open Space Strategies of other authorities the standards set vary but generally range between 4 and 6 hectares. Overall the open space in Aberlour exceeds this and when the Natural/Semi Natural sites are excluded Aberlour falls between the ranges used by other authorities.

Fields in Trust, formerly operating as the National Playing Field Association made recommendations on planning for outdoor sport and children's play. This became known as the "6 acre standard". Fields in Trust recommends a minimum standard for outdoor playing space of 2.4 hectares (6 acres) for 1,000 people. This standard only applies to Public Parks and Gardens, Playspace and Sports Area. Comparing these typologies to the "six acre standard" shows that Aberlour is achieving this standard at present. This is largely due to the size of Alice Litter Park and the playing field provision at Speyside High School. This hides that playspace levels are low.

Type of Open Space	Ha per 1,000		Six Acre Standard	Moray
Public Parks and Gardens	3.03 ha	5.07ha	2.42ha	1.65ha
Playspace (Playspace in other typologies)	0 (0.19ha)			0.13ha (0.24)
Sports Area (Playing fields)	2.04 ha (1.79 ha)			0.94ha (0.62)
Natural/Semi Natural	34.03 ha			19.96ha
Green Corridor	2.34 ha			4.63ha
Civic	0.09 ha			0.07ha
Amenity	4.26 ha			1.51ha





1.2 Quality

Plan 1 shows the quality of each audited site in Aberlour.

Two sites fall within the highest quality category, Alice Litter Park and The Square. Alice Litter Park is an attractive and distinctive parkland along the river edge with a playspace. The historic central Square adds to the identity of the town and is a welcoming space.

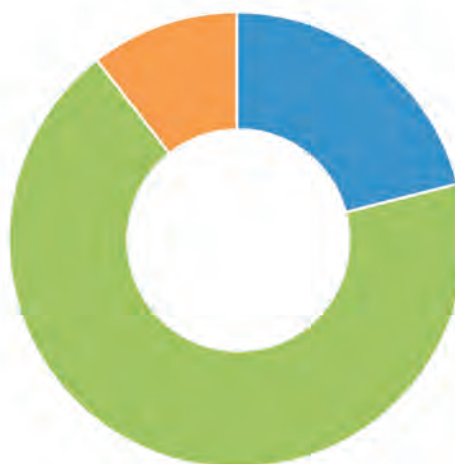
Four sites fall within the lowest quality category. Accessibility contributed to the low scoring for some of these sites, either due to lack of any footpaths or only rough informal footpaths being available. Some spaces scored poorly due to their lack of any obvious function. These sites are discussed further below.

79% of sites were classed either as good or very good when considered against the quality criteria. This can be broken down by typology, which shows the proportion of poor sites is highest within amenity and natural/semi natural spaces.

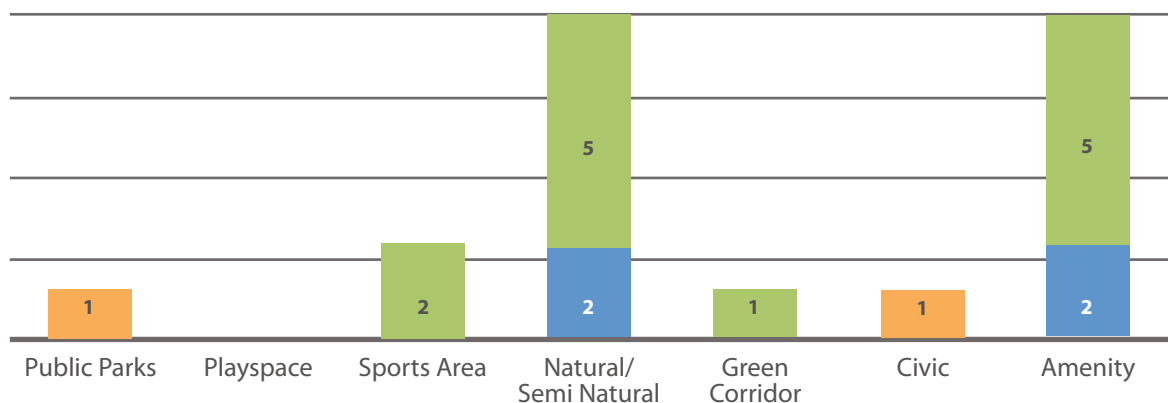


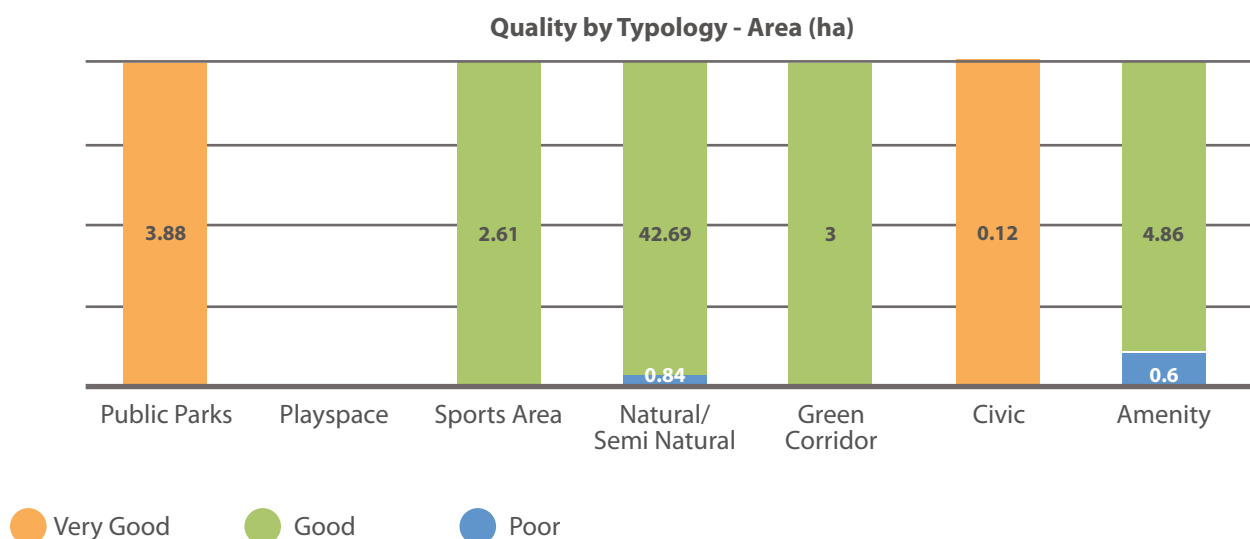
Number of Sites

Very Good 2 Good 13 Poor 4



Quality by Typology - Site Numbers





The two poor sites within the Natural/Semi Natural typology are woodland/trees around Speyside Home and land to the rear of Brynn Hall. Both of these sites had limited accessibility and limited function. Whilst scoring poorly they are valuable spaces in terms of the screening and setting they provide. The two poor amenity sites are land on Mary Avenue and the cemetery extension. The land at Mary Avenue lacks any clear function and the area recently cleared is unwelcoming however, the westerly area provides setting to the entrance of the High School. The land reserved for a cemetery currently lacks any clear function, is not readily accessible and appeared to be unmaintained. It continues to be important to reserve this area for future cemetery provision.

Whilst in terms of numbers the poor sites make up a significant proportion of the number of open spaces (21%) in terms of area the poor sites make up a relatively small area (1.44ha), which is approximately 2.5% of the total area of open space. They also make up relatively small proportions of their respective typology.

1.3 Accessibility

See section 5.1 for a description of how accessibility has been assessed.

Overall 92% of households in Aberlour were within 400m of an audited site. Similarly 92% of households in Aberlour were within 400m of a good or very good quality site. The gaps in provision are handful of houses located on the edge of the settlement. See Plan 2 which shows the access buffer for good and very good audited sites.

Approximately 85% of households are within 400m of Public Park and Garden, Playspace or Sports Area (or



other sites containing these functions). Approximately 85% of household are within 400m of a good or very good Public Park and Garden, Playspace or Sports Area (or other sites containing these functions). See Plan 3 which shows the access buffer for good and very good Public Parks and Gardens, Playspace and Sports Areas.

The main gaps in provision and potential solutions are set out below

Braes of Allachie – Braes of Allachie- Whilst distant from existing provision due to the peripheral location, this area has easy access to open countryside.

Southern parts of Tower Place and Farm Close -

There is a small public garden within the development on the corner of Farm Close. This falls below the 0.2ha threshold and therefore was not considered within the audit.

Small parts of Tombain – Access could be improved to the playspace at Sellar Place but the cost of providing this is unlikely to be justified given it would benefit only a handful of properties.

Small parts of Speyview/Muir of Ruthrie - Small parts of Speyview/Muir of Ruthrie – Whilst distant from existing provision due to the peripheral location, this area has easy access to open countryside.

2 Open Space Requirements

New Development Sites

Minimum requirements for open space provision in sites designated within the Local Development Plan are set out below. These should be read in conjunction with the Strategy Standards and Park Hierarchy Guideline which includes definitions of spaces.

Site R1 Chivas Field

Site R1 is within 400m of the playspace behind Allardyce Terrace and within walking distance of the pitches at the High School and Charleston Bridge. Development should seek to improve access to the Allardyce Terrace playspace and pedestrian connection through the south of the site would provide a more direct route to the playspace. The open space requirements within the site should include a pocket park with a kickabout space with a goal. Landscaping requirements are set out within the site text in the Local Development Plan.

Site R2 Braes of Allachie and LONG

The sites at Braes of Allachie are distant from existing open space provision other than Natural/Semi Natural space. Open space provision within the site must include a Pocket Park and amenity land in the northern part of the site. Landscaping requirements are set out within the site text in the Local Development Plan and the development brief for the site. The landscaping must include connecting paths to encourage more active use of the space to be made.

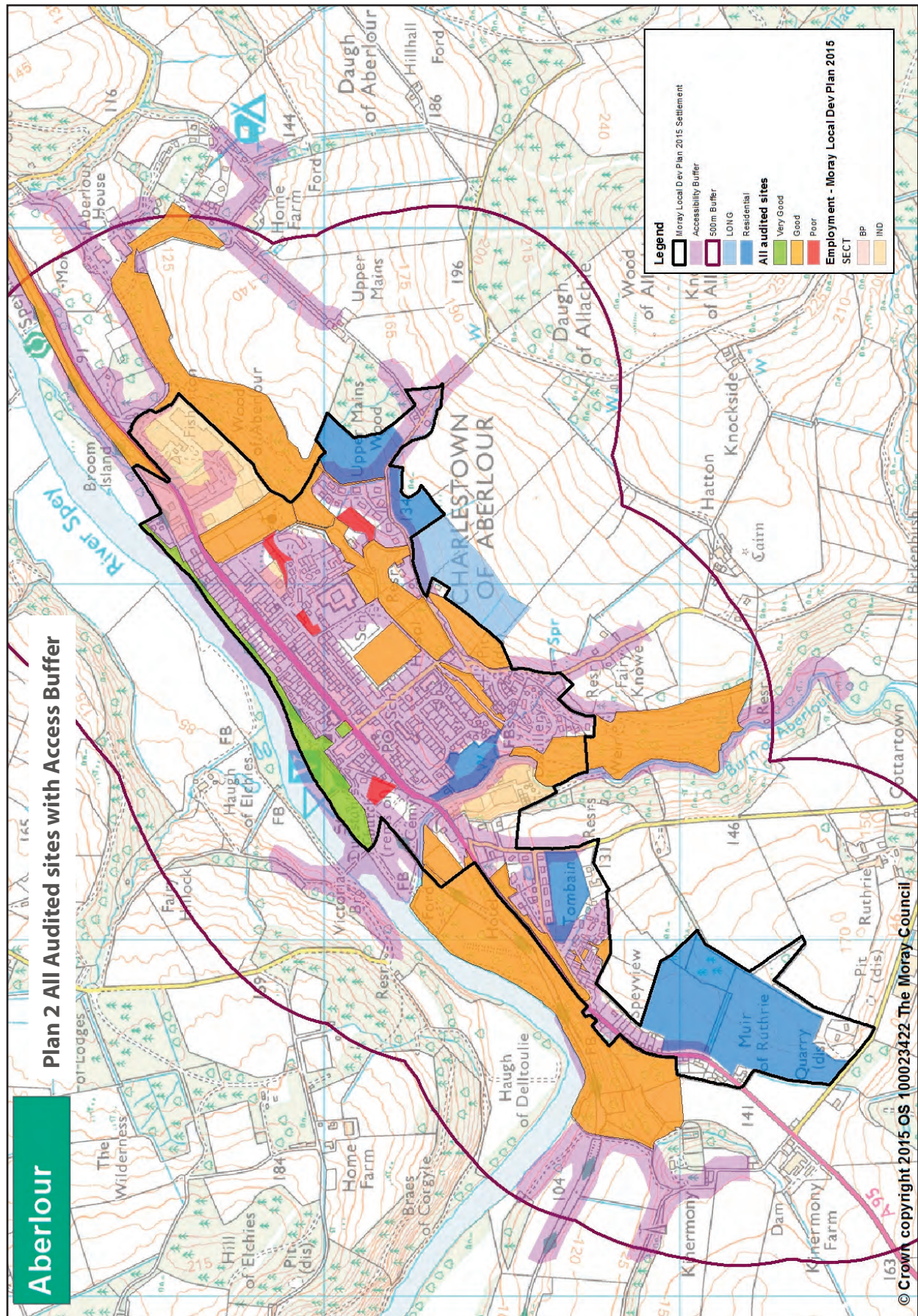
Site R3 Tombain

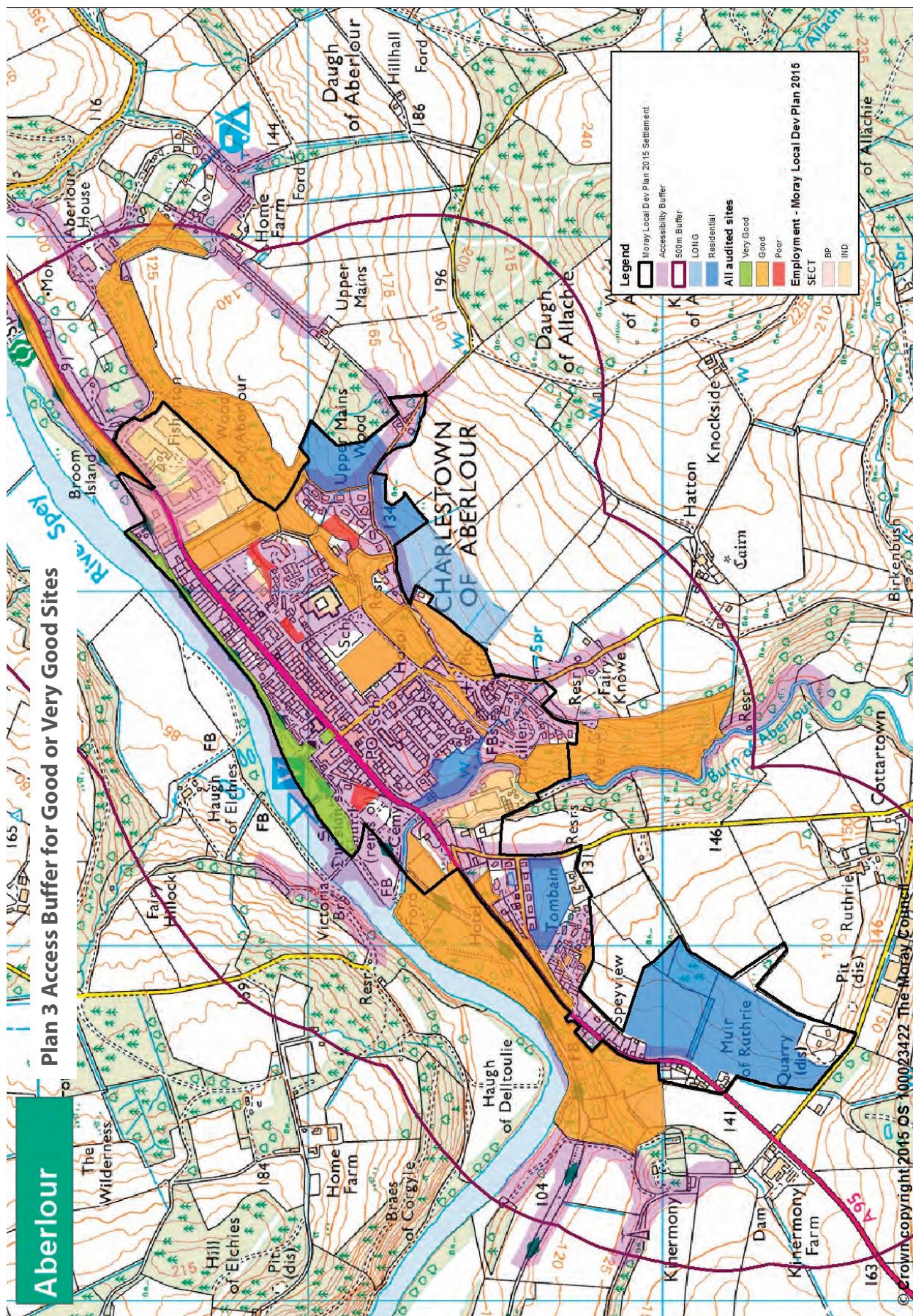
Development must include a playspace within its open space provision.

Site R4 Speyview

The site at Speyview is distant from existing open space provision. Open space provision within the site must include a pocket park in the early phases of development. Later phases must include an additional Neighbourhood Park or a Pocket Park depending on the balance of residential and industrial use. Landscaping requirements are set out within the Local Development Plan site text and must provide a backdrop and containment to the site. The landscaping must include connecting paths to encourage more active use to be made of the space. Green areas should also be designed to absorb rainwater.









3. Audited Sites Summary

The table below provides a summary of the audited sites in Aberlour. It gives a brief description of their key qualities and features and if there is any scope for development within the site. The final column gives a recommendation in respect of the future status of the site within the next Local Development Plan. A Community Action Plan has been prepared by the community of Aberlour with the assistance of the Moray Council Community Support Unit. Some of the actions within the plan relate to open space and some of these are highlighted within the table below.

Audit Site Ref	Site Name	Ownership/ Responsible for Management	Audit Typology	Area (Ha)	Quality Score	Reason for Poor	Park Hierarchy	Key qualities and features	Development and Access Opportunities	ENV status/ recommendation
M/AB/OS/001	St Margaret's Church	St Margaret's Church	Amenity	2.6	Good		N/A	Provides setting for St Margaret's Church (Category A Listed), with the open paddock allowing open views up to the church from the High Street. Woodland tree belt to north provides screening from neighbouring industrial area.	Development -None.	Existing ENV3 Amenity greenspace and ENV6 Green corridors/natural/semi natural. Retain designations.
M/AB/OS/003	Brynn Hall/Braes of Allachie	Private	Natural/Semi	0.46	Poor	Restricted access and no clear function. However, site has value in terms of the screening and setting it provides.	N/A	Small paddock, with some tree/shrub planting along edge. Connects with other open/green spaces. Provides setting for Braes of Allachie.	Development -None.	Existing ENV6 Green corridors/natural/semi natural. Retain designation but consider amendment to boundary to remove curtilage of existing buildings.
M/AB/OS/004	Braes of Allachie Woods	Private	Natural/Semi	4.25	Good		N/A	Sloped woodland area. Provides setting for Aberlour and High School. Connects to other open spaces. Forms part of woodland character of Aberlour. Includes a path link to the High School.	Development -None. Access -Potential to enhance pedestrian route.	Existing ENV6 Green corridors/natural/semi natural. Retain designation.
M/AB/OS/005	Alice Litter Park	Trust	Public Parks	3.88	Very Good		Public Park	Key open space for Aberlour. Distinctive public parkland along river edge. Part of Speyside Way. Mature feature trees along river edge. Connects to other open spaces. Large well equipped playspace.	Development -None. The Community Action Plan highlights actions related to improving play equipment and signage linking to the town centre.	Existing ENV1 Public Parks and Gardens. Retain designation.
M/AB/OS/006	Linn Brae Woods	Moray Council	Natural/Semi	8.87	Good		N/A	Edge of settlement woodland. Part of wider landscape and setting of Aberlour. Forms part of the woodland character of Aberlour.	Development -None. Access -Potential to create new pedestrian routes.	Existing ENV6 Green corridors/natural/semi natural. Retain designation.
M/AB/OS/007	Speyside High School	Moray Council	Sports Area	1.68	Good		Sports Area	Playing fields for High School. Important sports area for community. Used for community events. Centrally located.	Development -None.	Existing ENV5 Sports Areas. Retain designation.
M/AB/OS/008	Mary Avenue	Moray Council	Amenity	0.21	Poor	Northerly part has no clear function and has been cleared.	N/A	Mature trees at entrance to High School enhance setting and create a gateway.	Development -None.	Existing ENV3 Amenity Greenspace and ENV6 Green corridors/natural/semi natural. Consider removal of ENV3 Amenity Greenspace such that area would be "whiteland". Retain ENV6 Natural/Semi Natural at entrance to High School.
M/AB/OS/010	The Square	TBC	Civic	0.12	Very Good		N/A	Historic central Square, important to identity and character of Aberlour.	Development -None.	Existing ENV7 Civic Space. Retain designation.



M/AB/OS/011	Braes of Allachie South	Private	Natural/Semi	1.78	Good			N/A	Variety of plants, trees and hedging create welcoming space. Connection to Alice Litter Park. Setting for War Memorial.	Development - None. Access - Potential to create new pedestrian routes in association with development to south.	Existing ENV6 Green corridors/natural/semi natural. Retain designation.
M/AB/OS/012	Braes of Allachie TPO	Private	Amenity	0.14	Good			N/A	Tree Preservation Order. Screens and provides setting for housing at Braes of Allachie. Access route to larger woodland. Corridor for watercourse.	Development - None. Access - Drainage improvements would improve path condition in places.	Existing ENV6 Green corridors/natural/semi natural. Retain designation.
M/AB/OS/014	Charlestown Bridge Football	Private	Sports Area	0.93	Good			Sports Area	Football ground with pavilion. Important contribution to sport provision due to limited "flat" areas to provide pitches.	Development - None. Only development to enhance or ancillary to use as a sports area will be considered acceptable.	Existing ENV5 Sports areas. Retain designation.
M/AB/OS/015	Cemetery Extension	Moray Council	Amenity	0.39	Poor		The land currently lacks any clear function and is not readily accessible. However, the land is reserved for cemetery.	N/A	Land reserved for Cemetery extension. There are stringent requirements in place by SEPA which may compromise the aspiration to have this area developed as a cemetery.	Development - Only for cemetery extension or short term temporary use. Should provision of a cemetery prove unfeasible alternative uses should be considered through the review of the Local Development Plan.	Existing ENV11 Cemetery. Retain designation.
M/AB/OS/016	Dowans	Private	Amenity	0.96	Good			N/A	Mature trees on steeply sloping bank. Setting for hotel. Forms part of the woodland character of Aberlour.	Development - None.	Existing ENV6 Green corridors/natural/semi natural. Retain designation.
M/AB/OS/018	Speyside Way Woods	Private/Moray Council responsible for path.	Natural/Semi	16	Good			N/A	Mixed woodland. Speyside Way. Setting on approach to Aberlour. Buffer to river. Attractive paths. Connects to other open spaces. Forms part of the woodland character of Aberlour.	Development - None.	No ENV recommended, out with settlement boundary and sufficient protection through Policy E4 Trees and Development.
M/AB/OS/019	Taylor Court/Sellar Place	Shared Moray Council/Gram pian Housing	Amenity	0.31	Good			Pocket Park	Sloping site with trees along edge. Small playspace but not very well overlooked with appearance of left over space.	Development - None.	New ENV on playspace (i.e. Not amenity greenspace in front of housing.)
M/AB/OS/020	Speyside Home	Private	Natural/Semi	0.38	Poor		Limited accessibility, informal path goes around edge of trees. Site has value in the screening and setting it provides to Speyside Home.	N/A	Woodland providing setting for care home and also to St Margaret's Church. Forms part of the woodland character which is characteristic of Aberlour.	Development - None. Access - Formalise and enhance path.	No ENV recommended, sufficient protection through Policy E4 Trees and Development
M/AB/OS/021	Allardyce Terrace	Private/Play area only	Amenity	0.85	Good			Pocket Park	Sloped area planted with trees and shrubs along Linn Brae. Playspace to	Development - None.	New ENV Amenity greenspace and Playspace.



M/AB/OS/022	Linn Wood/ Wood of Aberlour	Moray Council							rear of Allardyce Crescent. Creates welcoming approach to development at Linn Brae.	Mixed Woodland providing various paths. Provides setting for town and a backdrop to factory units. Also contributes to the setting of Listed Buildings including Aberlour House. Forms part of the woodland character of Aberlour.	Development - Limited to re-use or replacement/brownfield sites only.	New ENV to south of I1 (i.e. not extending whole way to Aberlour House) given the importance as a backdrop to the factory units.
M/AB/OS/023	Speyside Way	Moray Council								Speyside Way path. High quality path with woodland backdrop. Woodland provides character on approach to Aberlour.	Development - None.	No. sufficient protection through Policy E4 Trees and Development and development in countryside policies.

