

APPENDIX 4 BUCKIE

Buckie Audit Findings

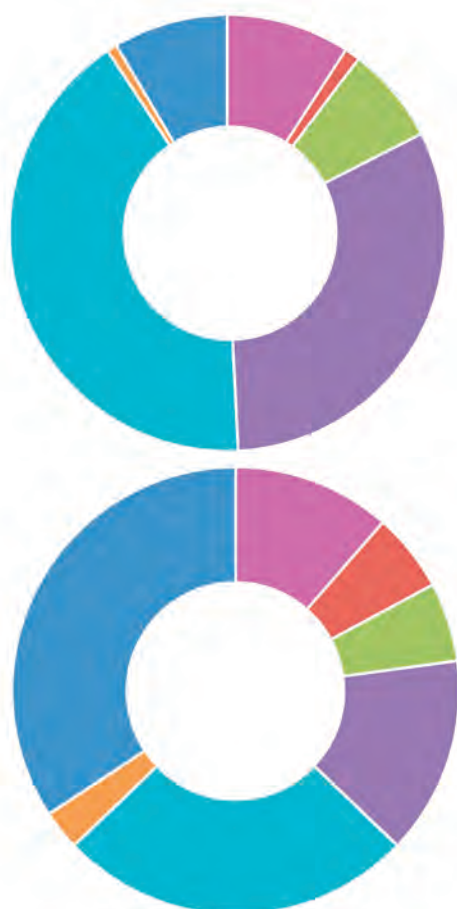
Buckie has approximately 97ha of publicly usable open space over 35 sites. A large proportion of this are Green Corridors and Natural/Semi Natural sites which account for approximately 70ha of the audited open space. See Plan 1 showing the audited sites.

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 Green Corridor typology. Many of the Amenity sites are planned greenspace within developments and the Green Corridors include the old railways line, burns and the ridge which runs along the coast. There are only two sites where the primary function is Playspace but this function is found within other sites such as Linzee Gordon Park, Buckpool playingfields and Ian Johnstone Park. Pitches are also located within the Linzee Gordon Park.

Green Corridors make up just over 40% of the total area of open space with Natural/Semi Natural sites just over 30%. The other typologies combine to make up 27% of the total area of open space with Public Parks and Gardens and Amenity sites making up the most significant part of this.



Area (ha)

- Public Parks and Gardens **8.91**
- Playspace* **1.11**
- Sports Area* **7.01**
- Natural/Semi Natural **30.85**
- Green Corridor **40.43**
- Civic **0.72**
- Amenity **8.29**
- TOTAL Area (ha) 97.32**

Number of sites

- Public Parks and Gardens **4**
- Playspace* **2**
- Sports Area* **2**
- Natural/Semi Natural **5**
- Green Corridor **9**
- Civic **1**
- Amenity **12**
- TOTAL Number of sites 35**

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



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.

PLAYSPACE



PLAYING FIELDS



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 Buckie the rate per household and per 1,000 people is lower than the overall “Moray” figure by a significant margin. This is due to Buckie having lower areas of woodland compared to other settlements, however Buckie benefits from coastal sites.

| | Total land audited in Buckie | Total land audited in Moray | Audited land excluding Natural/ Semi Natural | Audited land excluding Natural/ Semi Natural Moray |
|--------------------------------|---------------------------------|--------------------------------|--|--|
| Open Space per household | 227.01 m ² | 584.48m ² | 77.52 m ² | 180.63m ² |
| Open Space per 1,000 people | 11.43 ha | 28.89ha | 6.79ha | 8.93ha |



Excluding Natural/Semi Natural typology from the figures both the open space per household and per 1,000 people is below the overall Moray figure. 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 or in Buckie's case coastal areas. Reviewing the Open Space Strategies of other authorities the standards set vary but generally range between 4 and 6 hectares per 1,000 people. The open space per 1,000 people in Buckie exceeds these targets.

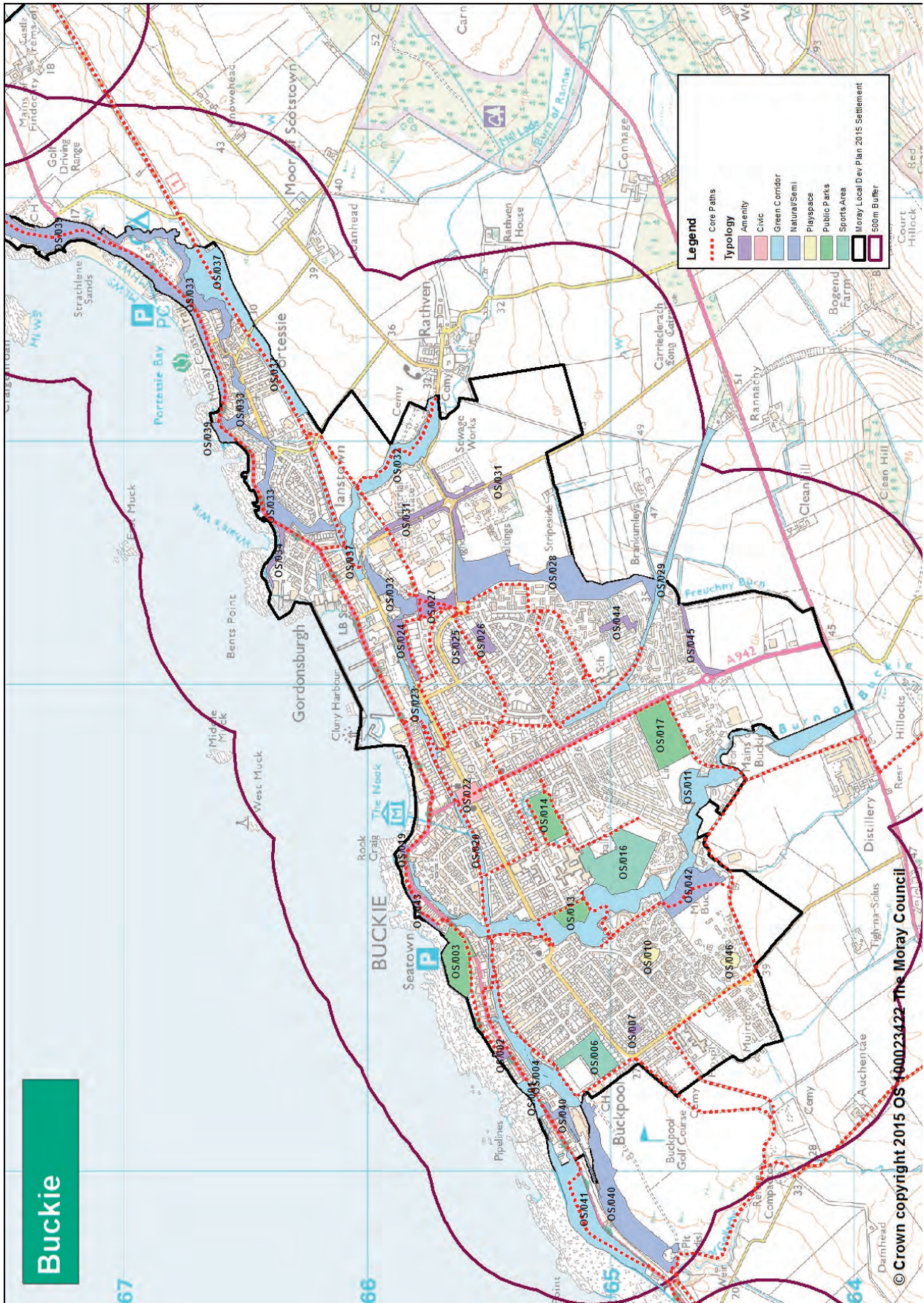
Fields in Trust, formerly operating as the National Playing Field Association made recommendations on planning for outdoor sport and children's play. This became known as the "6 acre standard". Fields in Trust recommends a minimum standard for outdoor playing space of 2.4 hectares (6 acres) for 1,000 people. This standard only applies to Public Parks and Gardens, Playspace and Sports Area. Comparing these typologies to the "six acre standard" shows that Buckie currently does not achieve the standard, falling short by 0.42ha.



| Type of Open Space | Ha per 1,000 | | Six Acre Standard | Moray |
|---------------------------------|--------------|------|-------------------|----------|
| Public Parks and Gardens | 1.05 ha | 2 ha | 2.42ha | 1.65 ha |
| Playspace | 0.13 ha | | | 0.13 ha |
| (Playspace in other typologies) | (0.49) | | | (0.24) |
| Sports Area | 0.82 ha | | | 0.94 ha |
| (Playing fields) | (0.71 ha) | | | (0.62) |
| Natural/Semi Natural | 3.62 ha | | | 19.96 ha |
| Green Corridor | 4.75 ha | | | 4.63 ha |
| Civic | 0.08 ha | | | 0.07 ha |
| Amenity | 0.97 ha | | | 1.51 ha |



Plan 1 Audited Sites Typology





1.2 Quality

Plan 2 shows the quality of each audited site in Buckie.

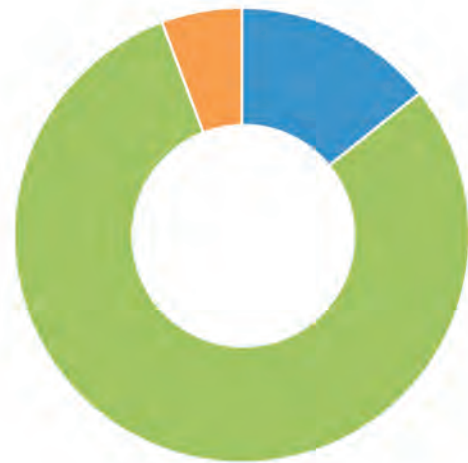
Two sites fall within the highest quality category, Queen Street Park and Carlton Terrace. Queen Street Park is an attractive park with a garden of rose beds which connects well to other spaces. Carlton Terrace is part of the former railway which has been redeveloped to form a central open space between roads/housing with small pockets of enclosed gardens with shrubs. The site also includes attractive distinctive hard landscaping outside the Buckie and District Fishing Heritage Centre.

Five sites fall within the lowest quality category. These generally scored poorly due to their lack of active function and in some cases poor access. These sites are discussed further below.

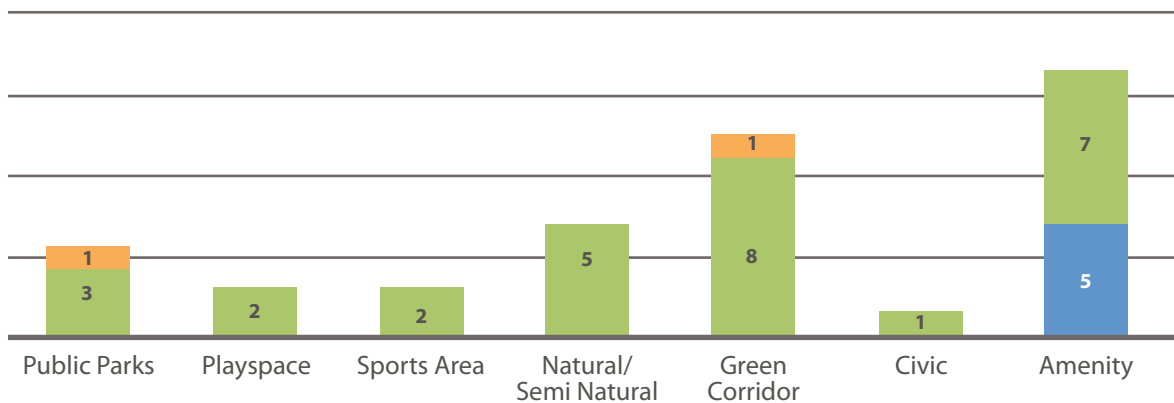
86% of sites were classed either as good or very good when considered against the quality criteria. This can be broken down by typology, which shows the proportion of poor sites is highest within amenity typology.

Number of Sites

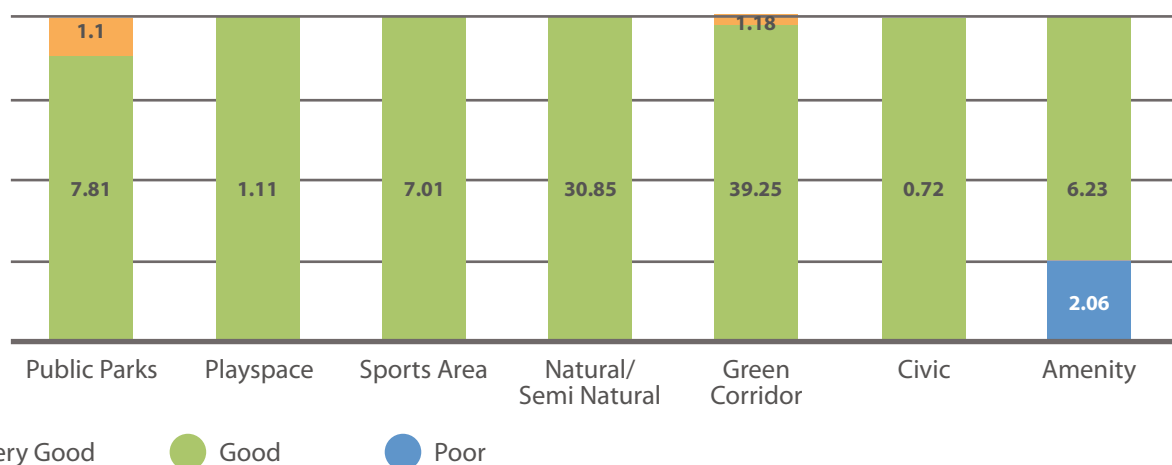
Very Good 2 Good 28 Poor 5



Quality by Typology - Site Numbers



Quality by Typology - Area (ha)



All the poor sites fall within the Amenity typology. The five sites are land at the Harbour, Linn Crescent, The Bow, Well Road, and Whispering Meadows. Linn Crescent (M/BC/OS/025) is an area of grass to the rear of housing which scored poorly as it has limited function and primarily comprises rough grass only. The Bow (M/BC/OS/007) scored poorly as it lacked any clear function was made up solely of grass, however the site does have value as it breaks up development and provides an outlook to properties fronting on this. Well Road (M/BC/OS/026) similar to Linn Crescent scored poorly as it is to the rear of housing, had limited function and play equipment had been removed, the mature trees however add value to the site. The area at the Harbour (M/BC/OS/034) scored poorly due to the lack of connecting paths, and the rough over grown condition. Whispering Meadows (M/BC/OS/045) scored poorly due to the limited access but has value due to the screening it provides on the edge of the settlement.

Whilst in terms of numbers the poor sites make up a significant proportion of the number of open spaces (14%) in terms of area the poor sites make up a relatively small area (2.06ha), which is approximately 2.1% of the total area of open space.

1.3 Accessibility

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

Overall 97% of households in Buckie were within 400m of an audited site. Similarly 97% of households in Buckie were within 400m of a good or very good quality site. See Plan 3 which shows the access buffer for good and very good audited sites.

Approximately 51% of households are within 400m of Public Park and Garden, Playspace or Sports Area (or other sites containing these functions). Only 51% of households in Buckie 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 4 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

East of the A942 – This area has numerous small bits of open space which link together. Consideration should be given to if these areas could be re-designed to provide playspace and formalised kick about spaces. The open spaces audited at Linn Crescent (M/BC/OS/025) and Well Road (M/BC/OS/026) could be improved by providing playspace, however, given the location to the rear of housing these are not ideal sites for natural surveillance.



Portessie - New provision within this area is unlikely to be achievable due to the street layouts and coastal edge location. The gap in provision is partly mitigated by the school grounds at Portessie which can be accessed out with school hours.

Admiralty Street/Cluny Terrace/Baron Street – This area appears as a gap in provision but is relatively close proximity to Buckpool Harbour Park (M/BC/OS/003), however direct access to this is difficult to achieve due to existing building and steep slopes in places.

Parts of Great Western Road – This gap is on the very western edge of Buckie. Given the periphery location and the steep slopes to the south it is unlikely that this gap could be easily resolved. Access improvements to paths which lead to Buckpool playingfields (M/BC/OS/006) would make access easier.

The Meadows/Meadows View – This appears as a gap in provision although it is noted there is a playspace within the development which is below the 0.2ha threshold used within the audit.

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 Burnbank

This site has consent for development.

Site R2 Parklands

This site has consent for development.

Site R3 Archibald Grove

Access to the neighbouring ENV to the west of the site should be included within the site layout.

Site R4 Steinbeck Road

This site has consent for development.

Site R5 Rathburn (N) and Site R6 Rathburn (S)

These sites are distant from existing provision. Between the two development sites provision must be made for a neighbourhood park which contains a playspace and pitch. Development proposals must maximise connections to the cycle paths which run between the two sites and to the north of R5. The landscaping requirements are set out within the Local Development Plan designation text and include a buffer to Rathven Burn and planting on the southern sloped area within R6 which could provide a community woodland as well as containing development and providing a natural edge to the settlement. The landscaping must include connecting paths to encourage more active use of the space to be made.

Site R7 Barhill Road (E) and Site R8 Barhill Road (W)

These sites have consent for development and open spaces within these sites will be protected with ENV status.

Site R9 High Street (E), Site R10 High Street (W) and BP1 High Street

The southern parts of these sites are distant from existing provision. R9 must include a neighbourhood park and R10 a pocket park. BP1 requires a high quality environmental setting and active use of this setting should be encouraged through provision of elements such as seating areas, connecting paths and public art.

Landscaping requirements are set out within the Local Development Plan site text. These include a 15m landscape strip along the eastern boundary of R9, feature tree or hedge planting along the A942, substantial advance planting to create a robust settlement edge, and buffers to watercourses. The landscaping must include connecting paths to encourage more active use of the space to be made.

Site R11 Barhill Road

An application is currently under consideration for this site. Proposals must include a pocket park.

Site I3 March Road (SE)

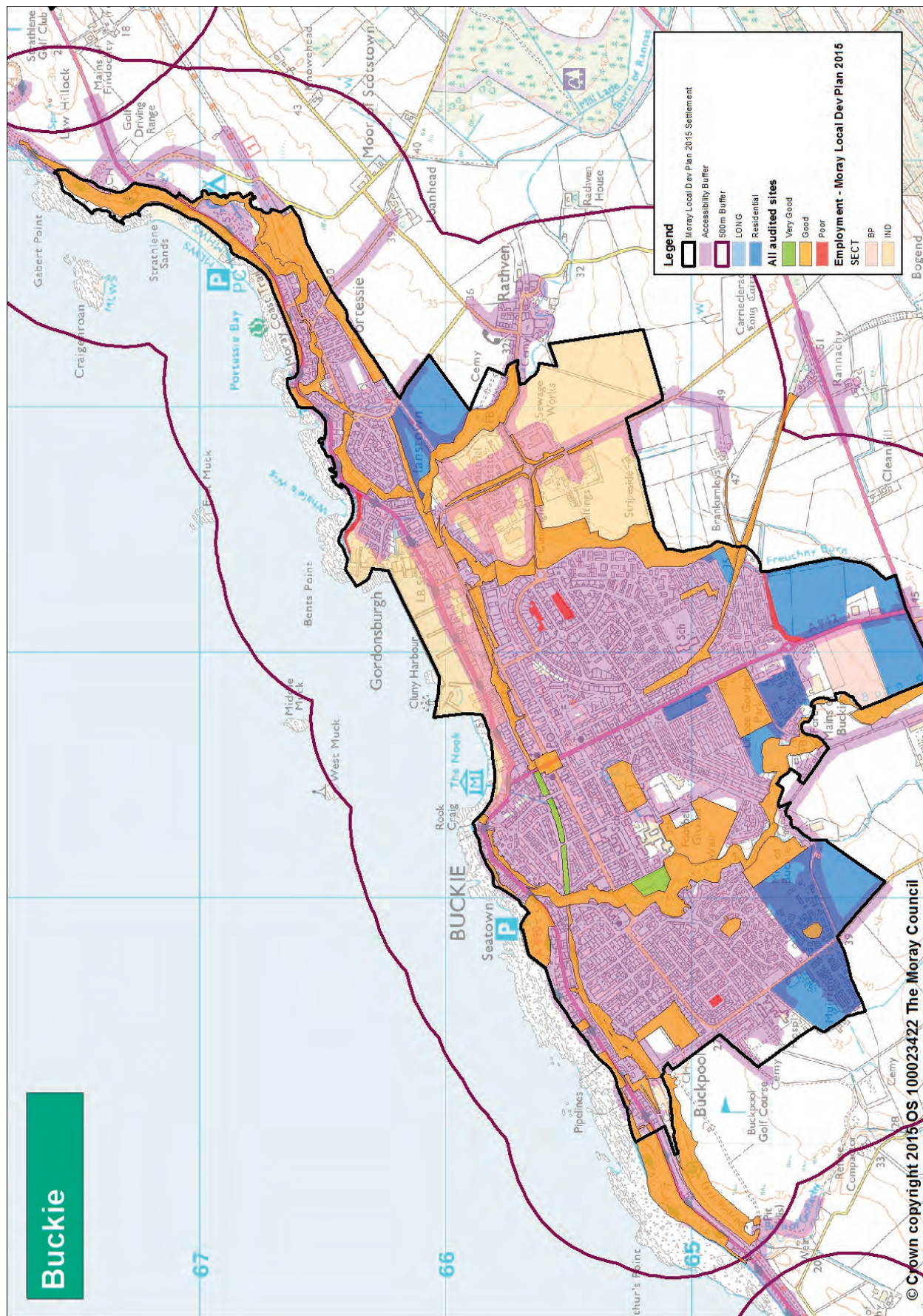
Landscaping must encourage active use of these areas by including connecting paths and seating areas.

APPENDIX 5

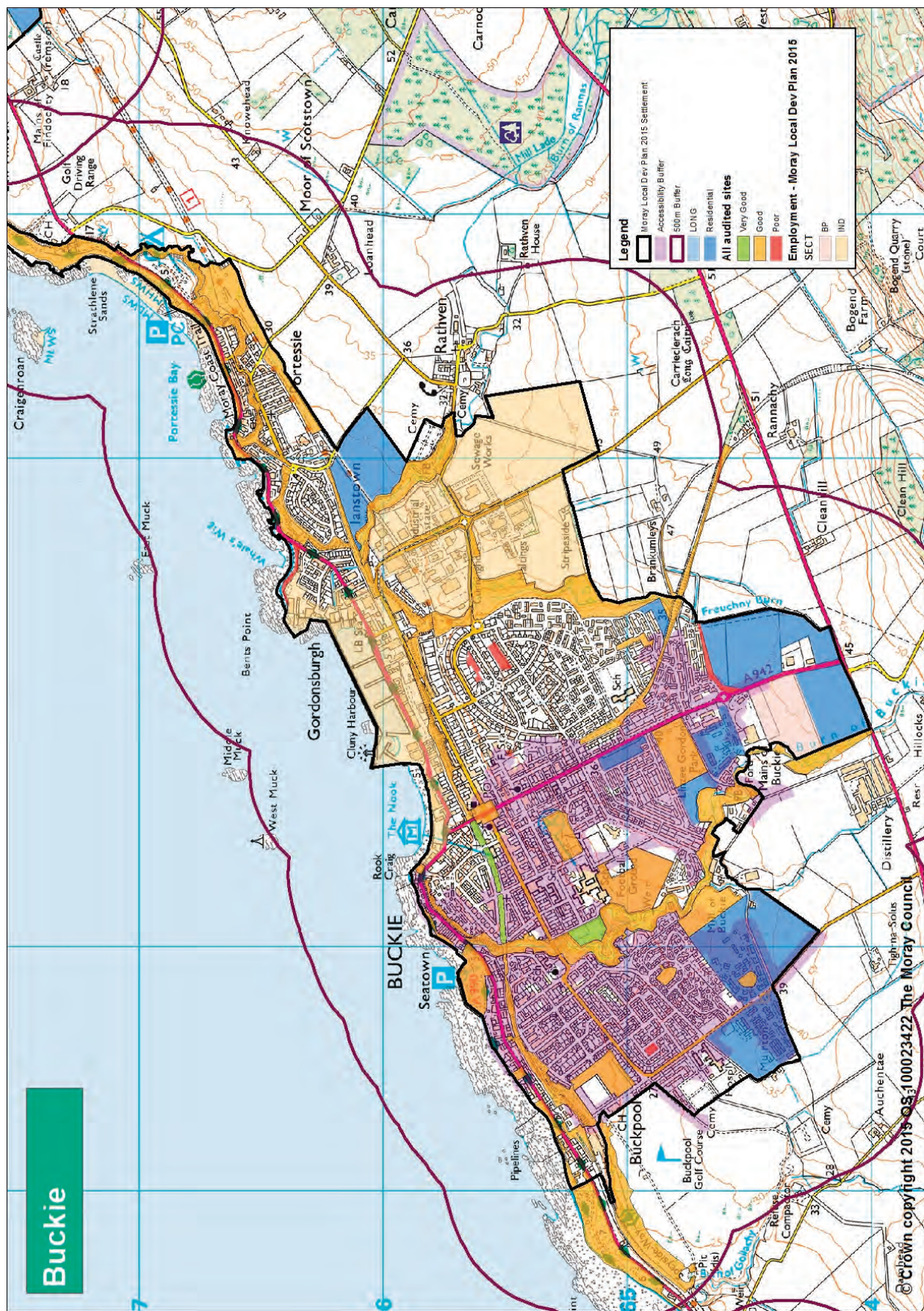
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Plan 2 All Audited sites with Access Buffer







3. Audited Sites Summary

The table below provides a summary of the audited sites in Buckie. 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.

| Audit Site Ref | Site Name | Ownership/ Responsible for Management | Audit Typology | Area (Ha) | Quality Score | Reasons for Poor | Park Hierarchy | Key qualities and features | Development Opportunities | ENV status/ recommendation |
|----------------|----------------------------------|--|-------------------|--------------|------------------|---|--------------------|--|---|--|
| M/BC/OS/001 | Buckpool Coast | TBC | Green Corridor | 0.49 | Good | | N/A | Area of foreshore, rocky at sea edge with rough grass behind. Coastal path runs through site. | Development -None. Access – Moray Coast Trail improvements. | Existing ENV8 Foreshore Areas. Retain designation but amend boundaries to exclude area to east which has consent to form part of curtilage of house. |
| M/BC/OS/002 | Buckpool Coast/Shore | TBC | Amenity | 0.19 | Good | | N/A | Area of foreshore, rocky at sea edge with rough grass behind. Coastal path runs through site. Parts surfaced for carparking. | Development -None. Access – Moray Coast Trail improvements. | Existing ENV 8 Foreshore Areas. Retain designation. |
| M/BC/OS/003 | Buckpool Harbour Park | Moray Council | Public Parks | 2.47 | Good | | Neighbourhood Park | Distinctive public park with attractive setting beside harbour wall. Primarily grass with areas planted with shrubs. Includes well equipped playspace and coastal path. Area of foreshore to the west. | Development -None. Access – Path condition could be improved in places. | Existing ENV 8 Foreshore Areas. Consider changing designation to Public Parks and Gardens with area to east retained as Foreshore. |
| M/BC/OS/004 | Coastal slope and former railway | Private /Moray Council path | Green Corridor | 3.17 | Good | | N/A | Former railway with distinctive changes in level. Allows movement between upper and lower parts on steep paths with steps. Distinctive landform which runs through Buckie. | Development -None. Access – Improvements to paths and signage. | Existing ENV6 Green Corridors/Natural/Semi Natural. Retain designation. |
| M/BC/OS/006 | Buckpool Playing fields | Moray Council | Sports Area | 2.17 | Good | | Neighbourhood Park | Playingfields with playspace. | Development -None. | Existing ENV5 Sports Area. Retain designation. |
| M/BC/OS/007 | The Bow | Moray Council | Amenity | 0.17 | Poor | Lacks any clear function and made up solely of grass. | N/A | Flat grass area forming a square. Breaks up development and provides amenity for housing in immediate vicinity. | Development -None. | Existing ENV3 Amenity Greenspace. Retain designation. |
| M/BC/OS/010 | Letterfourie Road | Moray Council | Playspace | 0.42 | Good | | Pocket Park | Landsaped area in centre of housing development with playspace. Includes mature trees and landscaping. | Development -None. | Existing ENV4 Playspace for children and teenagers. Retain designation. |
| M/BC/OS/011 | Burn of Buckie | Moray Council/ Private | Green Corridor | 13.79 | Good | | | Corridor for Burn of Buckie which runs through town. Steeply sided and gorge like in parts. Landscape feature. Access limited due to steep slopes. | Development - restricted to brownfield sites and within the curtilage of existing buildings only. | Existing ENV6 Green Corridors/Natural/Semi Natural. Retain designation. |
| M/BC/OS/013 | Queen Street Park | Moray Council | Public Parks | 1.1 | Very Good | | Public Gardens | Public park with open areas of grass and areas of rose beds. Mature trees surround site. Connects to other open spaces. Footpath connection to school. | Development -None. | Existing ENV1 Public Parks and Gardens. Retain designation. |
| M/BC/OS/014 | Ian Johnstone Park | Moray Council | Public Parks | 1.82 | Good | | Public Park | Open area providing for several activities. Primarily grass with trees and shrubs around edges. Includes well equipped playspace, skate park and tennis courts. | Development -None. | Existing ENV5 Sports Area. Consider changing designation to Public Parks and Gardens given multiple functions/uses. |
| M/BC/OS/016 | Buckie High School | Moray Council | Sports Area | 4.84 | Good | | Sports Area | Large flat area of grass. Forms pitches associated with school. | Development -None. | Existing ENV5 Sports Area. Retain designation. |
| M/BC/OS/017 | Linzee Gordon Park | Moray | Public Parks | 3.52 | Good | | Neighbourhood | Flat grass area with mature trees around | Development -None. | Existing ENV5 Sports Area. Consider |



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47
BUCKIE

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|-------------|--------------------|---------|-----------|------|------|---|-------------|---|---------------------------|---|
| M/BC/OS/045 | Whispering Meadows | Private | Amenity | 0.69 | Poor | Limited access but has value due to screening provides at edge of settlement. | N/A | to immediate housing. Planted amenity strip providing screening and green edge to settlement. Variety of tree species. | Development -None. | Existing ENV3 Amenity Greenspace. Retain designation. |
| M/BC/OS/046 | Barhill Road West | Private | Playspace | 0.69 | Good | | Pocket Park | Central space for new development. Grass with some trees with playspace in centre. | Development -None. | Consider making new ENV playspace designation. |

