APPENDIX 4 BUCKIE

Buckie Audit Findings

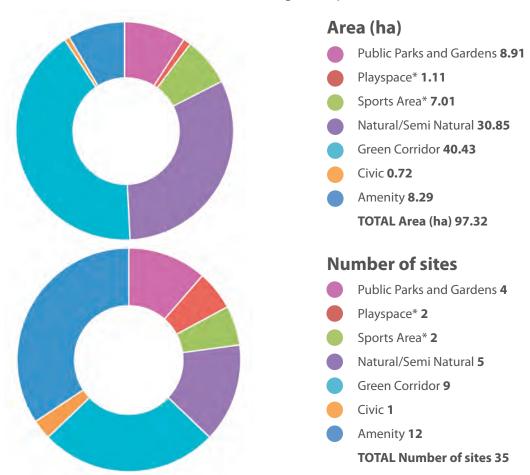
Buckie has approximately 97ha of publicly usable open space over 35 sites. A large proportion of this are Green Corridors and Natural/Semi Natural sites which account for approximately 70ha of the audited open space. See Plan 1 showing the audited sites.

1.1 Quantity of Open Space

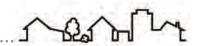
A primary typology was identified for each site and the analysis below has been completed on primary typology to avoid double counting sites. Where a site includes a playspace or playingfields this has been identified and measured to allow analysis of these features.

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 lan 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.



^{*}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

6 4.15
Sites ha

100% Good or Very Good quality sites (number)

PLAYING FIELDS

3 6.07
Sites ha

100% Good or Very Good quality sites (number)

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.

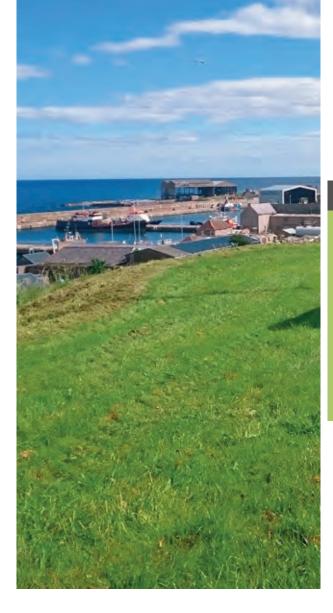
The open space per household /per 1,000 people has been calculated by dividing the open space provision by the number of households in a town or by its population. Household numbers were identified using address data and the population figures are based on the census figures. A figure that excludes the 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.

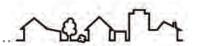
	Total land audited in Buckie	Total land audited in Moray	Audited land excluding Natural/ Semi Natural	Audited land excluding Natural/ Semi Natural Moray
Open Space per household	227.01 m ²	584.48m²	77.52 m²	180.63m²
Open Space per 1,000 people	11.43 ha	28.89ha	6.79ha	8.93ha

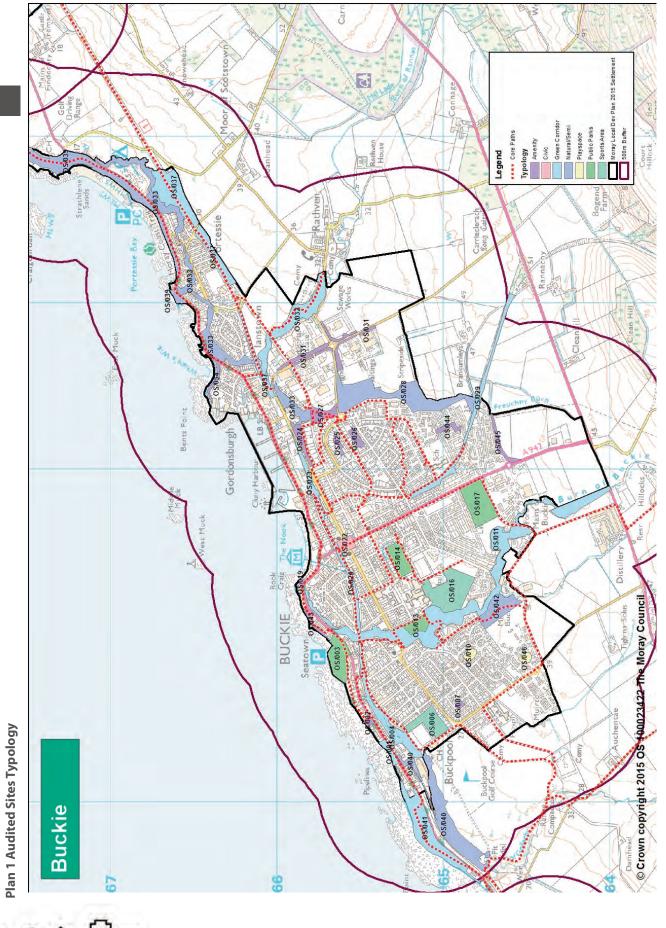
Excluding Natural/Semi Natural typology from the figures both the open space per household and per 1,000 people is below the overall Moray figure. It is difficult to benchmark the quantity of open space in Moray against other authorities, particularly as many Moray towns are blessed with large woodlands 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.

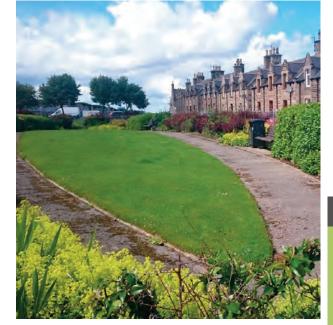


Type of Open Space	Ha per 1,000		Six Acre Standard	Moray
Public Parks and Gardens	1.05 ha	2 ha	2.42ha	1.65 ha
Playspace	0.13 ha			0.13 ha
(Playspace in other typologies)	(0.49)			(0.24)
Sports Area	0.82 ha			0.94 ha
(Playing fields)	(0.71 ha)			(0.62)
Natural/Semi Natural	3.62 ha			19.96 ha
Green Corridor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





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1.2 Quality

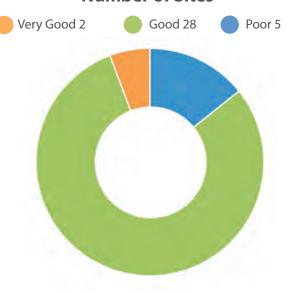
Plan 2 shows the quality of each audited site in Buckie.

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.

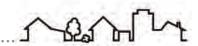
86% of sites were classed either as good or very good when considered against the quality criteria. This can be broken down by typology, which shows the proprtion of poor sites is highest within amenity typology.

Number of Sites



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 aswell 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.

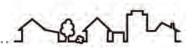
Landscaping requirements are set out within the Local Development Plan site text. These include a 15m landscape strip along the eastern boundary of R9, feature tree or hedge planting along the A942, substantial advance planting to create a robust settlement edge, and buffers to watercourses. The landscaping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

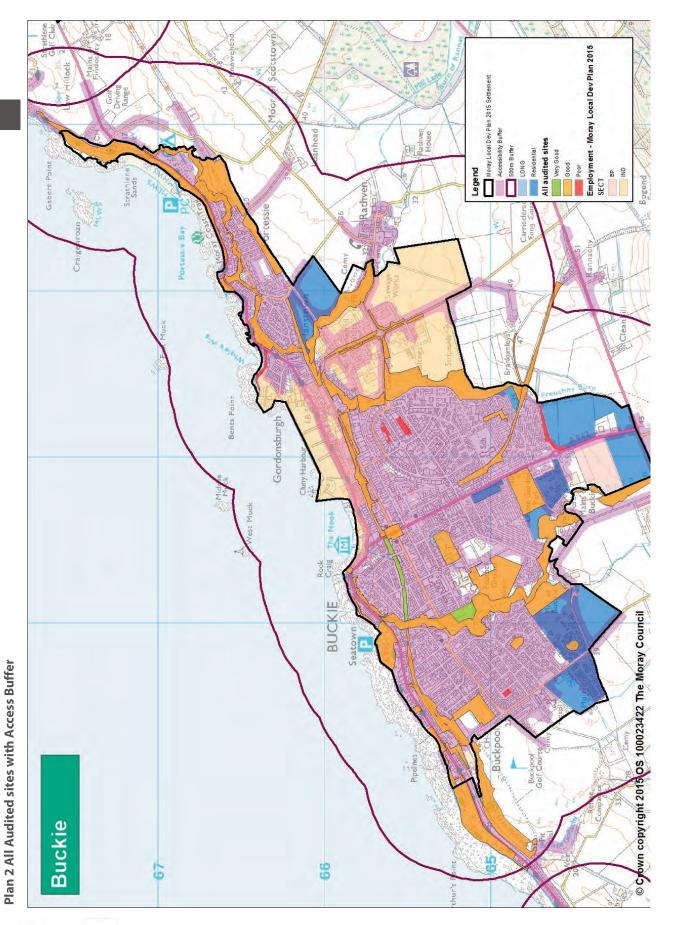
Site R11 Barhill Road

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

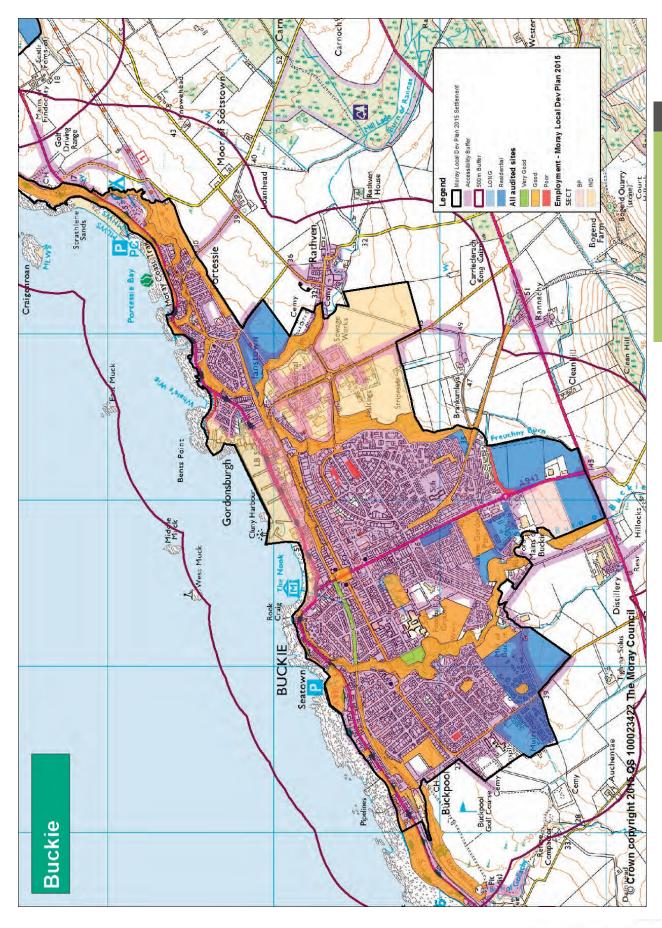
Site I3 March Road (SE)

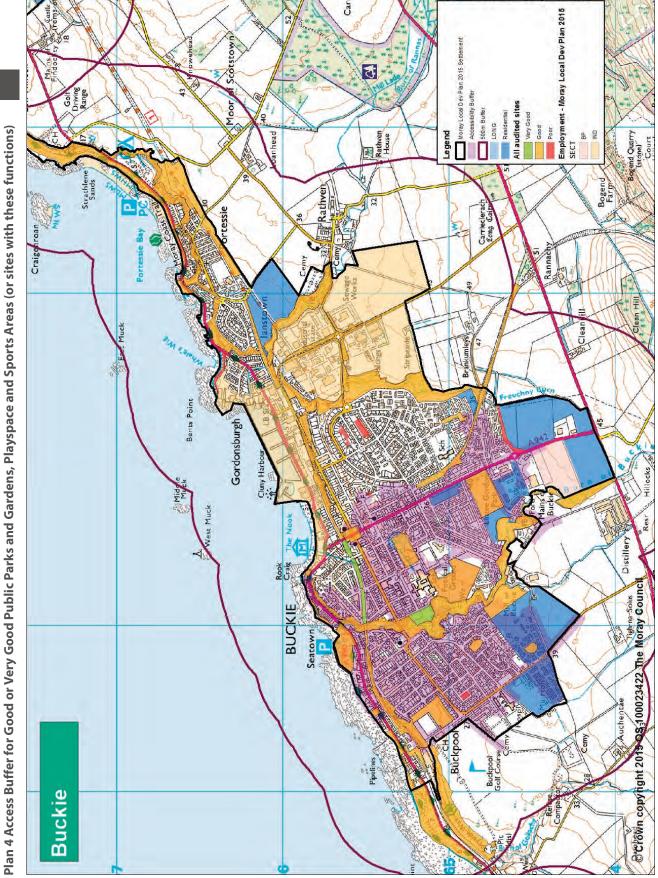
Landscaping must encourage active use of these areas by including connecting paths and seating areas. APPENDIX 5 Dufftown









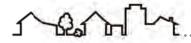


3. Audited Sites Summary

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	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	poog		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.	1
M/BC/OS/002	Buckpool Coast/Shore	TBC	Amenity	0.19	Poo9		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	poog		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	Gorridor	3.17	Poog		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	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	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	Poog		Pocket Park	Landscaped 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	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.	Development -None.	Existing ENV1 Public Parks and Gardens. Retain designation.	
M/BC/OS/014	Ian Johnstone Park	Moray Council	Public Parks	1.82	poog		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	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	

	Council					Park	edge. Provides grass pitches, and well equipped playspace. Pavilion and cricket club within site. Used for community		changing designation to Public Parks and Gardens given multiple functions/uses.
acitot3 bacintaco3 010/30/30/14	Car	Amonth	010	7000		V/14	events.	Posses None	Evinting ENIVA Dublic Darlos and
M/BC/OS/O19 Coastguard Station		Amenity	0.T3	0000		W/A	relatively flat after oil grass, rocky	Accord Moray Court	Gardon: Consider changing to
							orestione and coastal pain.	Trail improvements.	amenity greenspace or foreshore.
M/BC/OS/020 Carlton Terrace	Moray	Green	1.18	Very		N/A	Former railway which has been	Development -None.	Existing ENV6 Green
	Council	Corridor		Good			redeveloped to form a central open space	•	Corridors/Natural/Semi Natural.
							between roads/housing with small		Retain designation or redefine as
							pockets of enclosed gardens with shrubs.		Green Corridor.
							Start/End point of Speyside Way and Fishwives Trail. Includes parking areas.		
M/BC/OS/022 Cluny Square	% Moray	Civic	0.72	Good		N/A	Square in town centre. Dominant use is	Development -None.	Existing ENV7 Civic Space. Retain
	Council/ ¼					e	for parking but also provides tourist	•	designation.
	Private						information and setting for war memorial.		
							Flower beds adjacent to war memorial.		
							Raised planters around Square with one		
	11-0/	!	1 30	77.7		4/14	time dot plants.		
IN/ BC/ OS/ UZ3 OIG Station Tald	Moray	Corridor	T./0	0000		4/2	layel Allows movement between town	Access - Improvements	Corridors/Natural/Semi Natural
	Council						centre and harbour via steep paths with	to signage to clearly	Retain designation or redefine as
							steps and ramps. Distinctive landform	identify access points and	Green Corridor.
							which rups through Buckie, Fastern end	cut back vegetation so	
							includes hard landscaping including	paths feel less enclosed.	
							interpretation boards, benches, and		
							barrel planters.		
M/BC/OS/024 Cliff Terrace	TBC	Amenity	0.73	Good		N/A	Grass area between streets at different	Development -None.	Existing ENV3 Amenity Greenspace.
\rightarrow							levels. Provides setting for lighthouse		Retain designation.
M/BC/OS/025 Linn Crescent	Moray	Amenity	0.3	Poor	Limited	N/A	Area to rear of housing of primarily rough	Development -None.	Existing ENV4 Playspace for children
	Council				runction,		grass.		and teenagers. Consider changing
					housing and				designation to Amenity greenspace as
					rough grass				
					only.				
M/BC/OS/026 Well Road	Moray	Amenity	0.49	Poor	Limited	N/A	Area to rear of housing made up of	Development -None.	Existing ENV4 Playspace for children
7	Council				function,		woodland and grass area where playspace		and teenagers. Consider changing
					rear of		used to be. Mature trees add value to		designation to Amenity greenspace as
					housing and		site.		no play equipment.
					piay				
					removed.				
					Mature trees add value to				
					site.				
M/BC/OS/027 Linn of Freuchny	TBC	Amenity	2.53	poog		N/A	Lit pedestrian/cycle link to cycle path and	Development -None.	Existing ENV3 Amenity Greenspace.
							botwoon bouring and industrial upon	close in party could	iciaii designation.
							Grass valley with areas of shrub planting.	improve path condition.	
M/BC/OS/028 Freuchny Burn	TBC	Natural/Semi	7.49	Good		N/A	Mature woodland at burn edge and grass	Development -None.	Existing ENV6 Green
							area at roadside. Settlement edge and		Corridors/Natural/Semi Natural.
\rightarrow	7						connects to wider countryside.		Retain designation.
M/BC/OS/029 Old Railway South	TBC	Green	3.35	Good		N/A	Former railway which has been	Development -None.	Existing ENV6 Green
east		Corridor					redeveloped to form a central open space	Access – Potential for	Corridors/Natural/Semi Natural.
							between roads/housing to the north.	former railway to be	Retain designation or redefine as
							rillially glass with some tree and siling	green cornidor with patif.	dieell collidol.



	Existing ENV3 Amenity Greenspace. hs Retain designation. to	existing ENV6 Green Corridors/Natural/Semi Natural. Retain designation or redefine as ck Green Corridor.	Existing ENV8 Foreshore Areas. Consider changing designation to ality Natural/Semi Natural.	Existing ENV8 Foreshore Area. Retain designation but amend to exclude south eastern corner which is within curtilage of house.	Existing ENV6 Green Corridors/Natural/Semi Natural. Retain designation or redefine as Green Corridor.	(C)	Outwith settlement and within CAT which provides sufficient protection from development.	Outwith settlement and within CAT which provides sufficient protection from development.	75	Consider adding new ENV as foreshore.	Consider ENV as similar in character to
	Development -None. Access – Improve paths Improve connections to cycle path. Improve footpaths to allow for cycling/active travel options.	Development -None. Access – Improve signage and make entrances points clearer. Cut back overgrown areas.	Development -None. Access – Quality of paths and routes vary in quality and potential for improvements in areas.	Development -None. Access – Connect path to destination	Development -None.	Development - opportunities restricted to brownfield sites and within the curtilage of existing buildings only. Access - Moray Coast Trail improvements.	Development -None. Access – Potential for path to be created along former railway.	Development -None. Access – Moray Coast Trail improvements.	Development -None. There is an opportunity for a Community Woodland to be created potential using Buckie Tesco developer contributions.	Development -None. Access – Moray Coast Trail improvements.	Development -None.
planting. The southern section of railway is more overgrown and provides and informal link to the countryside.	Deep planted verges which provide screening to industrial uses.	Corridor for Rathven Burn with woodland and boggy parts. Paths along burnside which connect to the cycle path. Provides setting to edge of industrial area and provides visual distinction between Rathven and Buckie.	Steep ridge running east to west. Steep paths and steps allow movement between upper and lower areas in places. Distinctive landscape feature in Buckie.	Area of foreshore, rocky at sea edge with rough grass behind. Rough access track to property.	Former railway redeveloped as cycle path. Lined in places by mature trees and shrubs. Areas of gorse to east.	Area of foreshore with sandy beach with grass areas behind. Rockier further west.	Steep ridge running east to west. Distinctive landscape feature in Buckie. Northern boundary to golf course.	Area of foreshore, rocky at sea edge with rough grass behind. Coastal path runs through site.	Natural area of grass, shrubs and trees. Path runs through site linking to path network. Burn crosses site. Potential for community woodland.	Strip of grass, primary use as drying green. Coastal path along edge.	Grass area between houses. Paths
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Rough overgrown area with path that peters out.							
	poog	poog	goog	Poor	goog	p009	poo9	Good	p009	Good	Good
	1.95	4.3	i 7.78	0.41	7.18	i 6.95	i 6.15	7	i 2.48	0.28	0.45
	Amenity	Green	Natural/Semi	Amenity	Green Corridor	Natural/Semi	Natural/Semi	Green Corridor	Natural/Semi	Amenity	Amenity
	Moray Council	TBC	TBC	Moray Council	Private/Path Moray Council	Mixed	TBC	TBC	Private	TBC	TBC
	March Road	Rathven Burn	Coastal Slope East	Harbour	Old Railway Cycle path	Portessie Coast	Former Railway near Grampian Pork	West Coast	Mill of Buckie	Drying Green	Shearer Ave/Duthie
	M/BC/OS/031	M/BC/OS/032	M/BC/OS/033	M/BC/OS/034	M/BC/OS/037	M/BC/OS/039	M/BC/OS/040	M/BC/OS/041	M/BC/OS/042	M/BC/OS/043	M/BC/0S/044



								to immediate housing.			
_	M/BC/OS/045 Whispering	Private	Amenity	69.0	Poor	Limited	N/A	Planted amenity strip providing screening Development -None.	Development -None.	Existing ENV3 Amenity Greenspace.	_
_	Meadows					access but		and green edge to settlement. Variety of		Retain designation.	
						has value		tree species.			
						due to					
						screening					
						provides at					_
						edge of					
						settlement.					
9 9	//BC/OS/046 Barhill Road West Private	Private	Playspace	69.0	Good		Pocket Park	Central space for new development.	Development -None.	Consider making new ENV playspace	_
								Grass with some trees with playspace in		designation.	
								centre.			

