

## APPENDIX 5 DUFFTOWN

### Dufftown Audit Findings

Dufftown has approximately 29.13ha of publicly usable open space over 15 sites. A large proportion of this is Natural/Semi Natural sites which account for approximately 23ha 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 Natural/Semi Natural typology. Several of which are woodlands on the edge of the settlement. There are no sites where the primary function is Playspace or Sport but these functions are found within other sites such as at Tinniver Street and Hill Street.

Natural/Semi Natural makes up just over 80% of the total area of open space. The other typologies combine to make up just under 20% of the total area of open space with Public Parks and Gardens and Amenity sites making up the majority of this.



#### Area (ha)

- Public Parks and Gardens **2.35**
- Playspace\* **0**
- Sports Area\* **0**
- Natural/Semi Natural **23.45**
- Green Corridor **0**
- Civic **0.74**
- Amenity **2.59**

**TOTAL Area (ha) 29.13**

#### Number of sites

- Public Parks and Gardens **2**
- Playspace\* **0**
- Sports Area\* **0**
- Natural/Semi Natural **7**
- Green Corridor **0**
- Civic **2**
- Amenity **4**

**TOTAL Number of sites 15**

\*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 fields than is shown within the overall figures for the primary typologies. It should be noted that the quality of the sites 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 Dufftown the rate per household and per 1,000 people is lower than the overall “Moray” figure by a significant margin. 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.

	Total land audited in Dufftown	Total land audited in Moray	Audited land excluding Natural/ Semi Natural	Audited land excluding Natural/ Semi Natural Moray
Open Space per household	338.72 m <sup>2</sup>	584.48m <sup>2</sup>	33.21m <sup>2</sup>	180.63m <sup>2</sup>
Open Space per 1,000 people	17.47 ha	28.89ha	1.56ha	8.93ha



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 Dufftown exceeds these targets in terms of total open space but falls well below the standards when Natural/Semi Natural is excluded.

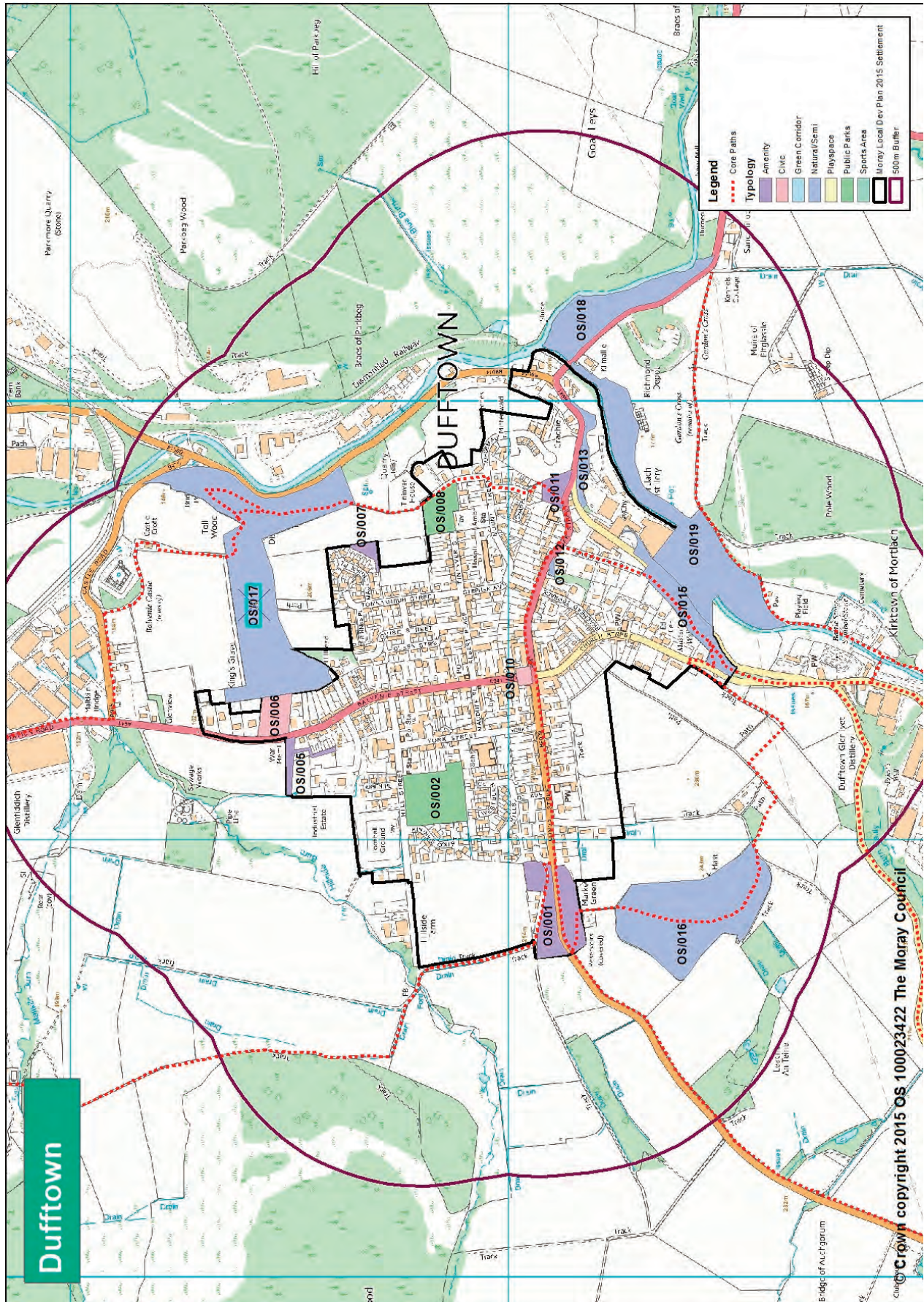
Fields in Trust, formerly operating as the National Playing Field Association made recommendations on planning for outdoor sport and children's play. This became known as the "6 acre standard". Fields in Trust recommends a minimum standard for outdoor playing space of 2.4 hectares (6 acres) for 1,000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

Type of Open Space	Ha per 1,000		Six Acre Standard	Moray
Public Parks and Gardens	1.41 ha	1.41 ha	2.42 ha	1.65 ha
Playspace	0 (0.10 ha)			0.13 ha (0.24ha)
Sports Area	0			0.94 ha
Playing fields	(0.49 ha)			(0.62 ha)
Natural/Semi Natural	14.07 ha			19.96 ha
Green Corridor	0 ha			4.63 ha
Civic	0.44 ha			0.07 ha
Amenity	1.55 ha			1.51 ha





## Plan 1 Audited Sites Typology



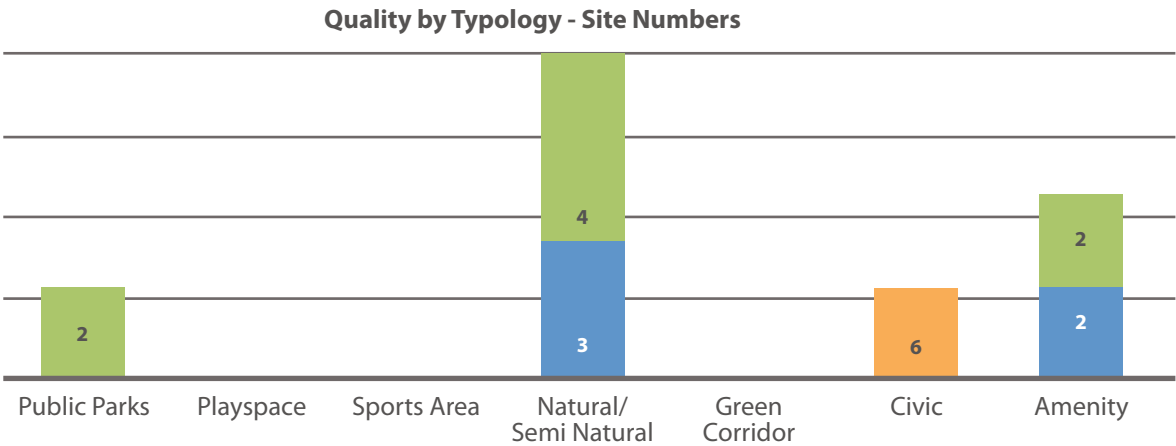
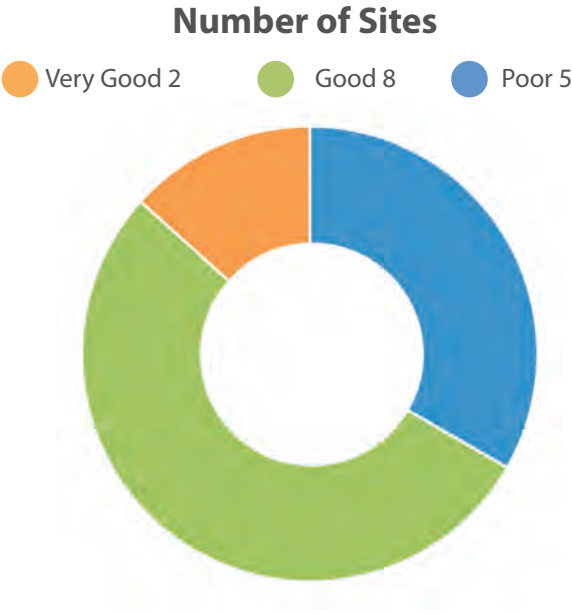
### 1.2 Quality

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

Two sites fall within the highest quality category, the War Memorial and The Square. The War Memorial has an attractive setting which is formal but then merges into the woodland to the east of the site. The Square is hard landscaped area in the centre of Dufftown with planters with bedding plants and provides an important setting for built heritage.

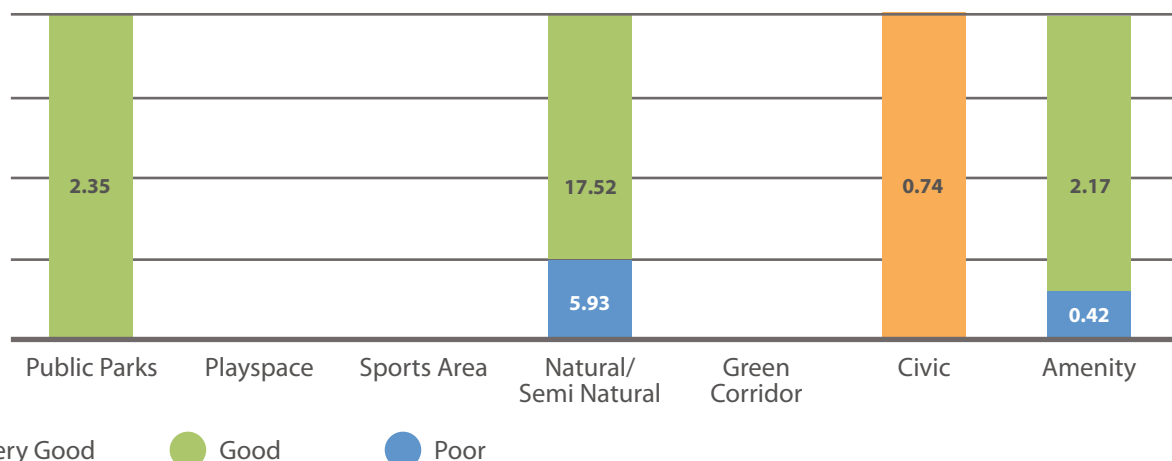
Five sites fall within the lowest quality category. These generally scored poorly due to their lack of active function and in some cases poor access. These sites are discussed further below.

66% 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 prorrption of poor sites is highest within amenity typology.





Quality by Typology - Area (ha)



The poor sites fall within the Natural/Semi Natural and Amenity typology. The Natural/Semi Natural which were audited as poor are Fife Street TPO (M/DF/OS/012), Mortlach Distillery (M/DF/OS/013) and Dullan Water (M/DF/OS/019). The Fife Street TPO scored poorly due to the lack of access and the lack of maintenance however the site provides visual amenity and provides some screening to the houses on the lower area below. Similarly the Mortlach Distillery site at is steep banking with trees that make any access difficult and whilst scoring poorly the site has value as it screens the distillery buildings. The site at Dullan Water scored poorly due to the overgrown nature of the woodland and informal access tracks however the site has value for the setting it provides to Dufftown. The Amenity sites that scored Poor are Balvenie Street (M/DF/OS/005) and MacLennan Place (M/AB/OS/007). The site at Balvenie Street scored poorly due to the lack of access and overgrown parts of the site but the site has value as it screens the industrial estate on a key gateway to the town. The site at MacLennan Place scored poorly due to the lack of clear function and flytipping, there is an opportunity to enhance the quality of the site and build on the views it has over the countryside.

Whilst in terms of numbers the poor sites make up about 33% of the number of open space in terms of area the poor sites makes up a relatively small area (6.35ha), which is approximately 22%. However this is one of the highest proportion across the settlements audited.

### 1.3 Accessibility

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

Overall 96% of households in Dufftown were within 400m of an audited site. 94% of households in Dufftown 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.

76% of households in Dufftown 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

**Northern parts of MacLennan Place** – This gap largely reflects the location of the housing on the very edge of the settlement and access to Tinniver Playingfields is only just over 400m from the area.

**South of A941** – Church Street, southern parts of Braehead Terrace, Cowie Avenue, and parts of Fife Street. South of the A941 there are currently no sites which are Public Parks, Playspace and Sports Area. Additional provision is likely to be difficult to achieve unless the function of existing open spaces can accommodate playspace or kickabout area.

**Western parts of Conval Street** – Whilst distant from existing provision due to the peripheral location, this area have 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 Corsemaul Drive

Site has consent for development.

#### Site R2 South of Conval Street

The site to the South of Conval Steet is must provide a Pocket Park with playspace and kickabout area. Landscaping requirements are set out within the site text in the Local Development Plan. The landscaping must include connecting paths to encourage more active use of the space to be made.

#### Site R3 Hillside Farm

The site at Hillside Farm must provide a Pocket Park

with playspace and kickabout area. Improvements to aid direct access to Hill Street Playingfields must be provided. An Entrance gateway to be created at the southern access to the site. Landscaping requirements are set out in Local Development Plan within the Key Design Principles Plan. The landscaping must include connecting paths to encourage more active use of the space to be made.

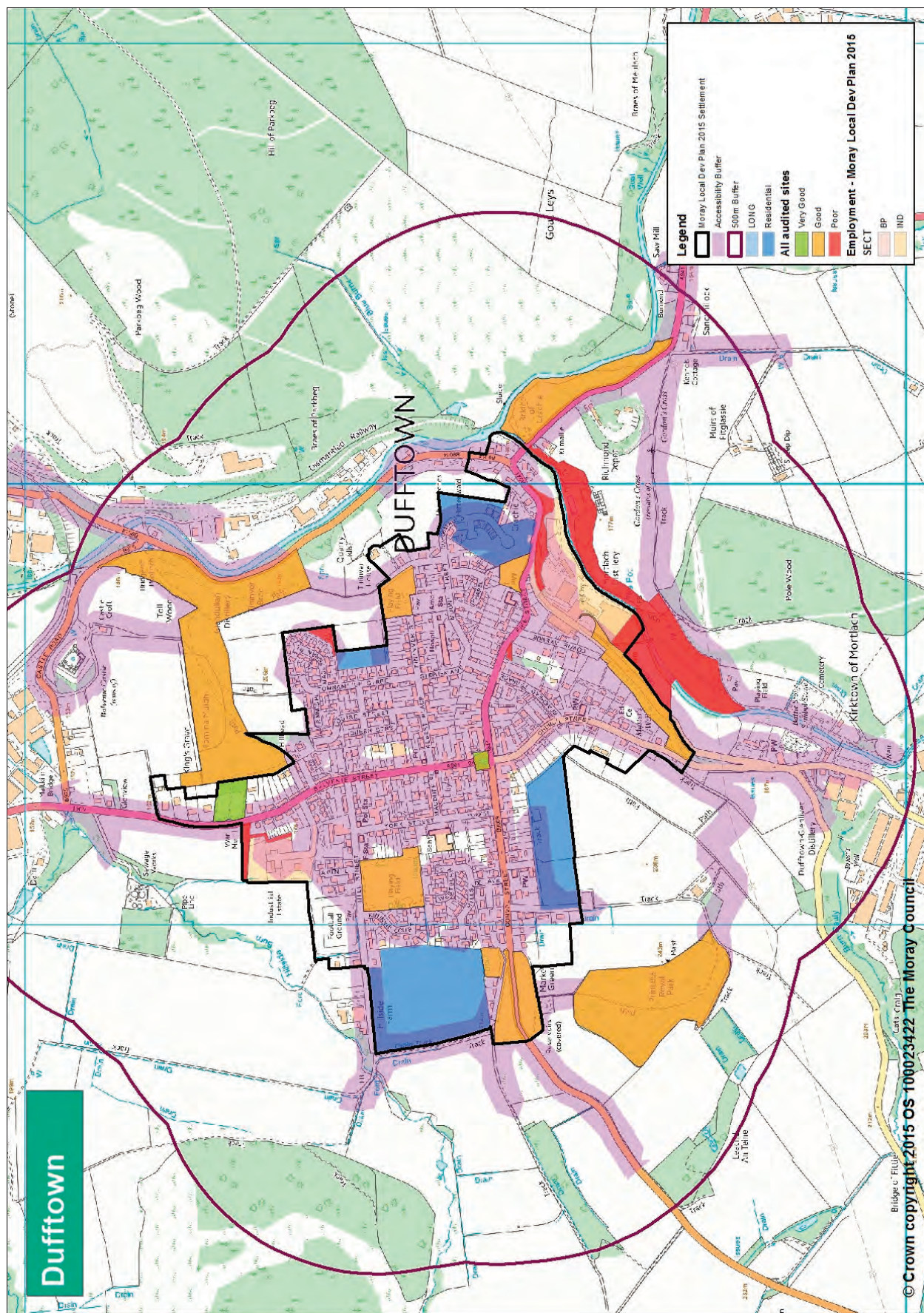
#### Site R4 Tomnamuidh

The site at Tomnamuidh must contribute to improvements at Tinniver Street Playing fields.

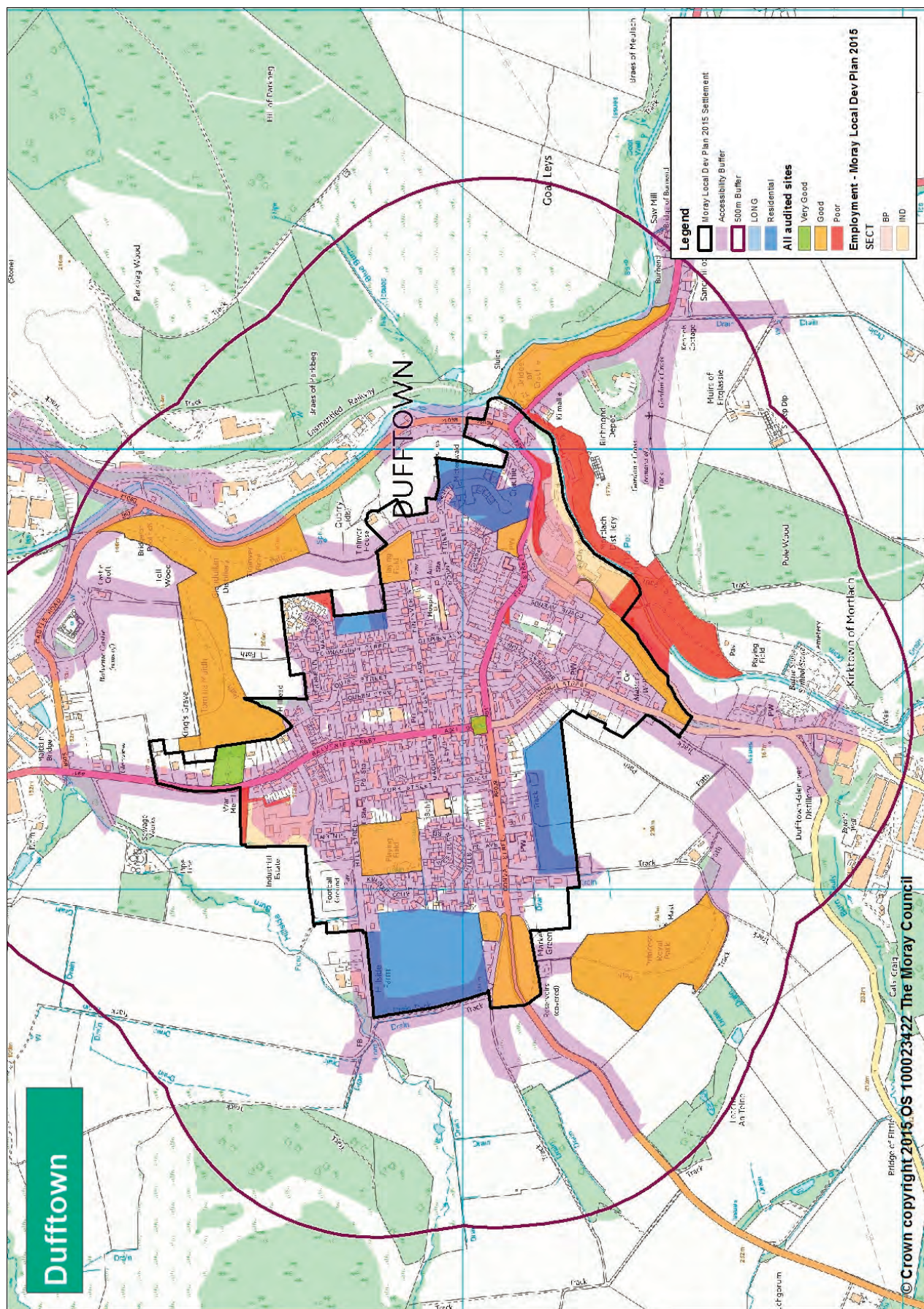




Plan 2 All Audited sites with Access Buffer

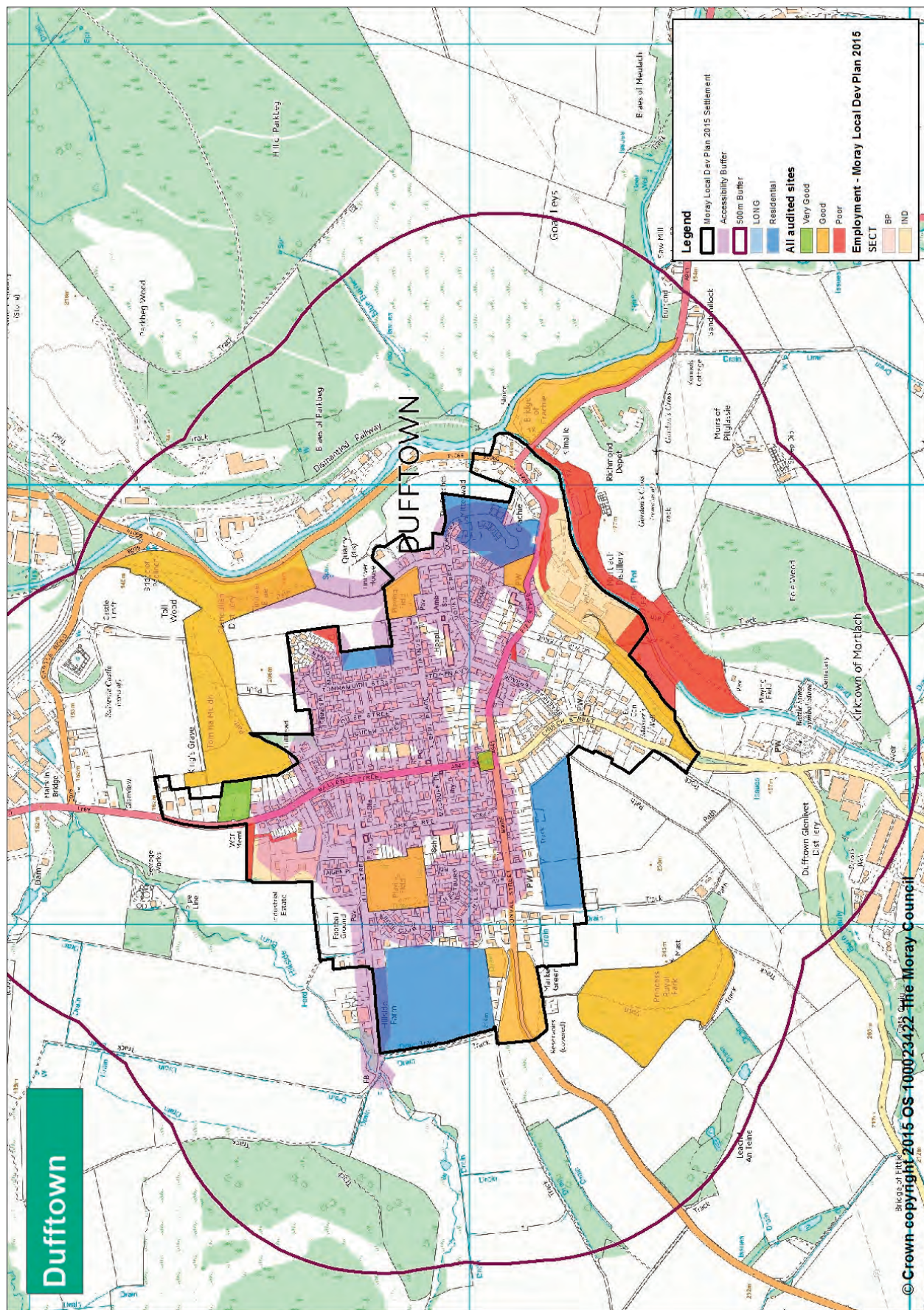








Plan 4 Access Buffer for Good or Very Good Public Parks and Gardens, Playspace and Sports Areas (or sites with these functions)





### 3. Audited Sites Summary

The table below provides a summary of the audited sites in Dufftown. 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 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	Reasons for Poor	Park Hierarchy	Key qualities and features	Development Opportunities	ENV status/ recommendation
M/DF/OS/001	Conval Street	Private/Moray Council	Amenity	1.82	Good			Landscaping which creates a gateway to Dufftown. Formal planting, trees and grass. Views to countryside.	<b>Development - None.</b> The Community Action Plan identifies improvements to enhance the gateway and create active functions within this area.	Existing ENV3 Amenity Greenspace. Retain existing designation.
M/DF/OS/002	Hill Street playing fields	Moray Council	Public Parks	1.67	Good		Public Park	Open grassed area with mature trees around edge. Includes pitches and playspace. Used for local events.	<b>Development - None.</b> <b>Access -</b> Ensure direct access from R3 Hillside Farm is provided. Improve signage. Upgrades to diversify the function of the space are identified through the Community Action Plan to be progressed by others.	Existing ENV4 Playspace for Children and teenagers and ENV5 Sports Areas. Consider changing to ENV1 Public Parks and Gardens to reflect multi functions of space.
M/DF/OS/005	Balvenie Street Visual Amenity	TBC	Amenity	0.27	Poor	No access and overgrown. Has value due to the screening it provides to the industrial area.		Area of dense planting which screens industrial estate from view on arrival to town. Buffer to housing.	<b>Development - None.</b>	Existing ENV6 Green Corridor/Natural/Semi Natural. Consider amending boundary to reflect planted area.
M/DF/OS/006	War Memorial	Moray Council	Civic	0.61	Very Good			War memorial set within a formal garden with bedding plants and mature trees.	<b>Development - None.</b>	Existing ENV7 Civic Space. Retain designation.
M/DF/OS/007	MacLennan Place	Moray Council	Amenity	0.15	Poor	Lack clear function and rubbish evident.		Amenity greenspace to rear of housing. Shrubs and bushes. Views across countryside.	<b>Development - None.</b>	Existing ENV3 Amenity Greenspace.
M/DF/OS/008	Tinniver Street Playing Fields	Moray Council	Public Parks	0.68	Good		Neighbourhood Park	Open grass area adjacent to bowling green. Includes a pitch and playspace. Path links to countryside/woodland walks.	<b>Development - None.</b> <b>Access -</b> Core path along eastern edge of site. Upgrades to Tinniver Street Playing fields including to play equipment, fencing and drainage are being progressed through the	Existing ENV5 Sports Areas. Consider changing designation to public parks and gardens.



• Your place, Your plan, Your future