

## APPENDIX 8 KEITH

### Keith Audit Findings

Keith has approximately 95 ha of publicly usable open space over 18 sites. A large proportion of this is woodland within or on the edge of the settlement which accounts for approximately 46 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 typology with a good proportion of Public Parks and Gardens. Playspace and Playingfields can be found within other typologies, see table below.

The Natural/Semi Natural typology makes up the greatest proportion of area, accounting for 49% of the total area of audited sites. Green corridors also makes up a significant proportion contributing 30% of the area.



#### Area (ha)

- Public Parks and Gardens **7.05**
- Playspace\* **0.1**
- Sports Area\* **6.9**
- Natural/Semi Natural **46.78**
- Green Corridor **29.57**
- Civic **0.08**
- Amenity **4.95**
- TOTAL Area (ha) 95.43**

#### Number of sites

- Public Parks and Gardens **4**
- Playspace\* **1**
- Sports Area\* **2**
- Natural/Semi Natural **2**
- Green Corridor **3**
- Civic **1**
- Amenity **5**
- TOTAL Number of sites 18**

\*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 play space and playing fields 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 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 Keith the rate per household and per 1,000 people is lower than the overall “Moray” figures. 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 Keith | Total land audited in Moray | Audited land excluding Natural/ Semi Natural | Audited land excluding Natural/ Semi Natural Moray |
|-----------------------------|-----------------------------|-----------------------------|--|--|
| Open Space per household    | 400.13 m <sup>2</sup>       | 584.48m <sup>2</sup>        | 64.45 m <sup>2</sup>                         | 180.63m <sup>2</sup>                               |
| Open Space per 1,000 people | 20.16 ha                    | 28.89ha                     | 5.41 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 Keith exceeds this and when the Natural/Semi Natural sites are excluded Keith falls between the ranges used by other authorities.

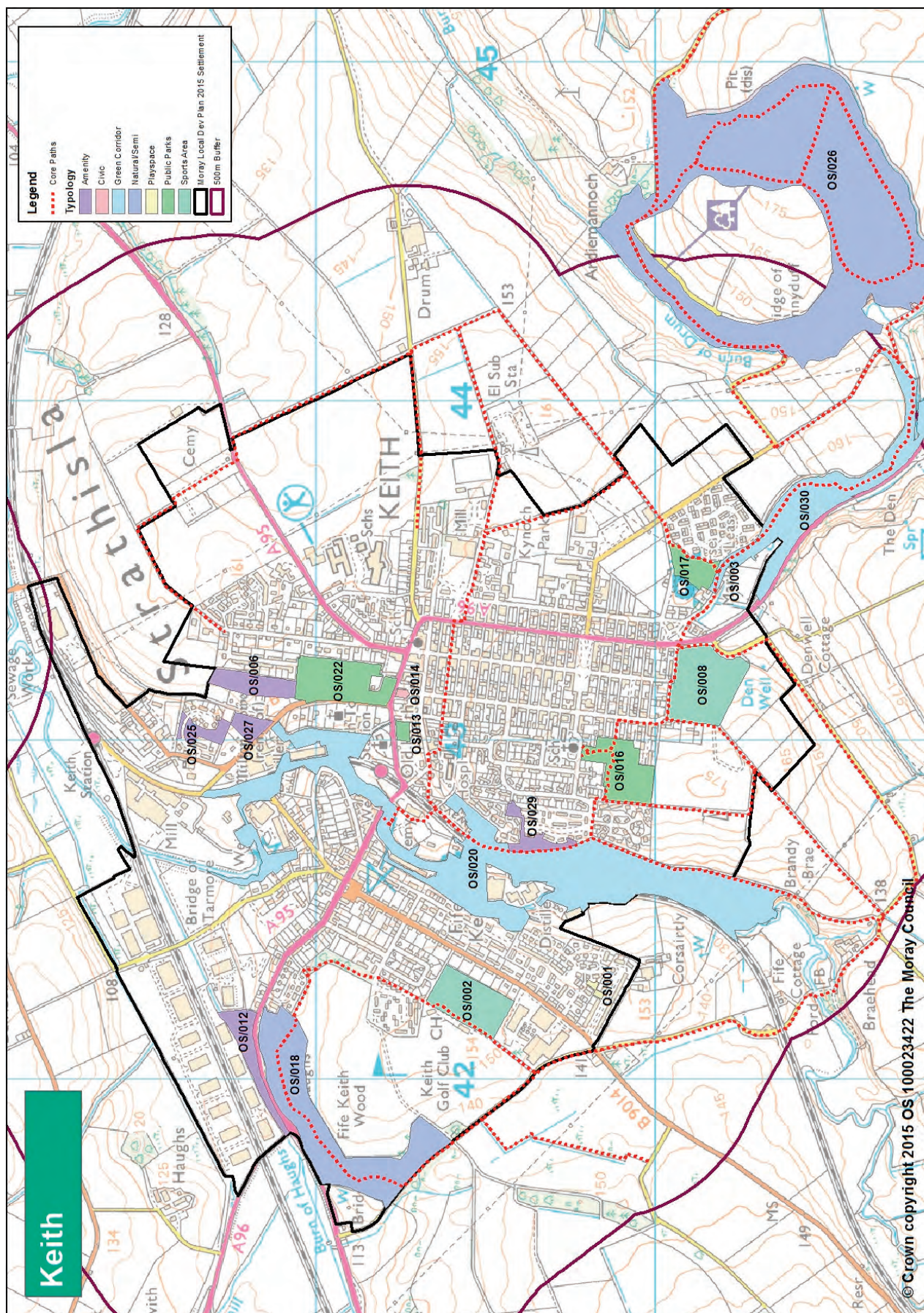
Fields in Trust, formerly operating as the National Playing Field Association made recommendations on planning for outdoor sport and children’s play. This became known as the “6 acre standard”. Fields in Trust recommends a minimum standard for outdoor playing space of 2.4 hectares (6 acres) for 1,000 people. This standard only applies to Public Parks and Gardens, Playspace and Sports Area. Comparing these typologies to the “six acre standard” shows that Keith currently meets this standard.



| Type of Open Space                     | Ha per 1,000     |        | Six Acre Standard | Moray         |
|--|------------------|--------|-------------------|---------------|
| Public Parks and Gardens               | 1.49 ha          | 2.9 ha | 2.42 ha           | 1.65 ha       |
| Playspace                              | 0.02 ha          |        |                   | 0.13 ha       |
| <i>(Playspace in other typologies)</i> | <i>(0.17 ha)</i> |        |                   | <i>(0.24)</i> |
| Sports Area                            | 1.46 ha          |        |                   | 0.94 ha       |
| <i>Playing fields</i>                  | <i>(0.70 ha)</i> |        |                   | <i>(0.62)</i> |
| Natural/Semi Natural                   | 9.88 ha          |        |                   | 19.96 ha      |
| Green Corridor                         | 6.25 ha          |        |                   | 4.63 ha       |
| Civic                                  | 0.02 ha          |        |                   | 0.07 ha       |
| Amenity                                | 1.05 ha          |        |                   | 1.51 ha       |



# Keith





## 1.2 Quality

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

Three sites fall within the highest quality category. The War Memorial (M/KH/OS/014) scored well as it an attractive civic space with formal flower beds. Cuthil Park (M/FR/OS/016) scored well due to the number of different functions and facilities provided. St Rufus Park (M/FR/OS/022) scored well due to the multiple facilities and attractive open landscape.

Four sites fall within the lowest quality category. These sites are discussed further below.

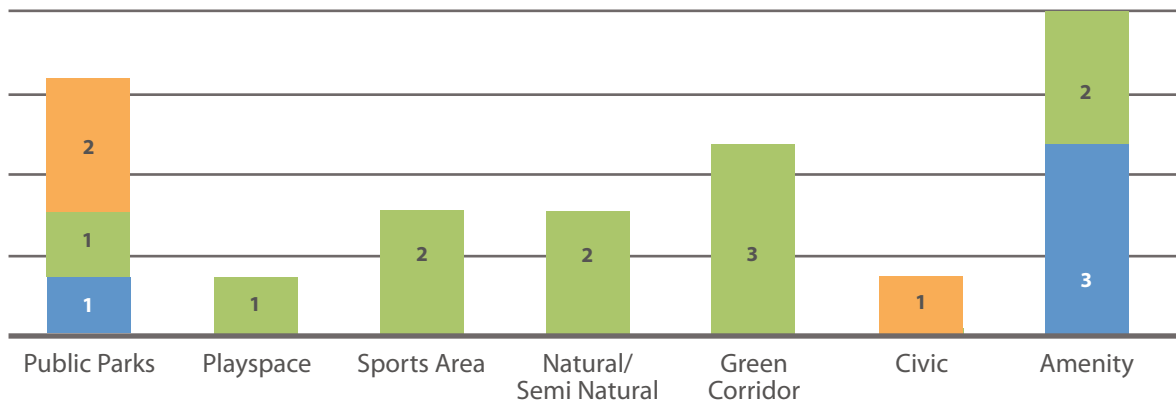
78% of sites were classed either as good or very good when considered against the quality criteria. This can be broken down by typology, which shows the proportion of poor sites is highest within amenity typology.

### Number of Sites

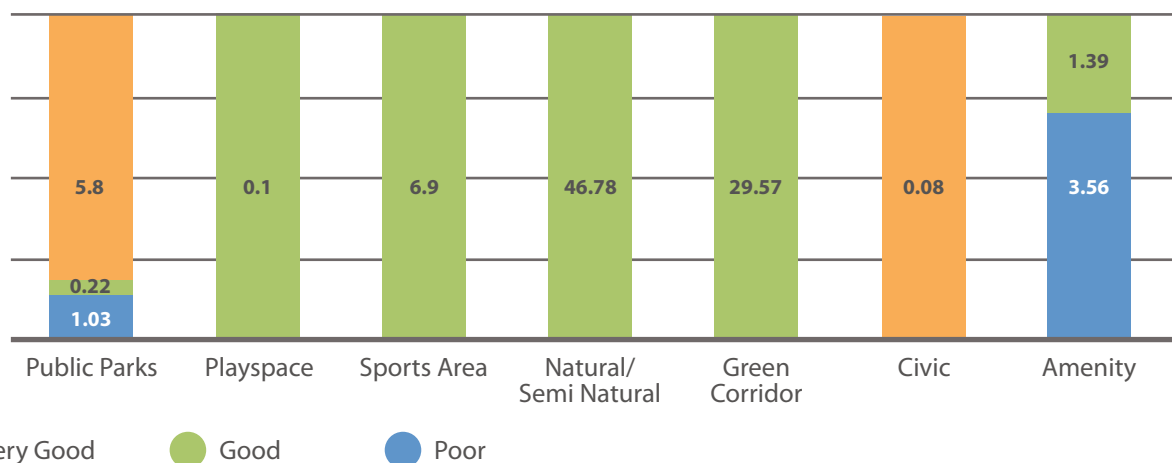
Very Good 3    Good 11    Poor 4



### Quality by Typology - Site Numbers



Quality by Typology - Area (ha)



Three amenity sites scored poorly these are at Isla Brae (M/KH/OS/025) which scored poorly due to overgrown areas and dilapidated play equipment, to the east of Seafield Terrace (M/KH/OS/006) which scored poorly due to its lack of clear function and purpose, and trees at Haughs Road (M/KH/OS/012) due to the lack of access but the site is visually important for the entrance to Keith. The Public Park at Dunnyduff Road (M/KH/OS/017) due to the lack of natural surveillance,

Whilst in terms of numbers poor sites make up a significant proportion of the number of open spaces (22%) in terms of area the poor sites make up a relatively small area (4.59ha), which is approximately 4.8% of the total area of open space. However, this makes up a significant proportion of the Amenity typology.

### 1.3 Accessibility

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

Overall 89% of households in Keith were within 400m of an audited site. Similarly 83% of households in Keith 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. The main gap in provision is in the east of Keith at Balloch Road, Moss Street, and Balloch Court.

Approximately 74% of households are within 400m of a Public Park and Garden, Playspace or Sports Area (or other sites containing these functions). Approximately 67% of households 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 Keith** – Balloch Road, Moss Street, Balloch Court, Westerton, parts of Bridge Street and parts of Mid Street. There are pitches close to this area but these are operated by clubs and not freely open to the public. Improving provision in this built up area is difficult and the focus should be making access as easy as possible to sites at St Rufus Park (M/KH/OS/022) and Dunnyduff Road (M/KH/OS/017).



**Parts of Green Court/School Road** – Focus should be on making access as easy as possible to St Rufus Park which is within 500m of the housing.

**Den Crescent** – Improvements to the park at Dunnyduff Road (M/KH/OS/017) would improve provision in this area. Improving the setting with landscaping and planting could help minimise the impacts of the pylon located within the site.

**Fife Keith** – Parts of Nelson Terrace, the Square, Regent Street, Alexandra Road and Braco Street. There is provision within Colvin Court of a small playspace which will improve provision within the area. New provision is difficult due to the built up nature and private ownership. There is potential for existing sites to diversify their function, which is mainly natural/semi natural or green corridor.

**Muldearie View** - Potential for existing sites to diversify their function, which is mainly natural/semi natural or green corridor.

## 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.

#### R1 Nelson Terrace

Development commenced on this site in the 1970's.

#### R2 Alexandra Road

Development completed.

#### R3 Edindiach Road West

Site layout must provide suitable paths to connect to ENV5 Dunnyduff Road (M/KH/OS/017)

#### R4 Balloch Road

Site layout must provide suitable paths to connect to ENV5 Dunnyduff Road (M/KH/OS/017)

#### R5 Seafield Walk

The site layout must provide suitable access to Cuthil Park (M/KH/OS/016).

#### R6 Banff Road North

A Pocket Park must be provided within the site. Landscaping requirements are set out in the Local Development Plan. Significant areas of structural landscaping/tree planting are required to restrict development on the upper slope and crest of the hill to allow better integration of the development into the landscape. Feature tree planting must be provided along the eastern site boundary. The landscaping must include connecting paths to encourage more active use of the space to be made. Along the A95 frontage, hedging and feature tree planting must be provided, to create an attractive road verge incorporating footpath/cycleway. The landscaping must include connecting paths to encourage more active use of the space to be made.

#### R7 Banff Road South

A Neighbourhood Park must be provided within the site. Landscaping requirements are set out within the Local Development Plan. Significant parts of the site must be woodland/structure planting and open space, with hedging and feature tree planting along the northern and eastern boundaries.

#### R8 Edindiach Road East

Development consented and under construction. Layout includes a play park which should be protected with ENV status.

#### R9 Jessiman's Brae

Landscaping to be provided to integrate the new development.

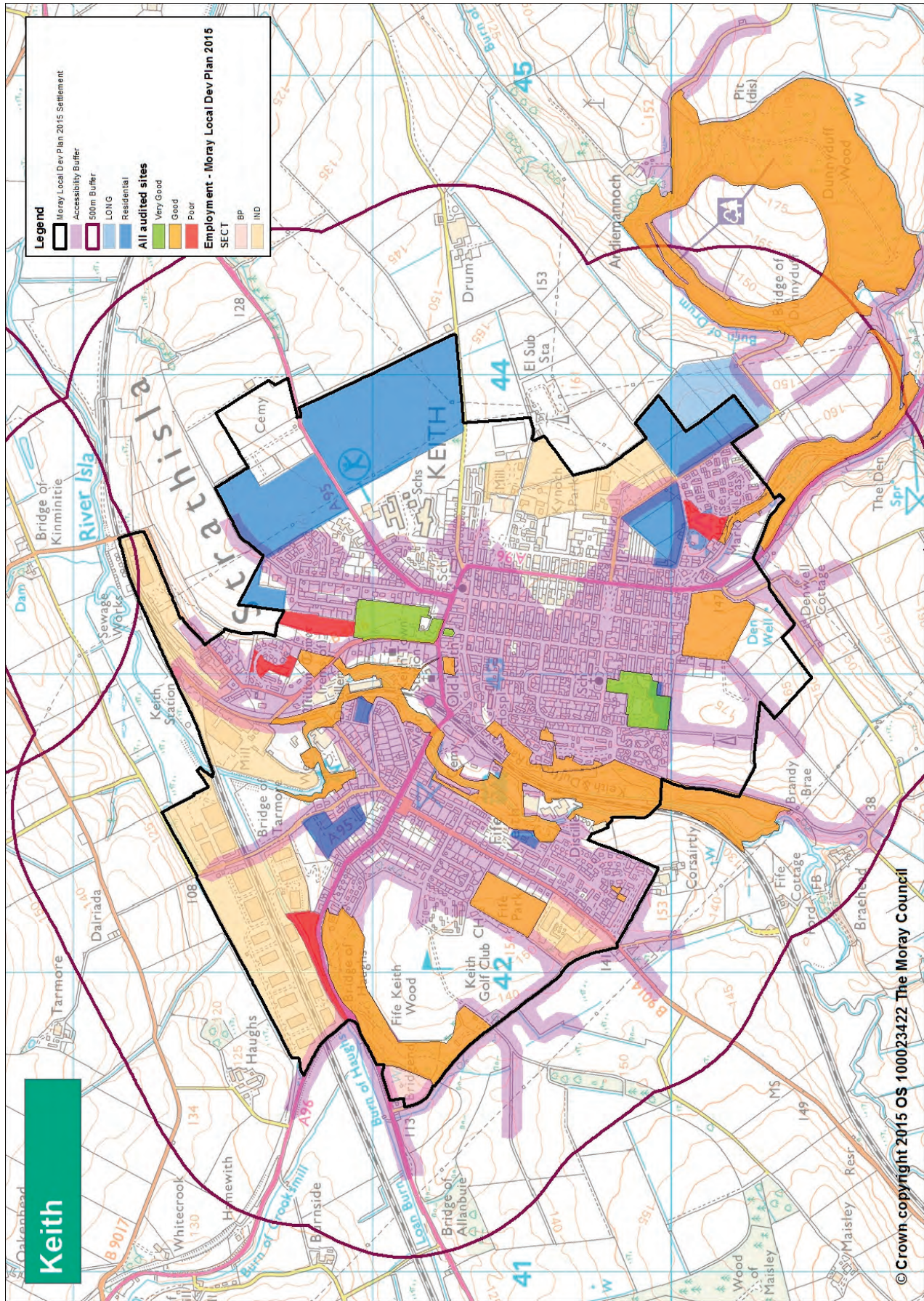
#### R10 Broomhill Road

Landscaping to be provided to integrate the new development.





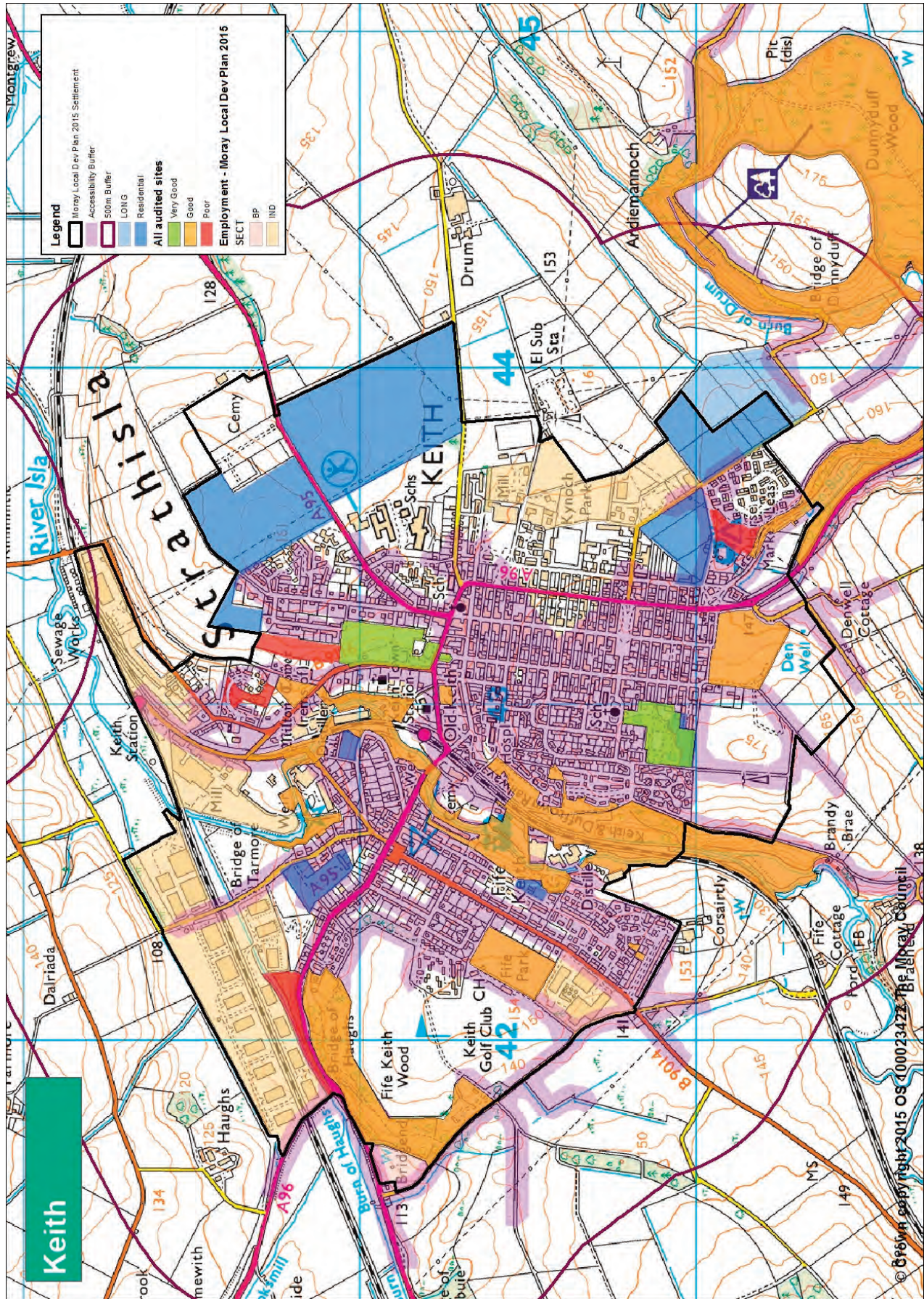
Plan 2 All Audited sites with Access Buffer



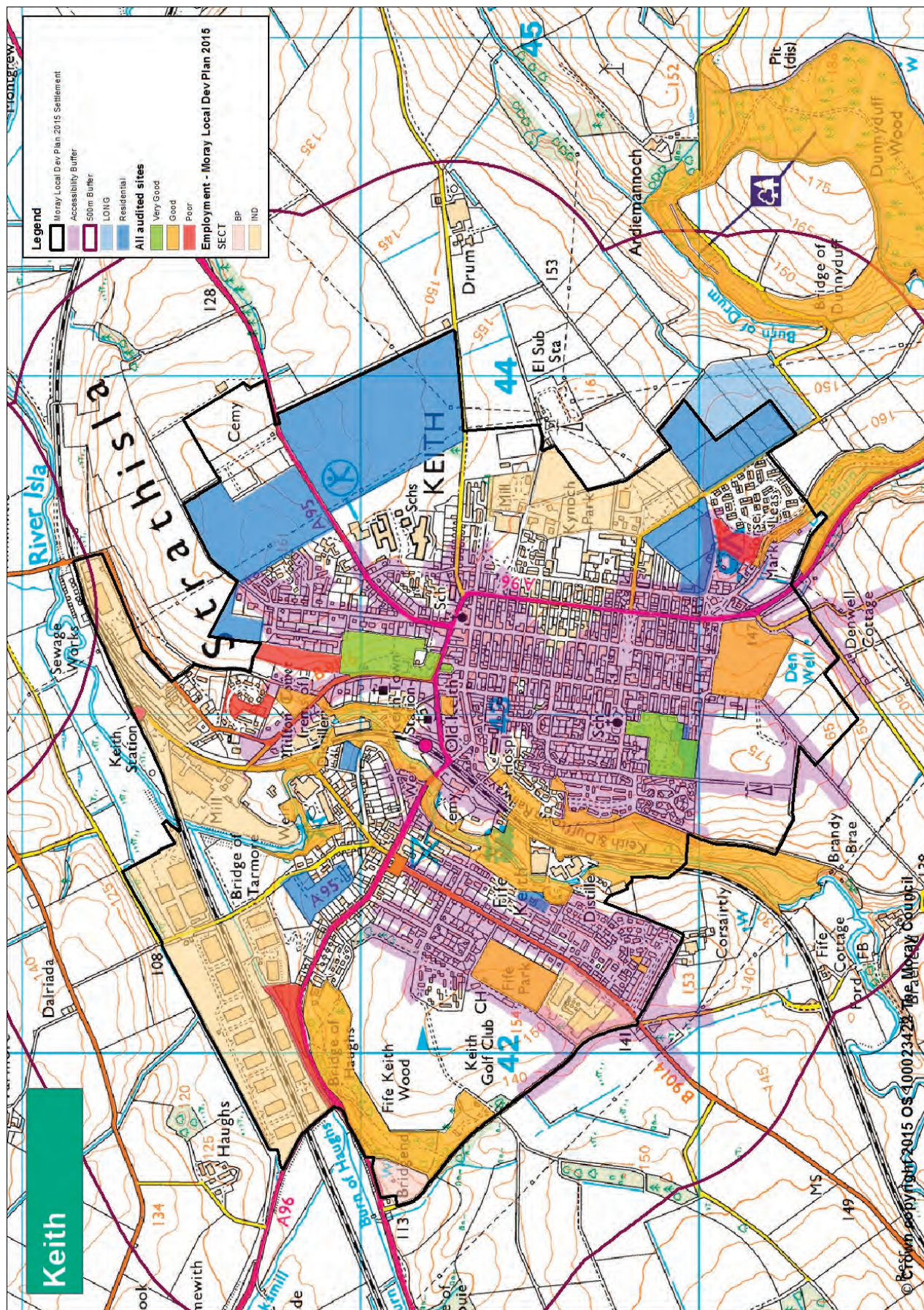
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### 3. Audited Sites Summary

The table below provides a summary of the audited sites in Keith. 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/KH/OS/001    | Nelson Court                             | Housing Association/ Private          | Playspace      | 0.1       | Good          |  | Pocket Park        | Northern part of site playspace to rear of housing, primarily hard landscaping. Area to south flat grass area. No access between two areas.   | <b>Development -None. Access -</b> Opportunity to improve access between areas by removing fencing. | Existing ENV4 Playspace for children and teenagers. Retain designation.                            |
| M/KH/OS/002    | Fife Park                                | Moray Council                         | Sports Area    | 2.9       | Good          |  | Sports Area        | Grass playingfields with playspace in north west corner. Surrounded by mature trees.  | <b>Development -None. Access -</b> Improve signage  | Existing ENV5 Sports Areas. Retain designation.  |
| M/KH/OS/003    | The Den                                  | Moray Council                         | Green Corridor | 0.57      | Good          |  | N/A                | Mature woodland with path. Buffer to dense development to northeast. Connects to other spaces and countryside.  | <b>Development -None. Access -</b> Improve signage to connecting paths.                             | Existing ENV6 Green corridor/Natural/Semi Natural. Retain designation or define as green corridor. |
| M/KH/OS/006    | Seafield Terr                            | Private                               | Amenity        | 1.4       | Poor          | Lacks clear function. Overgrown and unmanaged.   | N/A                | Rough grass area between housing. Neighbours public park and farmland. Visual amenity to surrounding housing.   | <b>Development -None.</b>   | Existing ENV9 Other Functional greenspaces.  |
| M/KH/OS/008    | Seafield Park                            | Moray Council                         | Sports Area    | 4         | Good          |  | Neighbourhood Park | Open grass area at edge of settlement. Includes playingfield on eastern part. Mature trees line southern edge. Part of this site is temporarily used by circuses and travelling shows. During these times the site provides associate short term housing. | <b>Development -None.</b>   | Existing ENV5 Sports Area. Consider changing to Public Parks and Gardens.                          |
| M/KH/OS/012    | Haugh Road                               | Private                               | Amenity        | 1.48      | Poor          | Steeply sloping so access restricted. Has value as provides visual amenity on key entrance to Keith. |                    | Woodland on steep slope on key entrance providing visual amenity. Access restricted due to slope. Screens bonded warehouses.  | <b>Development -None.</b>   | Existing ENV3 Amenity Greenspace. Retain designation.  |
| M/KH/OS/013    | Bandstand Gardens/ St Rufus Park Gardens | Moray Council                         | Public Parks   | 0.22      | Good          |  | Public Gardens     | Attractive garden with central band stand. Formally laid out with flower beds.  | <b>Development -None.</b>   | Existing ENV1 Public parks and gardens. Retain designation.  |
| M/KH/OS/014    | War Memorial                             | Moray Council                         | Civic          | 0.08      | Very Good     |  |                    | War memorial within landscaped grounds with some flower beds.   | <b>Development -None.</b>   | Existing ENV Civic Space. Retain designation.  |
| M/KH/OS/016    | Cuthill Park                             | Moray Council                         | Public Parks   | 2.62      | Very Good     |  | Public Park        | Public park providing variety of functions including kickabout area, skate park, playspace, and allotments.   | <b>Development -None. Access -</b> Improve signage  | Existing ENV5 Sports Area. Consider changing designation to Public Parks and gardens.              |
| M/KH/OS/017    | Den playing field/ Dunnyduff Road        | Moray Council                         | Public Parks   | 1.03      | Poor          | Lacks natural surveillance, poor setting adjacent to pylon and lack of landscaping.                  | Neighbourhood Park | Grass area with pitch, and playspace. Within pylon line. Open space for relatively dense development to the east.   | <b>Development -None.</b>   | Existing ENV5 Sports Area. Consider changing designation to Public Parks and gardens.              |
| M/KH/OS/018    | Cottage                                  | Moray                                 | Natural/Semi   | 8.78      | Good          |  |                    | Woodland on edge of settlement with network   | <b>Development -None.</b>   | Existing ENV6 Green corridor/Natural/Semi  |



|             | Woods                 | Council             |                |      |           |  |   | of paths. Part of setting of Fife Keith and key entrance to Keith.   | Access – Improve path quality. Overgrown around signage in places.<br><b>Development</b> –None. | Natural. Retain designation or define as green corridor.   |
|-------------|-----------------------|---------------------|----------------|------|-----------|--|---|--|---|--|
| M/KH/OS/020 | River Isla Corridor   | Mixed ownership     | Green Corridor | 22   | Good      |  |   | River Isla corridor. Allows movement to centre of Keith, particularly southern section. Attractive riverside area beside historic bridge. Part of wider landscape and key feature which divides Keith. | <b>Development</b> –None.   | Existing ENV6 Green corridor/Natural/Semi Natural. Retain designation or define as green corridor.   |
| M/KH/OS/022 | St Rufus Park         | Moray Council       | Public Parks   | 3.18 | Very Good |  | Public Park                                     | Formal park with playspace, tennis courts, and garden area adjacent to A96. Tree lined avenues. Setting for surrounding housing.   | <b>Development</b> –None.   | Existing ENV1 Public Parks and Gardens. Retain designation.  |
| M/KH/OS/025 | Isla Brae             | Private             | Amenity        | 0.68 | Poor      |  | Parts overgrown and dilapidated play equipment. | Hill with rough grass and overgrown area to rear of houses with old play equipment.  | <b>Development</b> –None.   | Existing ENV9 Other Functional greenspaces. Consider changing to Amenity designation.  |
| M/KH/OS/026 | Dunnyduff Wood        | Forestry Commission | Natural/Semi   | 38   | Good      |  |   | Woodland to south east of settlement with network of paths. Path network allows for circular routes.   |   | No, outwith settlement boundary. Sufficient policy protection in terms of Policy E10 Countryside Around Towns and Policy E4 Trees and Development. |
| M/KH/OS/027 | Strathisla Distillery | Private             | Amenity        | 0.62 | Good      |  |   | Garden ground and car parking for Strathisla. Mix of formal trees and grass. Provides attractive setting for distillery.   |   | ENV not recommended given primary function car parking. Remainder private ground.  |
| M/KH/OS/029 | Quarryhill            | Mixed ownership     | Amenity        | 0.77 | Good      |  |   | Grass area, mainly sloping. Amenity land for properties which have no enclosed gardens. Connects to other open space.  | <b>Development</b> –None.<br><b>Access</b> – Connection to core path.                           | Consider new ENV amenity greenspace.   |
| M/KH/OS/030 | The Den               | Mixed ownership     | Green Corridor | 7    | Good      |  |   | Woodland with path network. Attractive edge to settlement. Connects to other greenspaces and wider countryside.  | <b>Development</b> –None.<br><b>Access</b> – Improve signage to connecting paths.               | Consider new ENV green corridor.   |

