

APPENDIX 9 LOSSIEMOUTH

Lossiemouth Audit Findings

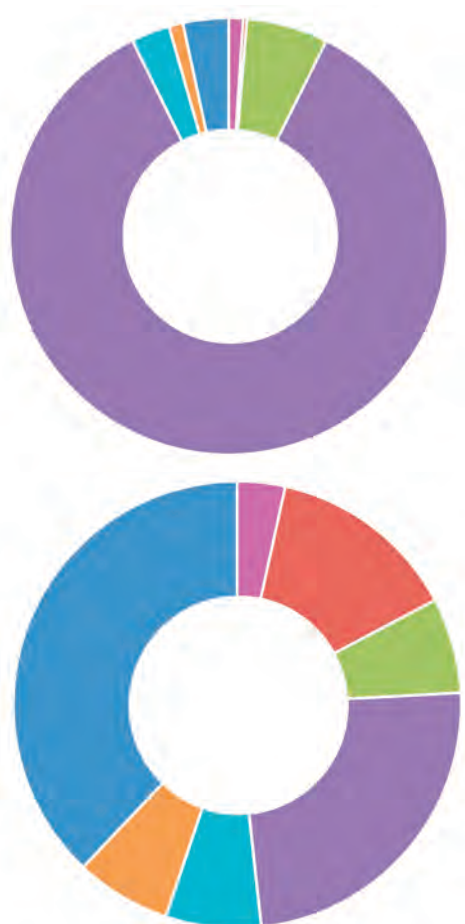
Lossiemouth has approximately 175 ha of publicly usable open space over 29 audited sites. A large proportion of this is Natural/Semi Natural open space made up of a mix of woodland, foreshore and beaches.

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. Many of the Amenity sites are planned greenspace within developments. The Natural/Semi Natural sites include the woodlands to the east of Lossiemouth and beaches.

The natural/semi natural typology makes up the greatest proportion of area, accounting for 85% of the total area of audited sites.



Area (ha)

- Public Parks and Gardens **1.84**
- Playspace* **0.5**
- Sports Area* **10.6**
- Natural/Semi Natural **150.14**
- Green Corridor **5.02**
- Civic **1.83**
- Amenity **5.94**
- TOTAL Area (ha) 175.87**

Number of sites

- Public Parks and Gardens **1**
- Playspace* **4**
- Sports Area* **2**
- Natural/Semi Natural **7**
- Green Corridor **2**
- Civic **2**
- Amenity **11**
- TOTAL Number of sites 29**

*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 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 Lossiemouth the rate per household and per 1,00 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 over Moray figure.

	Total land audited in Lossiemouth	Total land audited in Moray	Audited land excluding Natural/ Semi Natural	Audited land excluding Natural/ Semi Natural Moray
Open Space per household	531 m ²	584.48m ²	37.72 m ²	180.63m ²
Open Space per 1,000 people	25 ha	28.89 ha	2.82 ha	8.93 ha



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 and Natural/semi Natural spaces 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 Lossiemouth exceeds this however when the Natural/Semi Natural typology is removed it falls below the standards set 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 Lossiemouth currently does not achieve the standard, falling short by 0.58ha.

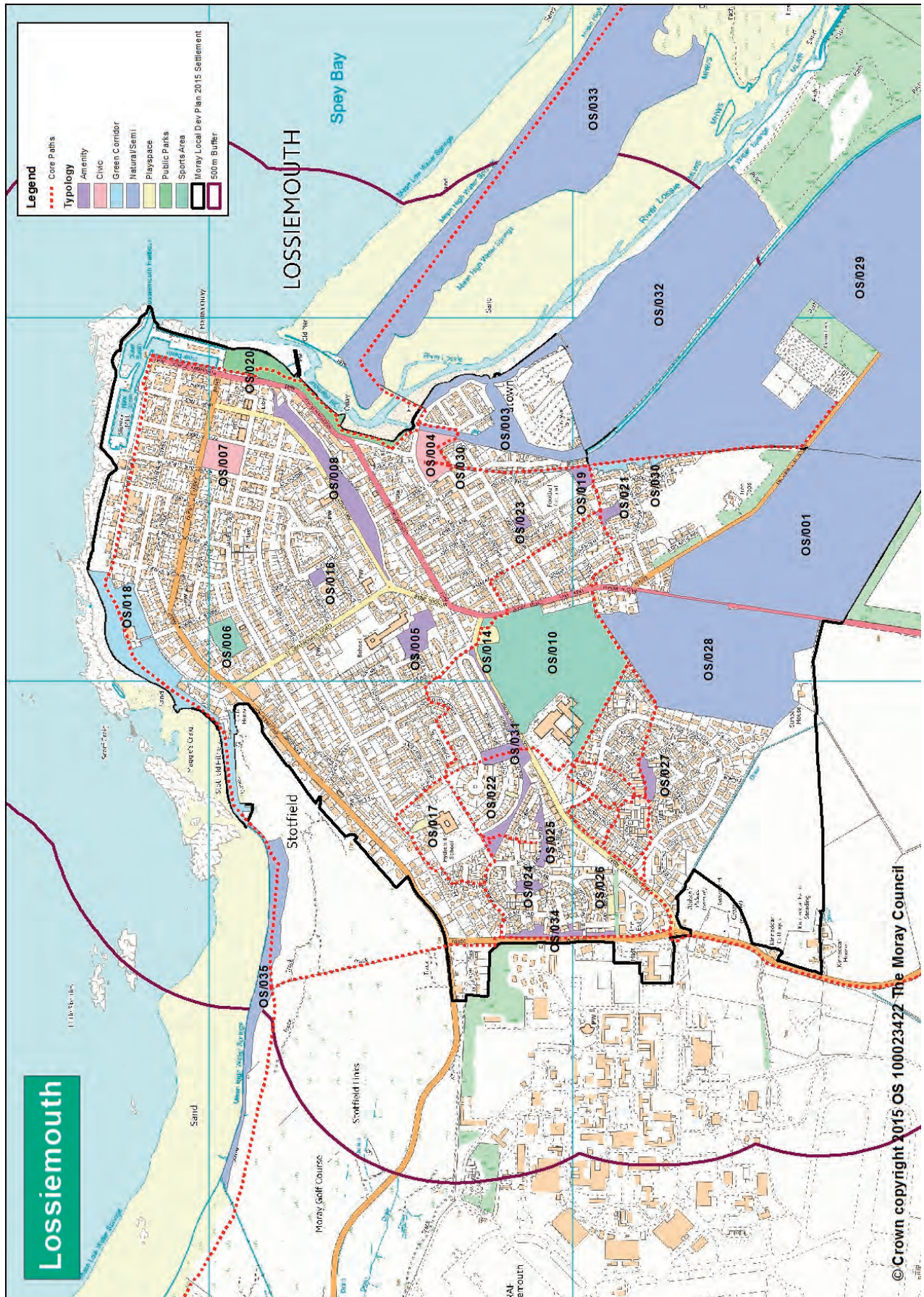
There are facilities including pitches at RAF Lossiemouth, these are not included within the audit due to restrictions on access.



Type of Open Space	Ha per 1,000		Six Acre Standard	Moray
Public Parks and Gardens	0.26 ha	1.84 ha	2.42 ha	1.65 ha
Playspace	0.07 ha			0.13 ha
(Playspace in other typologies)	(0.12 ha)			(0.24)
Sports Area	1.51 ha			0.94 ha
(Playing fields)	(0.48 ha)			(0.62)
Natural/Semi Natural	21.35 ha			19.96 ha
Green Corridor	0.71 ha			4.63 ha
Civic	0.26 ha			0.07 ha
Amenity	0.84 ha			1.51 ha



Plan 1 Audited Sites Typology



1.2 Quality

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

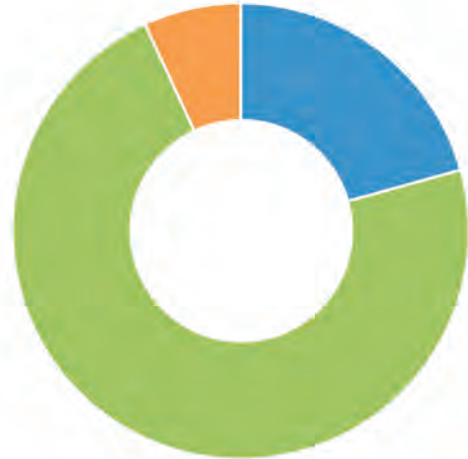
Two sites fall within the highest quality category. James Square (M/LM/OS/007) scored well as it as attractive well maintained historic square providing a focal point within the town. The Old Station/Promenade (M/LM/OS/020) scored well due to the coastal character it added to the identity of Lossiemouth and also the multiple functions it performed.

Six sites fall within the lowest quality category. The lack of any obvious function and poor maintenance contributed to the low scoring. These sites are discussed further below.

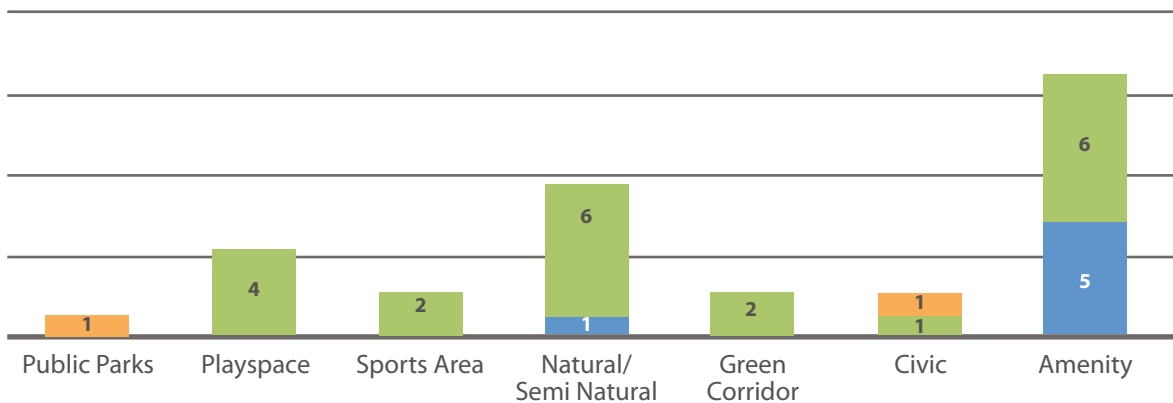
79% of sites were classed either as good or very good when considered against the quality criteria. This can be broken down by typology, which shows the proportion of poor sites is highest within the amenity typology.

Number of Sites

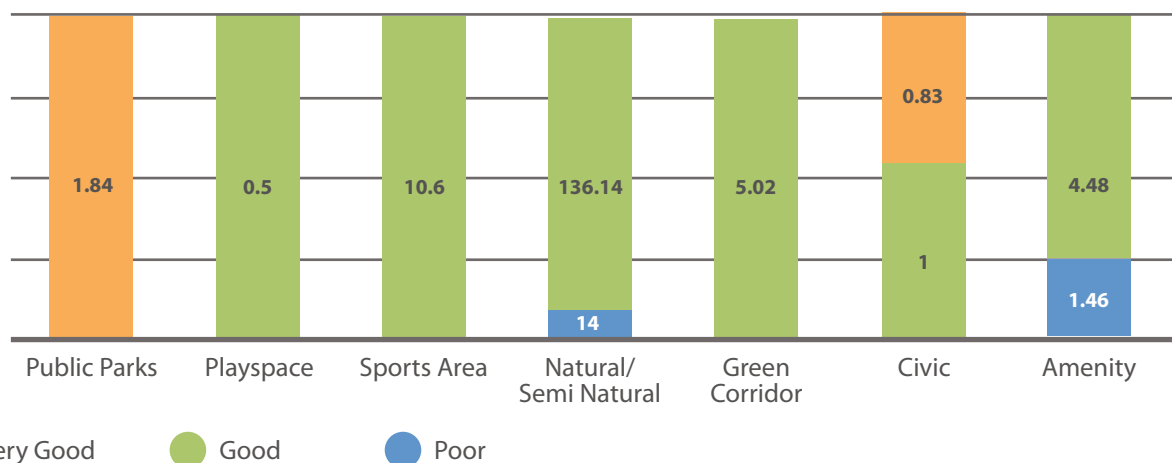
Very Good 2 Good 21 Poor 6



Quality by Typology - Site Numbers



Quality by Typology - Area (ha)



Five amenity sites scored poorly these are at Bishops Court (M/LM/OS/024) which scored poorly due to the lack of maintenance which has left the site overgrown and unattractive, South of Grant Park (M/LM/OS/019) which scored poorly due to the lack of any clear function or use, Coulardhill (M/LM/OS/016) which scored poorly as it is an empty grass space with no specific use, Dean Terrace (M/LM/OS/005) which scored poorly as it lacked any clear function or use and at Moray Street (M/LM/OS/023) scored poorly as it is an empty grass space with no specific use. The Natural/Semi Natural space which scored poorly was Sunbank Quarry (M/LM/OS/028) which scored poorly due to the unwelcoming and poor paths and some fly tipping.

Whilst in terms of numbers 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 (15.46ha), which is approximately 8.8% 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 96% of households in Lossiemouth were within 400m of an audited site. Similarly 95% of households in Lossiemouth 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 84% of households are within 400m of a Public Park and Garden, Playspace or Sports Area (or other sites containing these functions). Approximately 84% 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:

Parts of Stotfield Road – the gap in provision could be reduced by improving access to existing spaces and school grounds such as St Gerardines.

Spynie Place and part of Hythehill – Improving the quality and function of the site at Dean Terrace (M/LM/OS/005) would improve provision in this area. Coulardhill, Schoolhill Terrace, and parts of Prospect Terrace – Improving the quality and function of the site at Coulardhill (M/LM/OS/016) would improve provision in this area.



South part of Boyd Anderson Drive and cul de sacs off this - Improving the quality and function of the site at Boyd Anderson Drive (M/LM/OS/027) would improve provision in this area. This site currently has solely an amenity function.

Parts of Kinnedar Street – Small gap in provision identified. The Civic site at James Square (M/LM/OS/007) is immediately adjacent to this site and therefore the gap identified doesn't reflect the situation as this space could also be considered a Public Park and Garden.

Woodland Walk and parts of Inchbroom Avenue – this area has several areas of open space which primarily perform an amenity function for the housing development. Improvements to the function to one of these space would improve provision in the area, including site at Hillocks Way (M/LM/OS/021), or to the South of Grant Park (M/LM/OS/019).

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 Sunbank/Kinneddar

Development must provide a pocket park and neighbourhood park or civic area. The Local Development Plan sets out landscaping requirements. Extensive boundary landscaping must be provided. The landscaping should include connecting paths to encourage more active use of the space to be made.

R2 Stotfield Road

Planning consent is granted for some of the plots.

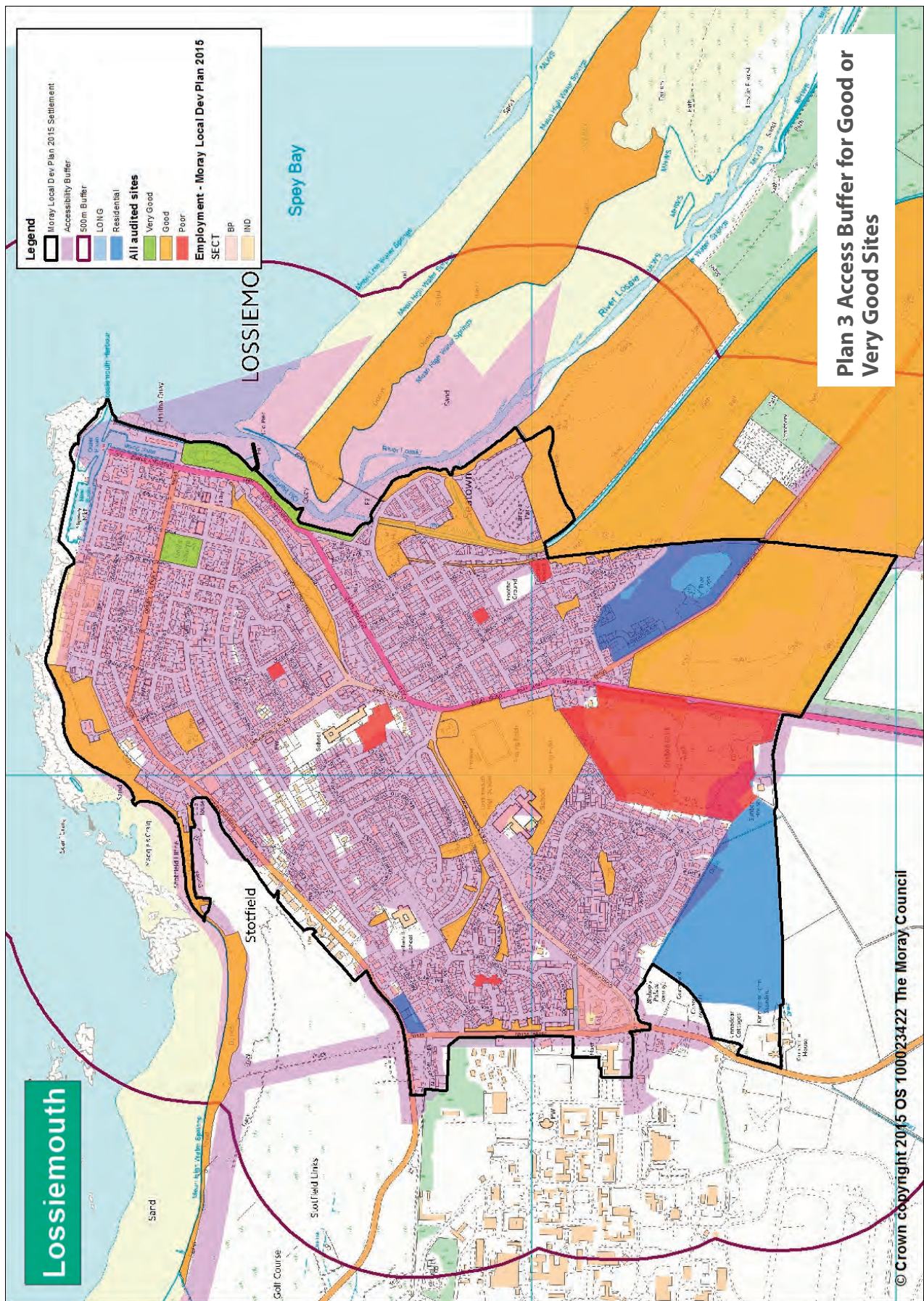
R3 Inchbroom

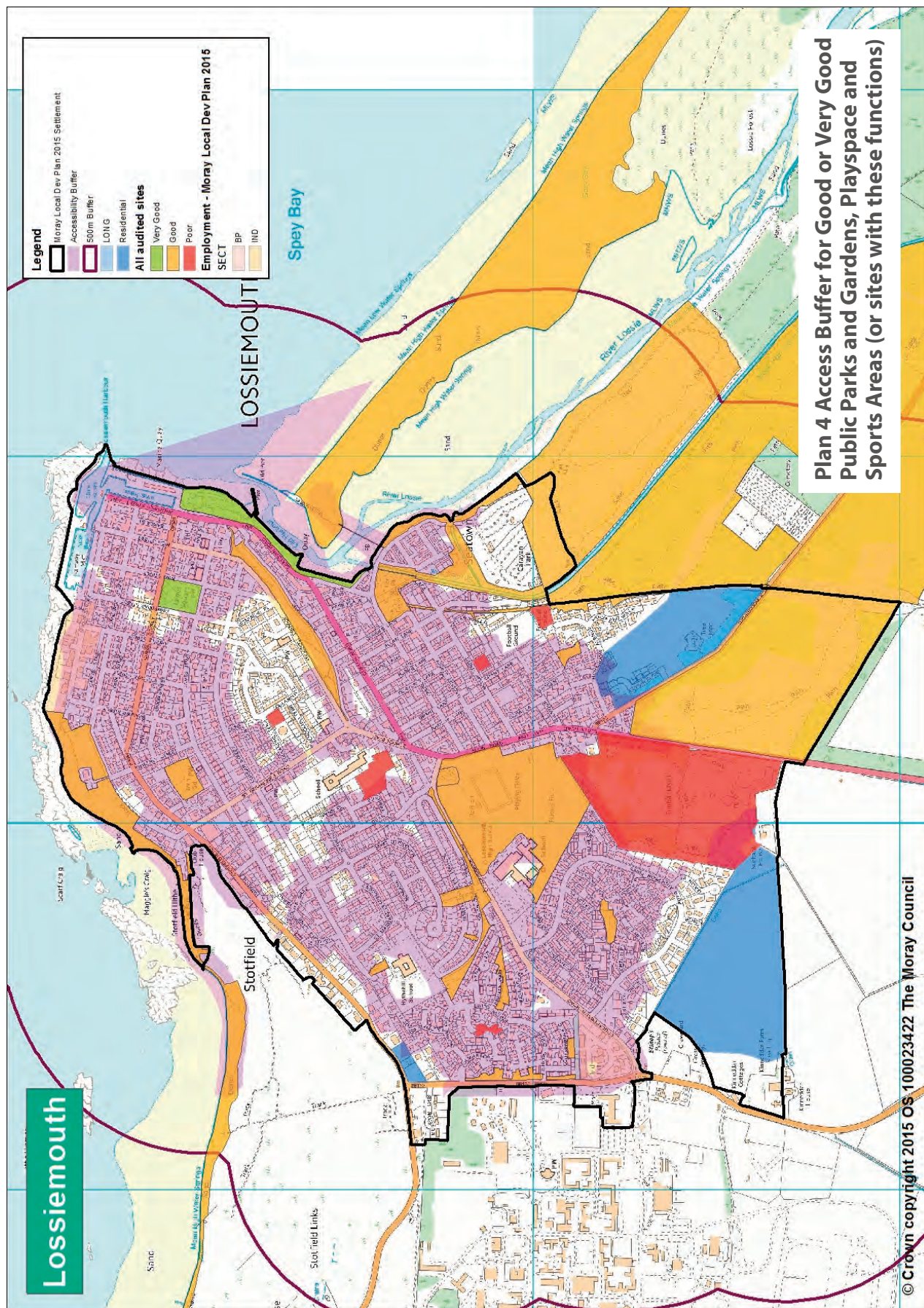
Development consented and under construction. Open space provision, including the play area and landscaping, should be protected from future development by ENV designation.





• Your place, Your plan, Your future





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/LM/OS/001	Sunbank East	TBC	Natural/Semi	19.5	Good		N/A	Woodland and naturalised area. Informal paths.	Development -None. Access – Formalise paths and provide waymarking.	Existing ENV6 Green Corridor/Natural/Semi Natural and ENV 10 Regeneration Proposals.
M/LM/OS/003	Spynie Canal and River side	Mixed ownership	Natural/Semi	3	Good		N/A	Spynie Canal, which has historic importance. Setting for Seatown. Views to East Beach.	Development -None. Access - Improve connections over canal.	Existing ENV6 Green Corridor/Natural/Semi. Consider extending along shore to footbridge East Beach.
M/LM/OS/004	Market Cross Square	Moray Council	Civic	1	Good		N/A	Historic square with central Market Cross. Square open grass with footpaths crossing. East of square rough hardcore area providing parking for East Beach.	Development –None, other than to formalise parking arrangements in eastern area. Access – Provide signage to connecting paths.	Existing ENV 7 Civic Space. Retain designation.
M/LM/OS/005	Dean Terrace	Moray Council	Amenity	0.75	Poor	Lacks clear function or use.	N/A	Grass area with shrubs and bushes on slope. View from elevated sections. Breaks up development and provides amenity.	Development -None.	Existing ENV3 Amenity Greenspace. Retain designation.
M/LM/OS/006	Marine Park	Moray Council	Sports Area	0.7	Good		Pocket Park	Large open grass area adjacent to tennis courts between housing.	Development -None.	Existing ENV5 Sports Area. Retain designation.
M/LM/OS/007	James Square	Moray Council	Civic	0.83	Very Good		Neighbourhood Park	Historic square in centre of Lossiemouth. Primarily grass with flower beds and hard landscaping providing focal points.	Development -None.	Existing ENV 7 Civic Space. Retain designation.
M/LM/OS/008	Prospect Terrace	Moray Council	Amenity	1.9	Good		N/A	Steep cliff with scrub. Landscape feature. Views to east and over beach. Site of Special Scientific Interest.	Development -None.	Existing ENV3 Amenity Greenspace. Retain designation.
M/LM/OS/010	High School Playingfields	Moray Council	Sports Area	9.9	Good		Sports Area	Open pitches and sports areas associated with neighbouring school. Surrounding area grass with edges on roadside planted with trees. Small playspace close to community centre.	Development –None, other than associated with the overall redevelopment of High School/Community Centre. Access – Formalise paths links from Sunbank Quarry and improve links to neighbouring developments.	Existing ENV5 Sports Area. Retain Designation.
M/LM/OS/014	High School Play area	Moray Council	Playspace	0.25	Good		Pocket Park	Large playspace within sports area of High School.	Development -None.	Existing ENV4 Playspace for children and teenagers. Retain designation.
M/LM/OS/016	Coulardhill	TBC	Amenity	0.15	Poor	Empty grass space with no specific use.	N/A	Open grass area.	Development -None.	Existing ENV3 Amenity Greenspace. Retain designation.



M/LM/OS/017	Hythehill Playspace	Housing Association	Playspace	0.11	Good		Pocket Park	Playspace surrounded by flat grassed area.	Development -None.	Existing ENV4 Playspace for children and teenagers. Retain designation.
M/LM/OS/018	Foreshore	Mixed ownership	Green Corridor	4.29	Good		Pocket Park at Commerce Street	Rough coastline edge comprising mix of rocky foreshore, rough gorse, and grass. Playspace at Commerce Street.	Development - opportunities restricted to brownfield sites and within the curtilage of existing buildings only. Piecemeal erosion out must be avoided. Access – Moray Coast Trail improvements.	Existing ENV8 Foreshore Areas. Retain designation.
M/LM/OS/019	South of Grant Park	TBC	Amenity	0.26	Poor	Lacks any clear function or use.	N/A	Primarily grass with rougher area of gorse at southern end of football ground.	Development -None.	Existing ENV3 Amenity Greenspace. Retain designation.
M/LM/OS/020	Old Station and Promenade	Moray Council	Public Parks	1.84	Very Good		Public Park	Former railway and station that has been landscaped (soft and hard) to create park and promenade. Part of coastal identity of Lossiemouth. Provides attractive flower beds with benches overlooking the beach and sea. Includes a playground at the former station. Used to host local events. Provides walking around along seafront connecting to the harbour and coast.	Development Only tourism related proposals that support the local community and economy will be supported.	Existing ENV8 Foreshore designation. Consider changing designation to Public Parks and Gardens.
M/LM/OS/021	Hillocks Way	Moray Council	Amenity	0.19	Good		N/A	Primarily grass area with gentle slope. Breaks up relatively dense development.	Development -None.	Existing ENV3 Amenity Greenspace. Retain designation.
M/LM/OS/022	South Covea Terrace	Moray Council	Playspace	0.04	Good		Pocket Park	Small playspace in residential area.	Development -None.	Existing ENV4 Playspace for children and teenagers. Retain designation.
M/LM/OS/023	Moray Street	Moray Council	Amenity	0.13	Poor	Empty grass space with no specific use.	N/A	Open grass square. Setting for group of housing which fronts onto the square.	Development -None.	Existing ENV3 Amenity Greenspace. Retain designation.
M/LM/OS/024	Bishops Court	Private	Amenity	0.17	Poor	Lack of maintenance . Overgrown and unattractive.	N/A	Amenity space planned within a development includes grass, trees and shrubs. Lacks maintenance and is overgrown.		Consider removing ENV status.
M/LM/OS/025	Freeman Way	Private	Amenity	0.3	Good		Pocket Park	Landscaped area between developments primarily grass and shrubs. Provides amenity to housing and breaks up development. Includes playspace on Freeman Way.	Development -None.	Existing ENV4 Playspace for children and teenagers. Retain designation and limit to playspace rather than include amenity areas.
M/LM/OS/026	Couldardbank Crescent	Private	Playspace	0.1	Good		Pocket Park	Small playspace in residential area.	Development -None.	Existing ENV4 Playspace for children and teenagers. Retain designation.
M/LM/OS/027	Boyd Anderson	Moray Council	Amenity	0.31	Good		N/A	Grass area within centre of relatively dense development. Provides amenity for housing and central focal point for surrounding housing.	Development -None.	Existing ENV4 Playspace for children and teenagers. Consider changing to Amenity as play equipment removed.
M/LM/OS/028	Sunbank Quarry	Private	Natural/Semi	14	Poor	Unwelcoming entrances, poor quality of paths and some rubbish.	N/A	Former quarry used informally for recreation. Site partly naturalised.	Development – in line with OPP allocation within Local Development Plan.	Designated as an OPP site for redevelopment.
M/LM/OS/029	Oakenhead Wood	Private	Natural/Semi	60	Good		N/A	Woodland which creates an attractive edge and setting for Lossiemouth. Provides setting for cemetery. Path networks within	Access – Waymarking, particularly from core path on the western boundary of the site.	No, sufficient policy protection in terms of Policy E10 Countryside Around Towns and Policy E4 Trees



M/LM/OS/030	Former Railway Path	Moray Council	Green Corridor	0.73	Good			N/A	woodland. Former railway which now provides pedestrian and cycle path from edge to centre of Lossiemouth. Stone wall in northern section adds character. Eastern edge of settlement. Potential to connect to former railway path that leads to Pitgaveny/Elgin.	Development -None. Access – Improve signage.	and Development. Create new ENV as a green corridor.
M/LM/OS/031	Couldardbank Road	Mixed Ownership	Amenity	1.34	Good			N/A	Area of grass and shrubs on slope between housing development. Allows for segregation of footpaths in places.	Development -None.	Create new ENV as green corridor.
M/LM/OS/032	East of Caravan Park	Private	Natural/Semi	19.84	Good			N/A	Area primarily with rough gorse, sand and pebbles. Provides route to woodland. Well used for walking.	Access – Provide signage/route map.	No, sufficient policy protection in terms of Policy E10 Countryside Around Towns.
M/LM/OS/033	East Beach	Private	Natural/Semi	31	Good			N/A	Sandy beach with dune system. Accessed via bridge. Tourist attraction and landscape feature.		No, outwith settlement boundary and sufficient policy protection in terms of Policy E8 Coastal Protection Zone.
M/LM/OS/034	Muirton Road	Moray Council	Amenity	0.44	Good			N/A	Landscaped edge to development with grass, trees and shrubs. Provides some segregation between road and pedestrian/cycle path. Green edge/buffer between settlement and RAF base.	Development -None.	New ENV green corridor.
M/LM/OS/035	West Beach	Private	Natural/Semi	2.8	Good			N/A	Sandy beach with dune system. Tourist attraction and landscape feature. Views to lighthouse.		No, outwith settlement boundary and sufficient policy protection in terms of Policy E8 Coastal Protection Zone.

