



**Torphins Community Council (TCC) Response to the Aberdeenshire Local Development Plan 2021: Main Issues Report
2019**

Executive Summary

1. The majority of respondents are against further development in Torphins beyond MR060 (Station Garage).
2. The majority of respondents wish to see smaller homes for 1st time buyers – followed by smaller retirement homes.
3. The site clearly preferred is MR060 (Station Garage) which, on its own, will meet the required housing needs of Torphins, indicating that no other developments are necessary within the duration of the 2021 LDP.
4. 79.47% of respondents felt that the Old School House, which is in urgent need of development, should be included in the LDP. As there has been little interest in the site, as currently offered, TCC feels that the complete site should be marketed rather than purely part of it. Consideration should also be given to encouraging housing associations to become involved in development of the site.
5. Concerns exist regarding the ability of the local Academy to cope with the increased number of pupils generated by further development outwith site MR060.

Introduction

Following publication of the “Aberdeenshire Local Development Plan 2021: Main Issues Report 2019”, Torphins Community Council conducted a community consultation in order to ascertain the feelings within, and wishes of, the community regarding the proposals contained therein. This consultation is in line with the responsibilities of Aberdeenshire Community Councils, as stated in the new Scheme for the Establishment of Community Councils, including to: -

- *Proactively identify and assess issues of concern to the local community.*
- *Take into account the views expressed by the public along with any other relevant evidence and conveying such findings and conclusions to the Authority.*
- *Be a means whereby the people of the Community Area shall be able to voice their opinions on any matter affecting their lives, their welfare, their environment, its development and amenity.*

Accordingly, TCC trusts that the views of the Community, which have been gathered and expressed herein, will be taken into account when the Report, and the developers’ bids contained therein, are considered by the Elected Members and Officers of the Aberdeenshire Council in line with its own stated MRI Policies.

Results Narrative

The results of the community consultation were achieved through: -

- An open public meeting...
- An awareness raising event...
- Two open information sharing sessions...
- Wide circulation of a questionnaire for completion...
- Sharing of published information, which was widely circulated through social media namely Facebook, TCC website, notices on notice boards, proactively encouraging information sharing through word of mouth.

Community Views on Developers’ Bids

Reference	Location & Proposal	Overview of Community Feedback Comments
MR060	Station Garage (48 homes)	Most popular bid. Has a low visual impact. Meets local demand for smaller homes. Considered that primary school children could be accommodated at local school. No adverse impact on environment.

MR034	Phase 1 land south of Beltie Road (29 homes)	Unpopular visual impact. Seen as a first step to the other two proposals (MR035 & MR036). Delivers large houses for which there is very limited demand. Sits on the flood plain of the Beltie Burn. Known otter habitat would be destroyed. Surrounding the cemetery and there are concerns that this would prevent future expansion of the cemetery. Concern that the local Academy would struggle to accommodate the additional pupils living in such a large development.
MR035	Phase 2 land south of Beltie Road (21 homes)	Unpopular visual impact. Seen as destroying the character and unique feature of the village. Delivering large houses for which there is virtually no demand locally, as evidenced by the number of properties remaining unsold.
MR069	Land at Wester Beltie (6 homes)	Slow build rate to meet local demand. Positive visual impact. No negative environmental impact. The slower build rate would allow for local schools to accommodate children without excessive pressure.
MR004	Craigmyle Road (15 homes)	Road unsuitable to handle increased traffic and suffers from speeding. No footpath for pedestrian safety. Additional housing should be more central to the village.
MR005	Annesley Farm (50 homes)	Unpopular visual impact. Located on the Beltie Burn flood plain. Proposal for large houses for which there is very limited demand locally. The local Health Services would be stretched to an unacceptable level.
MR036	Phase 3 Land to the south of Beltie Road (50 homes)	Seen as overwhelming the character and environment of the Village. Serious visual impact on the Village Delivers houses of a size for which there is no demand. The local Health Services would be stretched to an unacceptable level. Concern that the site has no natural limitation, boundary, nor is it screened in any way.

In addition, the community was asked to consider the relevant policy documents, including the Aberdeenshire and Aberdeen City Strategic plan and the Main Issues Report, and the recommendations for the Village that they contain.

The Public sessions were well attended showing the high level of interest from the community.

This document summarises the opinions expressed by the Community as it affects the 'Developers Bids' in the main issues report.

An overwhelming majority of the community identified smaller houses as being the development required for the future of the village.

There are three areas of development currently at different stages within the planning process and together they will provide upward of fifty-eight houses. These developments will provide the type of housing identified as being most in demand, small family homes, houses for residents to 'downsize' to and flats. These developments are widely supported by the community

There are very serious concerns regarding the major visual impact and threat to the character of the village that a number of the proposals would have.

The location of some of the proposals, on the recognised flood plain of the Beltie Burn along with a threat to the flora and fauna of the area is also a concern.

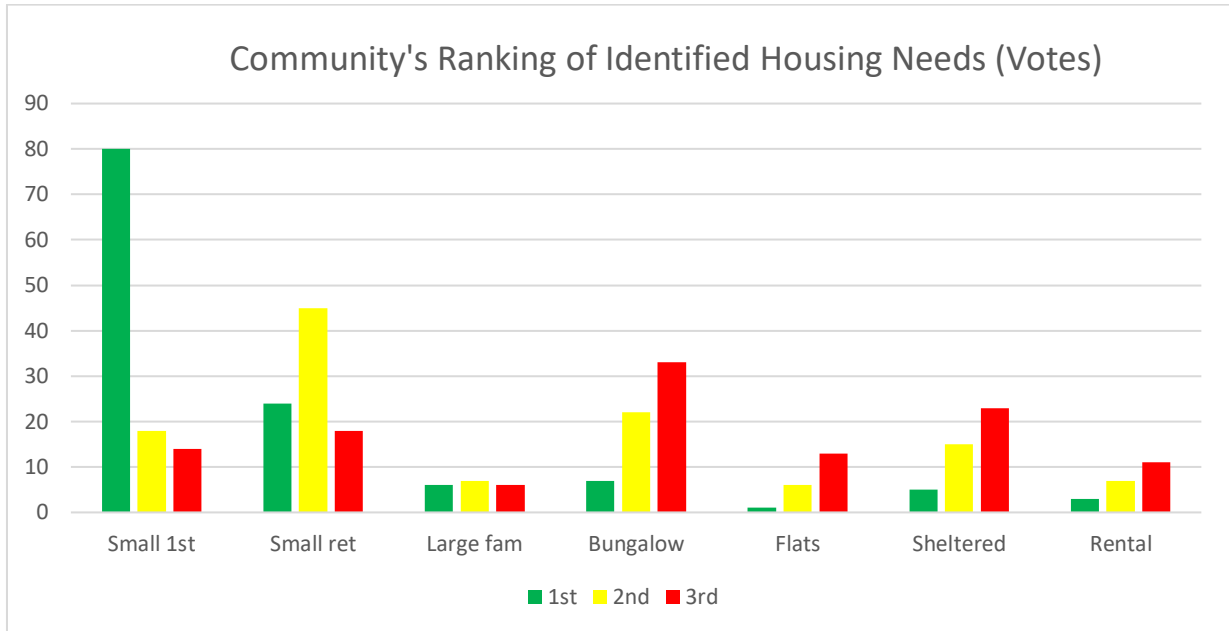
Appendix 1

Torphins Community Council (TCC) Main Issue Report – Community Responses.
Detailed Data from TCC Questionnaires

Housing needs:

66% of respondents felt the village could not support expansion outwith that currently under consideration, particularly when the current proposals are for the types of housing needed in the village.

House Type



Preferred Sites

