

# 01 HILLSIDE FARM, DUFFTOWN INFORMATION



Feedback Form

## Who is commissioning this Housing Strategy?



### Client

Moray Council

### Client Partner

Dufftown and District Community Association (DDCA) and supported by the Community Housing Trust (CHT)



## Who is working on its delivery?

### COLLECTIVE ARCHITECTURE

#### Lead Consultant

Director  
Jude Barber  
MArch, ARB

Project Architect  
Ross Aitchison  
MArch, ARB

Architectural Assistant  
Katie Munro  
MArch

Collective Architecture was established to pursue themes of participation and sustainability in architecture, we have a long and vibrant history of working within local communities to instil a renewed life and a sustainable future within places. We work across scales and sector with experience in strategic

planning, refurbishment, new build, commercial, community, exhibitions, landscape and lighting.

Collective Architecture will act as Lead Consultant and oversee the process, ensuring effective communication between all team members.

#### Sub Consultant Team

Structural Engineer  
Narro Associates

Quantity Surveyor  
Talbot

Landscape Architect  
Raeburn Farquhar Bowen

Collective Architecture's qualified team of Sub-Consultants will further strengthen the level of design service provided.



## Who owns the land allocated for housing?

The present owner of the farm field is Mr Wiseman. The Farmland is designated for residential development within the Moray Local Development Plan 2020.

## Who is funding this project?

The project is part of the Moray Growth Deal's Housing Mix Delivery project, with £25,000 coming from the Scottish Government and Moray Council. The masterplan is also part-funded by Dorenell Windfarm Community Benefit Fund, administered by Foundation Scotland.



Scottish Government  
Riaghaltas na h-Alba  
gov.scot



COLLECTIVE ARCHITECTURE



# 02 HILLSIDE FARM, DUFFTOWN

## SITE LOCATION | HILLSIDE FARM IN DUFFTOWN



Feedback Form

Hillside Farm sits to the Western edge of Dufftown, Moray. The site is located behind a line of trees that separate the edge of the town from the surrounding fields and farmland. Hillside Farm benefits from scenic views to the Conval Hill.

The site is designated for Housing in the 2020 Moray Local Development Plan.

### Moray Local Development Plan (MLDP)

The Moray Local Development Plan was formally adopted in July 2020.

It provides a vision for Moray as a place where

*“people want to live, work and invest in Moray because of the outstanding quality of life and environment.”*

Masterplan to provide:

- Concept design to meet NPF4 priorities
- Indicative layout taking in principles of MLDP 2020 policy requirements
- Design Code
- Identify all infrastructure required to open up site for development
- Proposed phasing for homes and infrastructure
- High level costs considering 2 phases.

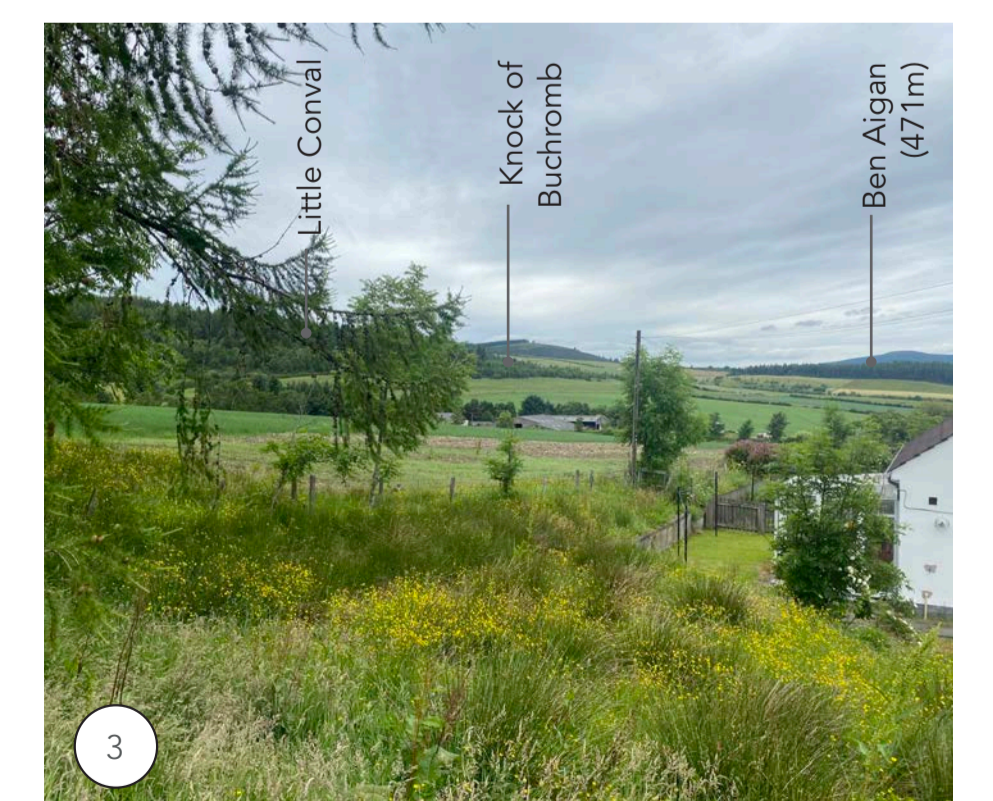
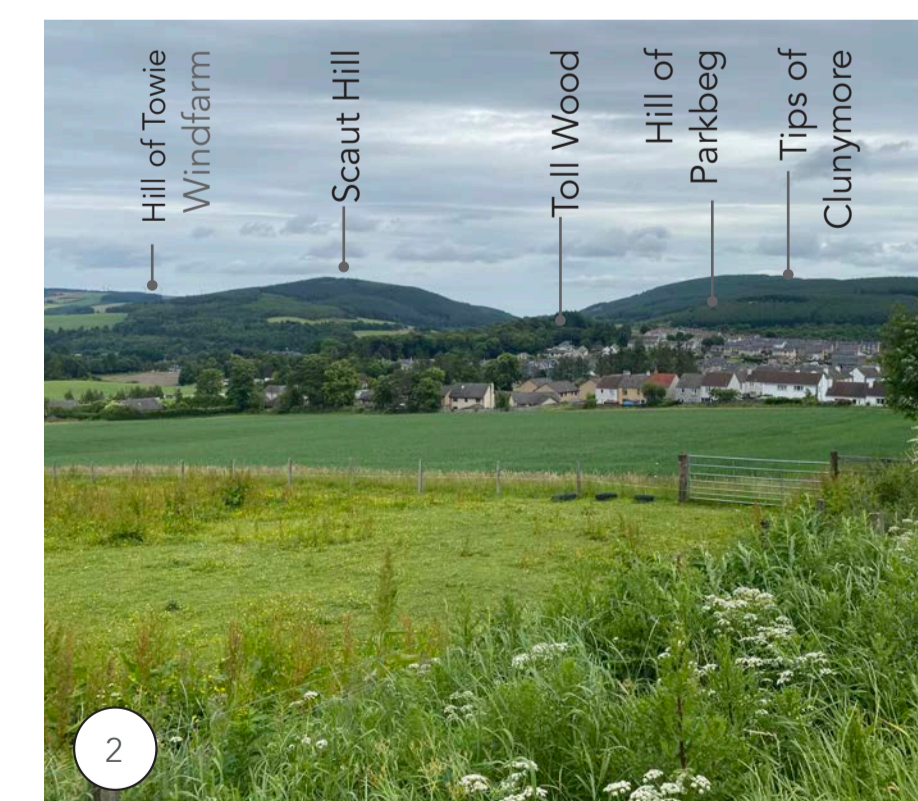
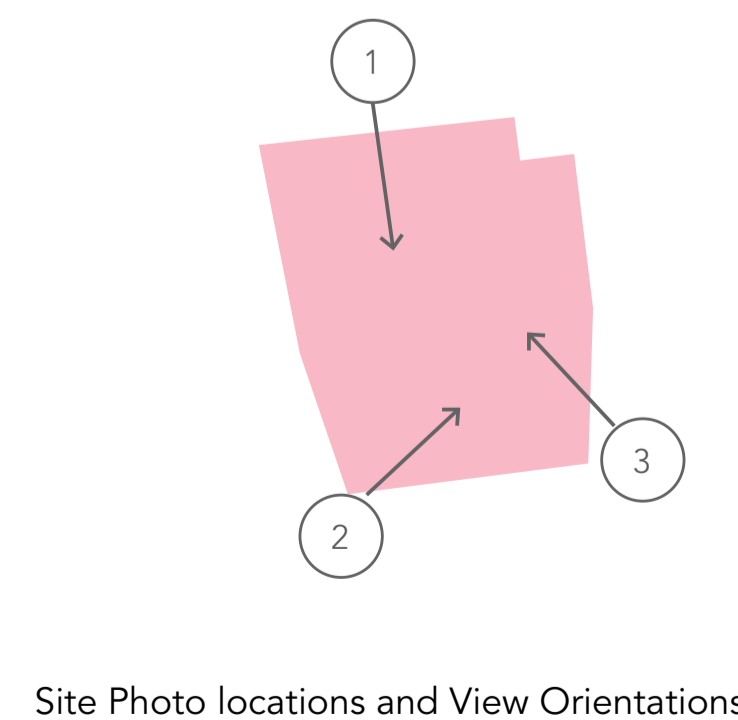
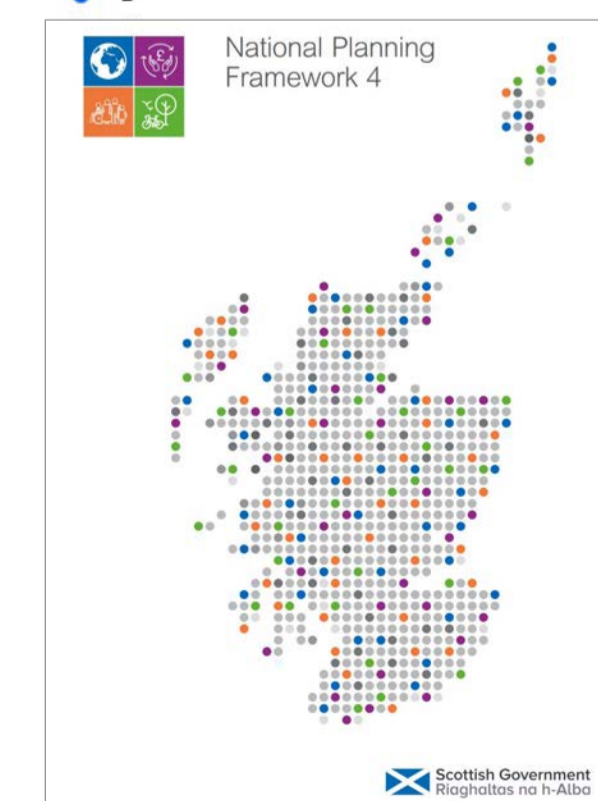
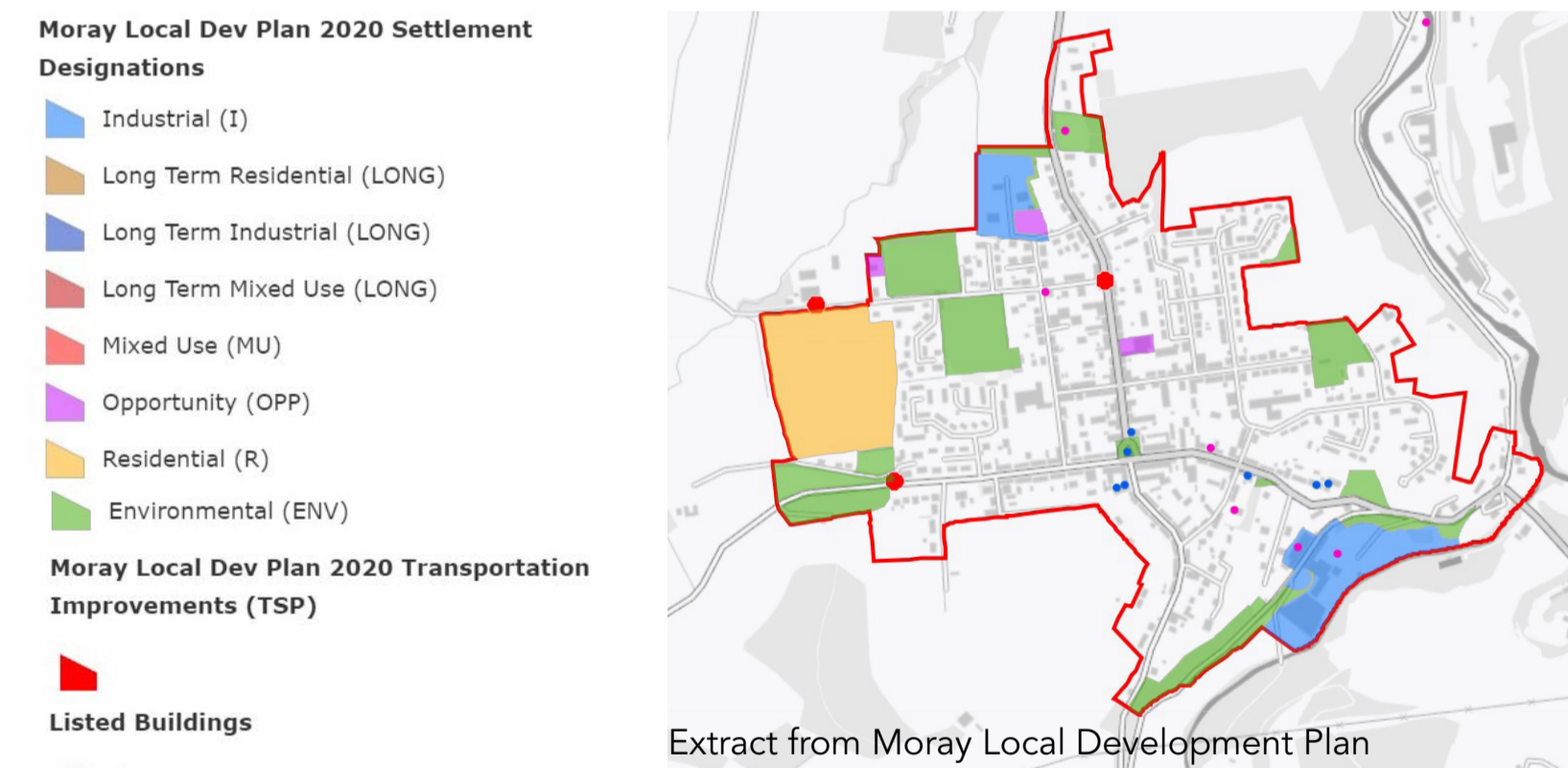
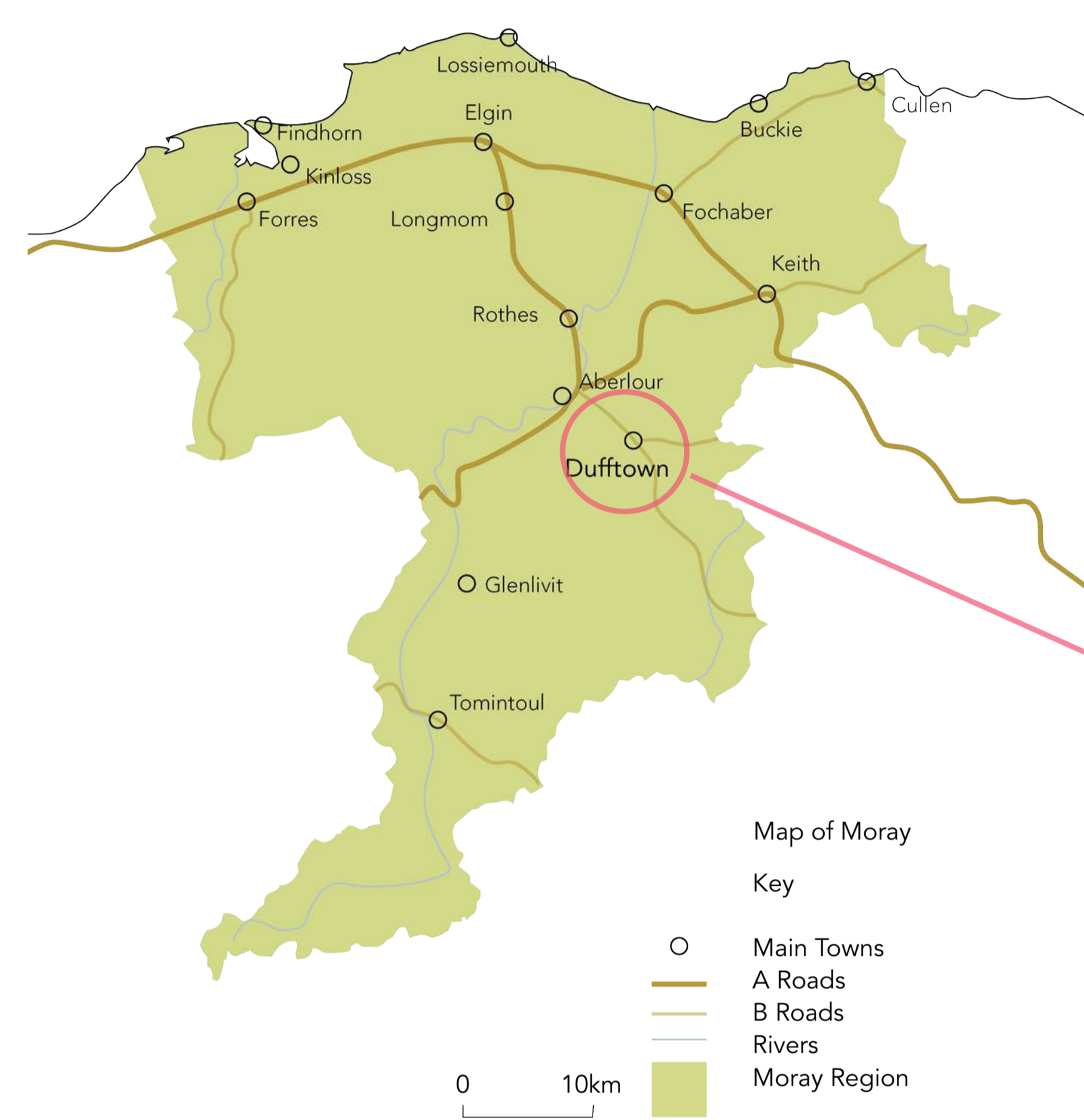
### National Spatial Strategy for Scotland (NPF4)

NPF4 forms part of the Statutory Development Plan along with the LDP and supplementary guidance. The Strategy identifies regional spatial priorities for five broad regions of Scotland.

In terms of Moray, the National Spatial Strategy aims to deliver:

- Sustainable Places - Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections.
- Liveable Places - Maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities.
- Productive Places - Support local economic development by making sustainable use of the areas' world-class environmental assets to innovate and lead greener growth.

This development will align with these principles.







Feedback Form



Stephen Hospital (Daniel Forsyth)



Balvenie Street and the Clock Tower (Mark Keyville)



Dufftown Community Centre (DDCA)



Mortlach Primary School (P&J)



Dufftown Highland Games (Northern Scot)



Royal British Legion Dufftown (Google Maps)

What facilities are missing in Dufftown or what could be improved?

Post-it notes available



Dufftown has a range of facilities spanning health, leisure and retail, most of these are located in prominent town centre buildings, we have located these on a map.

In addition, the town has established green spaces and easy access to the outdoors.

Key	Green Spaces	Amenities
→ Approach Roads	1 Highland Games Grounds	1 Primary School
Visual Town Edges	2 Historic Market Green	2 Community Centre
Site Boundary	3 Park and Playpark	3 Medical Centre
Historic Town	4 Football Grounds	4 Royal British Legion Dufftown
	5 Bowling Green	5 Library
	6 Princess Royal Forest Park	6 Historic Town Centre with Shops
	7 Toll Wood	7 Mortlach Memorial Hall
		8 Dufftown Clocktower



# 04 HILLSIDE FARM, DUFFTOWN MOVING AROUND | MAPPING TRAVEL BY FOOT, BIKE, CAR OR WHEELS



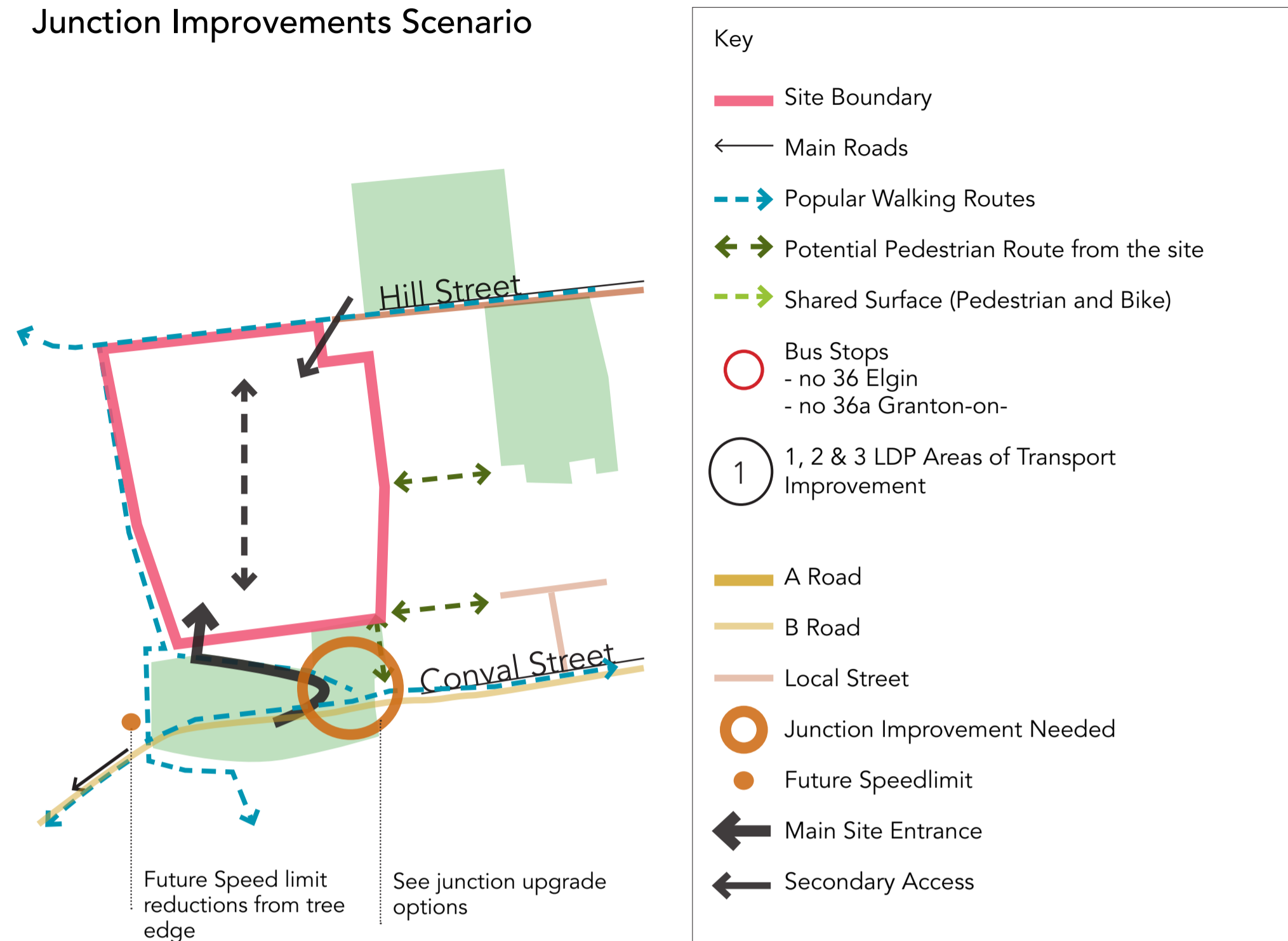
Feedback Form

Dufftown has excellent walking routes in and around the town. The area has no official bike routes however there are some shared surface pavements; from the Clocktower along Balvenie Street and a short section on Hill Street, bikes are missing from roads around town. Walking and cycling friendly streets will be a priority within the new housing design.

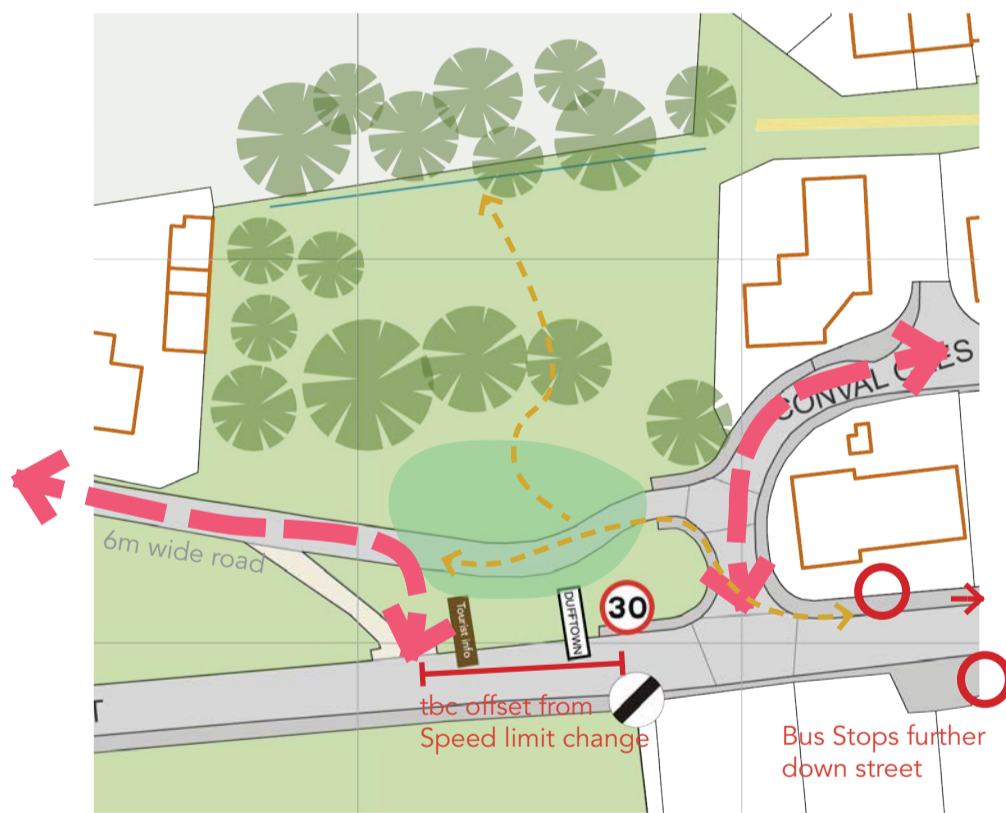
Bus stops are presently located on Balvenie Street with services running to Elgin and Grantown on Spey, however these are outwith the recommended distance of the site.

To support new housing at Hillside Farm there will need to be significant infrastructure and transport improvements. The junction from Conval Street and subsequent site entrance, will need upgrades and reconfigured. Hill Street will also require road upgrades for emergency access with the option for shared surfaces.

## Junction Improvements Scenario



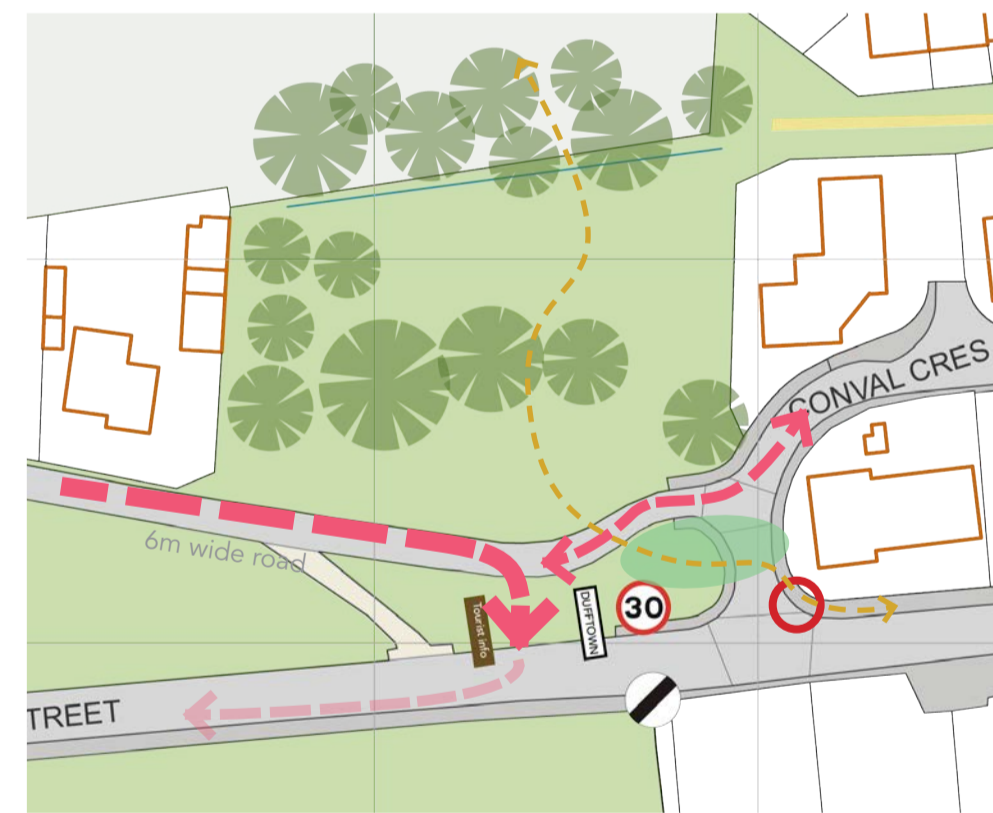
## Option 1 - Track Upgrade and Angle Correct



- Pros**
- Ungraded track and straightened junction entrance
  - 15-30m of speed limit changes and 80m of other junction?
  - Stopped up section of access track to Conval Crescent
  - Pedestrian connections between roads and historic trees, opportunities for down lighters and paving.
  - Pavement rationalised next to sign
  - Green space to road edge with public benches and planters at welcome to Dufftown Sign

- Cons / Constraints**
- Dependant on slope
  - Distance between junctions, eroding The Green
  - Not a clear Bus stop location
  - Tight right angle turn from road for Site Entrance/Exit
  - Visibility splays to be observed

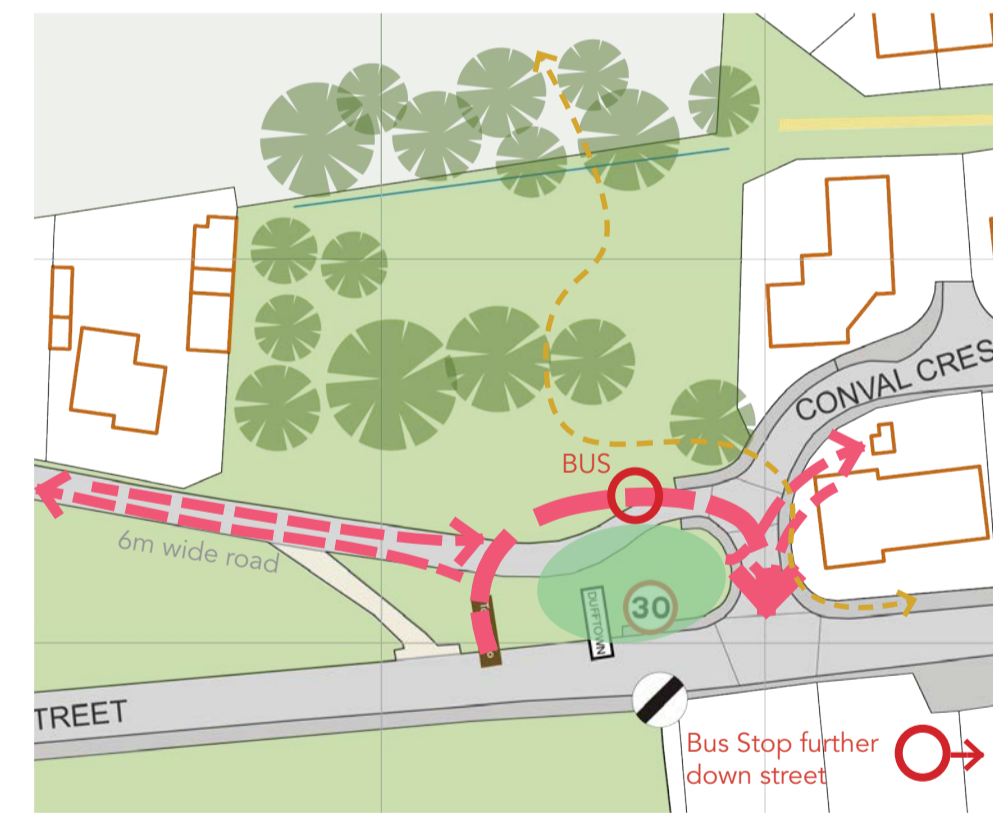
## Option 2 - Shared Entrance



- Pros**
- Shared Junction to site and Conval Crescent
  - Existing road entrance to Conval Crescent stopped up
  - Junction pulled away from house and visibility improved
  - Bus stop utilises old road entrance
  - Footpaths separated from busy junctions
  - Landscaped corner next to property

- Cons / Constraints**
- Dependant on slope
  - Tight 180 turn from road
  - Potentially not very visually cohesive
  - Visibility splays to be observed

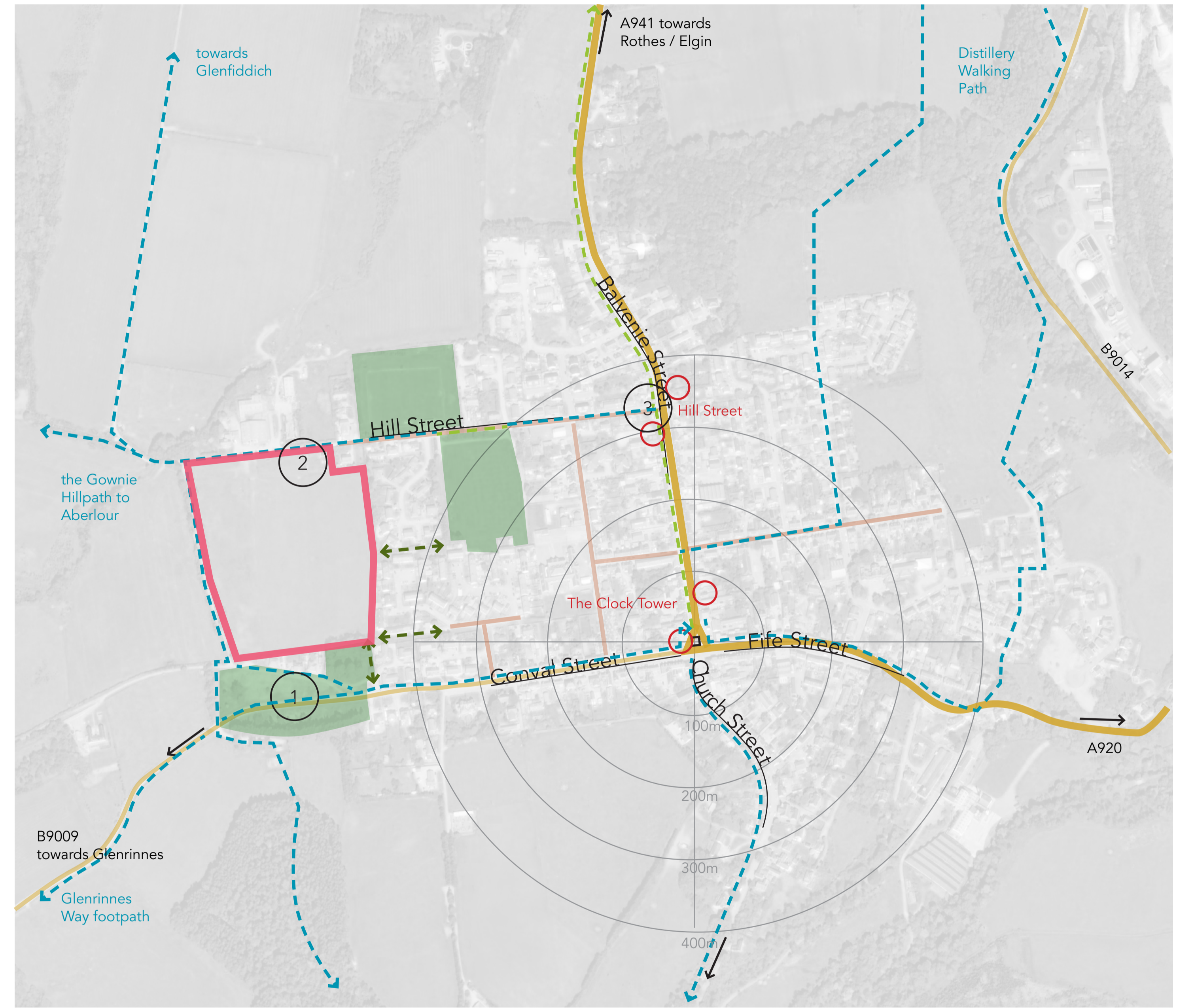
## Option 3 - One way loop



- Pros**
- One way loop with bus stop
  - Activated town entrance point with travel connections
  - Pedestrian connections between roads and historic trees, opportunities for down lighters and paving.
  - Feature town signage and planters on island.
  - Utilising flattest corner of site
  - Least pressure on junction?

- Cons / Constraints**
- Passing a static bus or turning circles
  - Road to be made up / size on 'loop' next to trees
  - Visibility splays to be observed
  - Still visibility issues to Conval main road exit - combine with traffic calming speedbump down the street?

Could be adapted to a 4 leg round-about on B9009 however this may detract from townscape sight-lines and create a sub-urban edge



How do you move around locally?

What do you think about the site entrance scenarios?

Post-it notes available



# 05 HILLSIDE FARM, DUFFTOWN

## SITE CHALLENGES | PRACTICAL HURDLES & DESIGN CONSTRAINTS



Feedback Form

The site for housing at Hillside Farm has physical and technical challenges to overcome ranging from site services and roads to steep topography. These are mapped in the diagram to the right.

These factors will be carefully considered within the design proposal, such as the historic trees, and incorporated into the housing strategy as positive attributes.

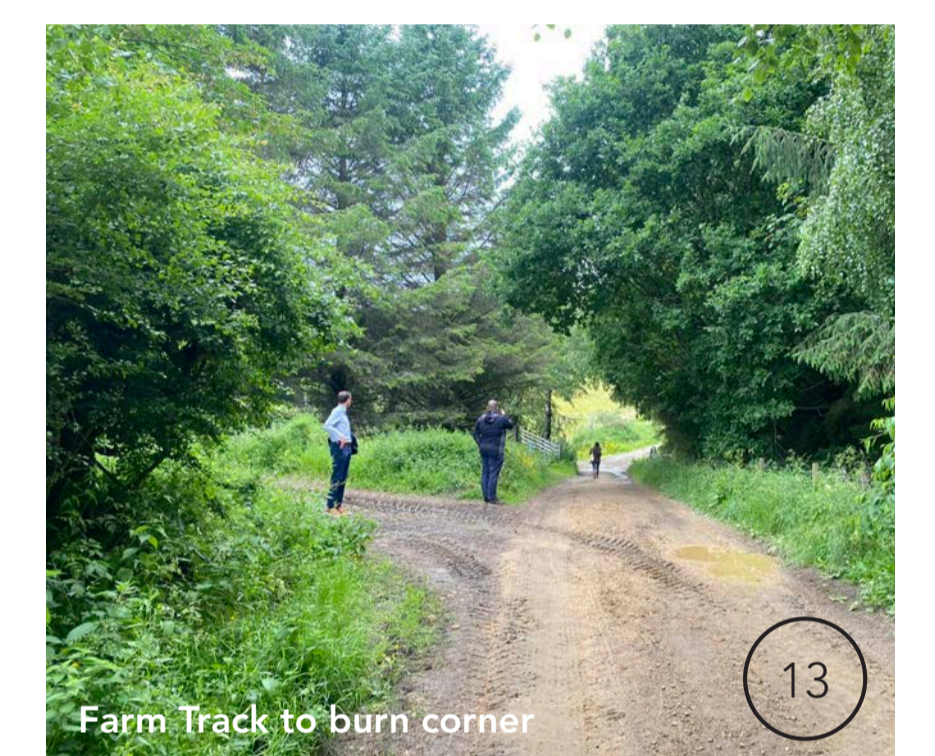


- Key
- Tree Edge to Dufftown
  - - - Water
  - ⋄⋄⋄ Hedge / Fence Boundary
  - Junction Corner
  - Trees
  - ↔ Narrow Road
  - ↘ Slope

### Site Challenges

1. Existing Dufftown entrance sign at the existing settlement edge location doesn't provide a strong sense of arrival to town.
2. Physical, perceived, town edge at tree-line around historic Market Green.
3. Complex existing junction arrangement unsuitable for new development with poor visibility.
4. Rear fences to existing properties create negative boundary.
5. Existing tree belt to western boundary should be retained.
6. Substantial heritage trees at town entrance.
7. Narrow unadopted farm track requires to be upgraded to road.
8. Private property boundaries in proximately to road, may prove challenging for road upgrading and widening.
9. Substantial level change (c.20-30m) with site falling towards the north.
10. Substantial level change across Green restricting South Site Entrance locations
11. Existing water main dissecting site to be diverted.
12. Foul connection at Kinivie Court.
13. Stream and site low point.
14. Informal path is a ditch verge, and may be unsuitable for formal path upgrading.

### Design Constraints



*Is there anything you can tell us about the site that we might not know?*

*Post-it notes available*



# SITE OPPORTUNITIES | THAT MAKE THIS A GREAT PLACE FOR HOUSING



Feedback Form

The site for housing at Hillside Farm has many positive features that can guide the character of the housing and can be enhanced and improved. Some of these are mapped in the diagram to the right.

Foot and bike paths will be important within the design to connect the housing back to the town centre and embed the site into the wider path network.

The site is bordered by trees and wild plants; conserving biodiversity where possible and creating new habitats will be beneficial for the sites ecology and will enhance the greenspaces between buildings.



- Key**
- Tree Edge to Dufftown
  - - - Water
  - ⋄⋄⋄ Hedge / Fence Boundary
  - Junction Corner
  - Trees
  - ↔ Active Travel Connections
  - Connections to Path Network
  - ↖ Views

## Site Opportunities

1. Option to establish the historic tree-line as the settlement edge and align speed limit and signage to reflect this.
2. Re-establish 'Market Green' as a positive gateway space in the wider townscape.
3. Simplify the existing junction arrangement and form new junction arrangement to open up the Hillside Farm site.
4. Create stronger connections for active travel to the town centre.
5. Tie into local walking route / scenic path network
6. Existing tree line forms soft boundary to the settlement.
7. Substantial heritage trees could be retained.
8. Large site opportunity to work with site topography to create different character areas and accommodate a variety of different housing tenures.
9. Sloping site provides long views out towards landscape in north.
10. Opportunity to create an active travel gateway close to town and working with and between the existing heritage trees.
11. Access Road North of Conval Street is adopted to the South West corner of the Site.
12. Options for integrating a bus stop into the junctions reconfiguration.
13. Secondary Access from Hill Street.

## Hillside Farms' Potential



*What great things have we missed?  
Are there other assets to the site that could be enhanced?*

*Post-it notes available*



# 07 HILLSIDE FARM, DUFFTOWN

## LIVING AT HILLSIDE FARM | DEVELOPING IDEAS AND CHARACTER



Feedback Form

A Spatial Scenario could be...



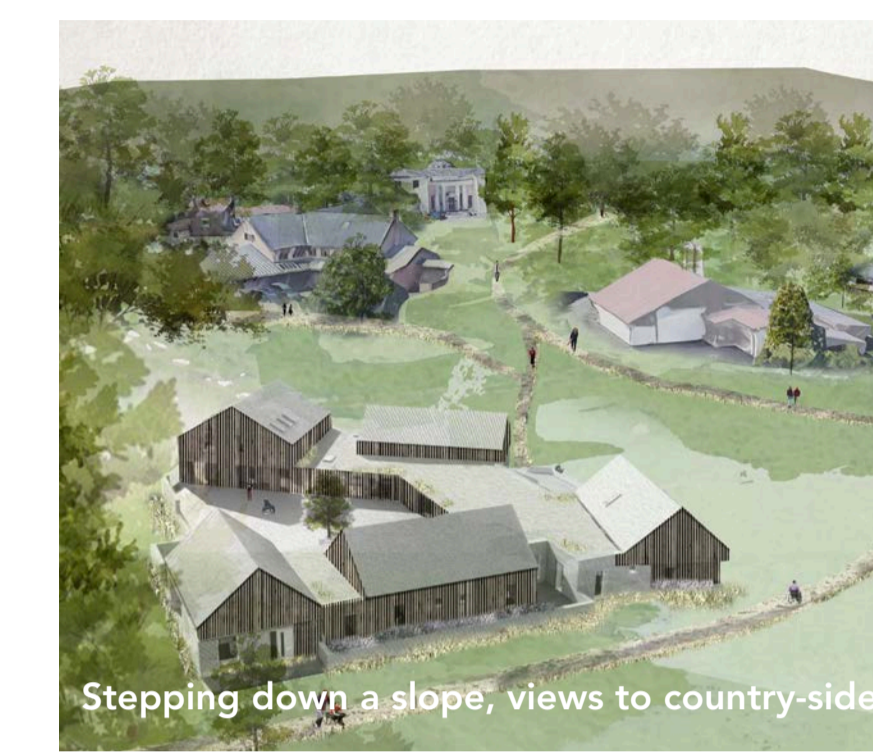
Positive Spaces from Elsewhere



Mature green edge



Swales and drainage, open space



Stepping down a slope, views to countryside



Parking, different surfaces



Shared Street



Streets away from cars



Quality Garden Space on Approach to Town



Play Spaces



Food growing

Alongside housing there could be other small scale uses...  
 have you got any ideas?  
 What do you think about the potential greenspaces and  
 their character?

Post-it notes available



# 08 HILLSIDE FARM, DUFFTOWN NEW HOMES | TENURE INFO

There are a wide range of housing models available which can ultimately offer secure homes for those in housing need within the local area. New homes will be led through DDCA / Council / Private routes.

Some of the options that could be available at Hillside Farm are described below :

Information from Communities Housing Trust

## Rented Housing

### Social Rented Housing

is provided by the local authority or by housing associations. This is the most affordable rented housing option, offering secure tenancies.

### Mid-Market Rented Housing

is provided by several organisations to provide rented housing at a lower cost than market rent.

### Community-owned Rented Housing

is where the community owns the homes and they are rented out usually at social housing rent levels. A range of funding is available to support communities achieve this.

### Market Rents/Private Rent

is provided by Private Landlords. New legislation introduced in December 2017 offers a model tenancy with more protection for tenants. Rents are set by the Private Landlord depending on market forces in the area.

### Live/Work Housing

is aimed at supporting economic opportunities for people to earn a living from working in their property in a home office space / within their garden or in curtilage of their land.

## Private Development

### Owner Occupancy

are homes that are owned and occupied by their owner. They homes may be built by a private developer and sold for market value.

## Low Cost Home Ownership

### LIFT – New Supply Shared Equity

is provided by housing associations. This usually forms part of mixed developments including social housing and other tenures. Purchasers can buy an equity share in the property of between 60% and 80%, depending on affordability.

### LIFT – Open Market Shared Equity

is buying a property on similar terms to New Supply Shared Equity, although the home is for sale on the open market. Qualifying criteria apply and 60% to 90% equity share is available depending on affordability. Maximum price thresholds apply depending on where you live.

### Discounted Homes for sale

The selling price of the home is discounted by usually 20-40% and the discount is secured by a mechanism called the Rural Housing Burden. An affordability assessment is carried to ensure that purchasers cannot afford to purchase a similar home at full open market prices.

### Rent to Buy Scheme

was an innovation by CHT and supported by the Scottish Government where the home purchase price and discount are fixed at the start. It offers a home to rent for typically 5 years, cash-back on most projects and the option to purchase the home with a discount of at least 20%.

## Self Build

### Discounted Self-build Plots

are offered for sale at less than market prices. CHT offers a range of self-build plots with discounts protected with a Rural Housing Burden.

### Market Plots

for sale at the open market valuation through a range of sellers.

### Community Self Build Plots

Many community landowners can provide discounted self build plots for sale.

There are a variety of funding routes to support Self Builds.

*Tell us your thoughts on housing options missing in your community and Dufftown?*





Feedback Form



*Please take the time to speak to us and to share your thoughts on the information displayed today!*

*A **feedback survey** is available at the QR Code below, along with a copy of the information boards:*



1. Open your camera on a Smart Phone
2. Aim at QR Code
3. Click on the link that appears.
4. This directs to Moray Council Dufftown Masterplan Page,
5. Click the feedback link.

Alternatively visit:

[http://www.moray.gov.uk/moray\\_standard/page\\_150071.html](http://www.moray.gov.uk/moray_standard/page_150071.html) and click the feedback link.

*For more information please contact [engage@collectivearchitecture.co.uk](mailto:engage@collectivearchitecture.co.uk)*

### Why is this important?

Feedback from the community has shown that the limited availability of good quality affordable and secure accommodation is limiting families' ability to move to or remain in the community, existing businesses to grow and new businesses to start up. For the community to revive, grow and attract new young, economically active residents and businesses this housing shortage needs to be addressed.

### Why this site?

Due to the topography of the area and the town's existing land use pattern there is very limited availability of land suitable for residential development. The Hillside Farm has been zoned in the Local Development Plan for housing and has been identified as suitable for community-led and social housing.

### Who will build the houses and for whom?

It is proposed that 20 mixed tenure community-led homes will be developed by Dufftown and District Community Association in partnership with Moray Council, who will also provide a further 20 homes for social rent. The community-led homes will include a mix of affordable housing tenures including social rent equivalent and discounted sales. The latter will be protected as affordable with the Rural Housing Burden and all community-led properties will be controlled by Dufftown and District Community Association on behalf of the community. It is anticipated that the remaining parts of the site will be developed for private, owner-occupancy housing by a developer.

### How do I apply for a Council House?

Information on applying for a Council House and the Council's Allocations Policy can be found at [http://www.moray.gov.uk/moray\\_standard/page\\_40839.html](http://www.moray.gov.uk/moray_standard/page_40839.html)

### Is there enough educational capacity for an increase in the town's population?

The pupils generated by this development are zoned to Mortlach Primary School and Speyside High School. The current physical capacity of Mortlach Primary School is 57% and Speyside High School is 72% and therefore can accommodate the additional pupils.

### Is there enough healthcare capacity for an increase in the town's population?

Developers will contribute towards expansion of healthcare in the town.

### Is there enough utilities capacity for the development?

There is currently insufficient capacity within the local wastewater treatment works to accommodate foul water from the proposed development. An upgrade from Scottish Water would be needed.

### What will you do about green spaces?

Quality green space is just as important as the homes themselves, making the most of existing trees, green connections to the town and the sites' views will be central to the design alongside introducing a new play space and park to the neighbourhood. This will be developed more fully and displayed at the next consultation event.

### What will the homes look like?

The homes are not yet designed. The focus of this Masterplan is to work out the site layout and design principles that subsequent developments will adhere to. Character and layout will be developed more fully and displayed at the next consultation event.