



NEW HOMES AT HILLSIDE FARM, DUFFTOWN

# FEEDBACK NEWSLETTER

## CONSULTATION 01

August 2023

COLLECTIVE  
ARCHITECTURE

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The purpose of this Feedback newsletter is to capture the feedback shared and diversity of views and topics covered at the community event held on Wednesday 9th August in the British Legion Hall, Dufftown. The feedback form also summarises the feedback submitted after the event via the digital and print forms.

The event was well attended, throughout the course of the session we had over 50 people taking part and sharing their thoughts. All of the information and opinions gathered at the event are incredibly useful to the Design Team as we begin developing a housing strategy which will be on show at the next Consultation Event in November.

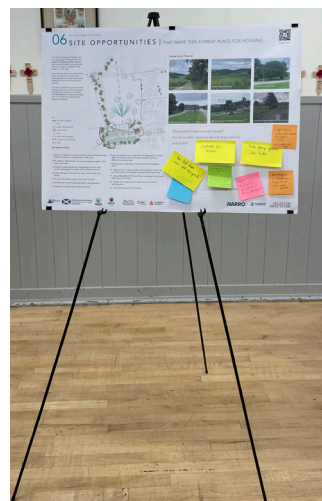
We would like to take this opportunity to thank you for sharing your insight, thoughts and concerns regarding new homes at Hillside Farm Dufftown.

Up to date information regarding the development is available to view online at:

[www.moray.gov.uk/hillsidefarm](http://www.moray.gov.uk/hillsidefarm)

If you have any questions at any point you can also contact us at:

[engage@collectivearchitecture.co.uk](mailto:engage@collectivearchitecture.co.uk)



Photos from Consultation Event 01

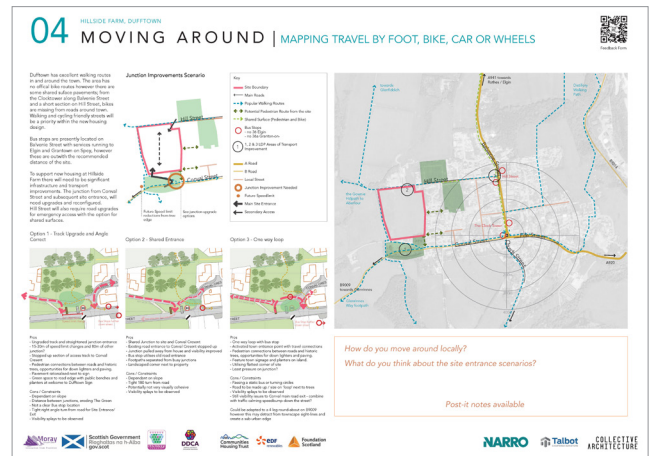


## Qualitative Feedback at a Glance

This summary is created from written and typed responses to the feedback form along with post-it-notes and conversations at the event.

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

Moving around and Site Entrance Scenarios.



There were overriding feelings that the town centre of Dufftown was **losing key amenities** due to service closures; eg. a bank and post office. There were greatly missed by residents and many would like to see these reinstated.

Socially there are a range of venues that host weekly local **clubs** that are well attended by older residents.

There was a desire for **amenities** and outdoor facilities that would cater to the **younger** demographic of Dufftown, both present and future residents of the town. Ideas include fitness facilities and eateries.

There was also suggestions regarding **tourism**, facilities for campers, EV charger, tourist and local history and information building.

Improved **local transport** and questions around local healthcare and developer contribution were raised. Similar questions can be viewed on the FAQ board.

The majority of people said they currently travel locally around Dufftown by car or foot.

Some said they would **use the bus** more to travel to nearby towns if it ran more frequently or they lived closer to a bus stop.

The site entrance scenarios were discussed. Improvements to the green and 'arrival' to Dufftown alongside a new junction were seen as favourable. Planning for **pedestrian safety** was seen to be a priority, along with reducing car speeds into the town and the green.

There was general support for a new bus stop in proximity to the market green. There were strong concerns from some residents around the placement of a bus stop next to their homes.

Residents adjoining the new prospective road junction expressed concerns around traffic, noise, and visual appeal, it was understood that these options would be developed more fully to understand their feasibility and impact.

## Site Opportunities

**Enhancing** the existing environment and safeguarding the historic trees on the corner of the green was seen as a priority.

Many people were interested in how local **ecology** could be conserved and enhanced through the proposals, perhaps even providing new habitats for insects and swifts.

As an area in proximity to wind energy generation there was interest in the **energy potential** of the new homes at Hillside farm; district heating, utilising passive solar gain (building orientation) and energy efficiency (low running costs) were mentioned as ideas.

People supported making the most of walking connections from new housing at Hillside Farm to the **surrounding outdoors**. Its also important that the housing feels connected back to Dufftown and that there are car free child friendly routes paths to the primary school.

## Other uses for the site were mentioned;

- Safe play spaces
- Allotments
- EV Chargers
- Car Share locations
- Nursery
- Co-work Space
- Lockers for bikes...



## Site Challenges

At the consultation we were made aware of potential **drainage** issues to the site boundary against existing homes.

*Note 1: The proposal will improve and deal with existing drainage issues and not exasperate the problem.*

Residents raised concerns around **water** supply and increasingly drier summers.

*Note 2: The site will only be developed once there is the appropriate water supply available as seen fit by Scottish Water.*

We were also made aware of **sewage** blockages and bursts occurring locally and that residents of Dufftown were concerned with new homes placing strain on the existing infrastructure.

*Note 3: The site will only be developed if the current sewage network has appropriate capacity and or undergoes the appropriate upgrades.*

It was preferable that **roads**, excessive **parking** and infrastructure were minimised where possible and opportunities for the landscape to be designed in a way to support **water management and ecology**.

## Greenspace Character

Ideas around greenspace character areas were generally well received; designing high quality spaces between building would overall assist in creating a rich living environment that would contribute positively to the character of Dufftown. Out of concern for existing residents there were suggestions for **planting buffer** in key locations.

**Low maintenance** planting and **indigenous** species will be prioritised in green spaces. The question of who maintains communal greenspace areas was raised and will be resolved as the proposal develops. Opportunities for gardening should be supported but not as to stretch the workload of community gardening groups.

## Responses to New Homes at Hillside Farm

Thank you to Communities Housing Trust that came to support the event! To see more information about potential housing tenures for the Hillside Farm please visit their website. <https://www.chtrust.co.uk/>

The community recognised there was a housing need locally for properties that;

- Allowed present residents' needs to change and be supported without having to move away
- To provide a variety of options to help for different household incomes; such as low cost rental.
- To help young families find a home locally
- To encourage people to move to Dufftown keeping the community diverse and welcoming.
- To help key workers and other people essential to the vitality of the community find homes.



Photo from Consultation Event 01

"creating a structured and cohesive community for all ages"

"having a low cost home in a family setting would be a dream"

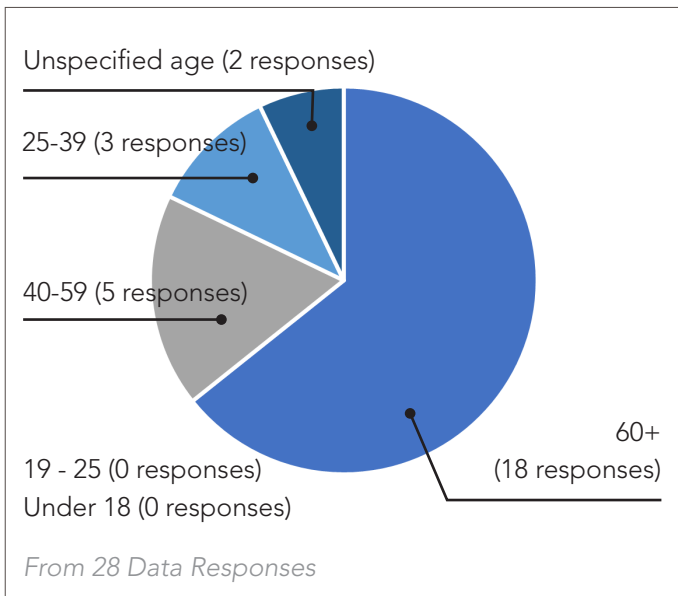
"encourage and allow essential workers to move here easily and quickly"



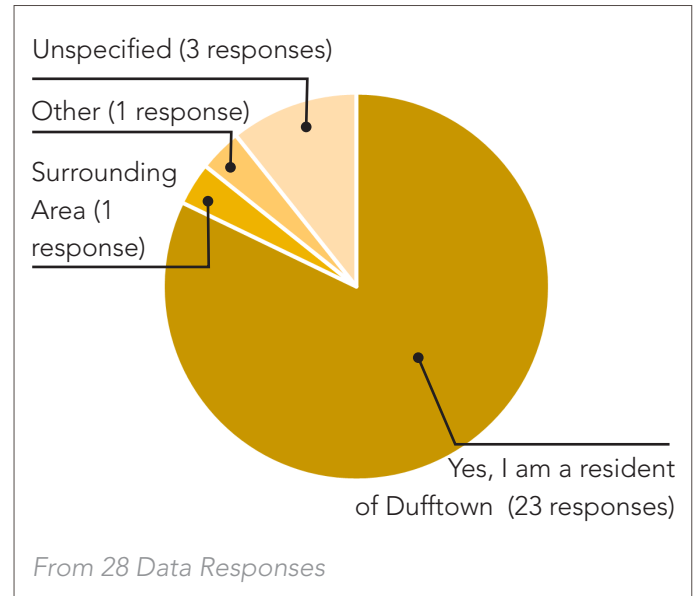
## Who gave feedback?

Views were gathered in a range of ways at the event. These pie charts are created from the written and typed feedback responses and the sign in sheet at the event. The sign in sheet was not filled out by every attendee so this only provides an idea of the consultation demographic and those responding to the feedback form.

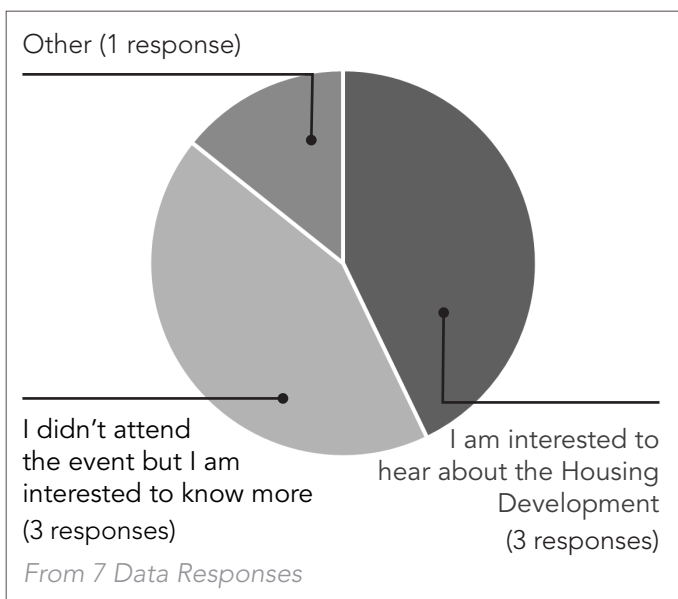
### What age are you?



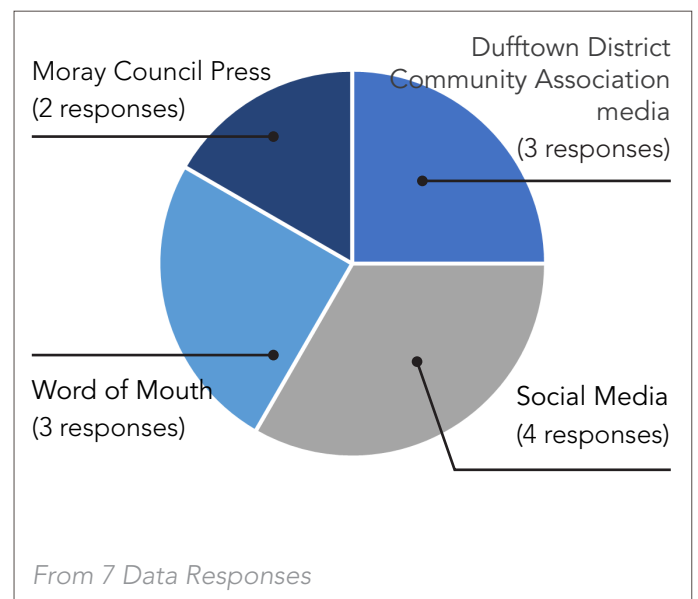
### Where do you live?



### What brought you to the event?



### How did you hear about this event?





## End of Newsletter.

Thank you for taking the time to read this newsletter. We look forward to seeing many of you again soon at the next event.

Up to date information regarding the development is available to view online at

[www.moray.gov.uk/hillsidefarm](http://www.moray.gov.uk/hillsidefarm)

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