

PROFILE

31.1 Torwood is a small village with a population of 221 set on a gentle hillside north west of Larbert and surrounded by ancient woodland, agricultural land and commercial forest. The village is made up of mostly modern housing which has developed along both the Glen Road and the A9. The surrounding area has a number of scheduled ancient monuments and the village is linked to these via a well used informal path network. The previous Local Plan advocated a policy of restraint in Torwood with some development on small infill sites.

KEY LOCAL ISSUES

31.2 The key issue for the village is:

- The need to protect and enhance the natural and archaeological heritage of the village’s surroundings, and particularly to secure the future of the woodland areas.

LOCAL PLAN SUMMARY

31.3 The Local Plan proposes the following key provisions for Torwood:

- Small scale residential expansion of the village to the north, together with the redevelopment of the former Torwood School for housing; and
- Promoting a scheme for the protection and management of the woodland around the village for community use.

ENVIRONMENTAL QUALITY

31.4 Torwood is an attractive village and fits well into the wooded landscape in which it is situated. This woodland, which includes areas of commercial forest and is identified as an ancient woodland of plantation origin, is a significant asset for the community. The Council will support a scheme to bring the woodland under long term management and secure enhanced community access.

31.5 Torwood Castle is a Category A listed building and a scheduled ancient monument. It is linked to the village by an existing right of way. Torwood Broch and the Roman Road nearby are also scheduled ancient monuments and are afforded protection by Policy EQ16.

31.6 Environmental Enhancement - Proposals and Opportunities

31.6.1	EN.TOR01	Torwood Woodland
	Opportunity:	Woodland Management/Countryside Access
	Agency:	Private/Community
	Comments:	Opportunity to secure future of the woodland environment around Torwood for the benefit of the community, including development of further access links. Planning permission granted in 2006 for wetland feature intended to enhance biodiversity and forming part of landowner’s outline woodland management plan.

SUSTAINING COMMUNITIES

Housing

- 31.7 There has been considerable market interest in further development in Torwood, reflecting its attractive setting and accessible location. The redevelopment of the garden centre has created a new residential infill of reasonable scale in relation to the size of the village. However, the village has very basic services and no recreational or social facilities. There are also infrastructure capacity constraints in terms of waste water treatment.
- 31.8 In the light of these constraints, only small scale growth of the village is considered appropriate, in the form of a new allocation on the northern edge of the village, and an opportunity for redevelopment on the former Torwood School site.

31.9 Housing - Proposals and Opportunities - Opportunities

31.9.1	H.TOR01	Torwood Special School
	Site Area:	0.7 hectares
	Capacity:	15
	Developer:	Unknown
	Status:	Opportunity
	Comments:	Torwood School closed in 2008 and the site may be suitable for a small scale housing development. Infrastructure constraints would have to be overcome. Contributions may be required towards traffic calming measures on the A9.

31.10 Housing - Proposals and Opportunities - New Allocations

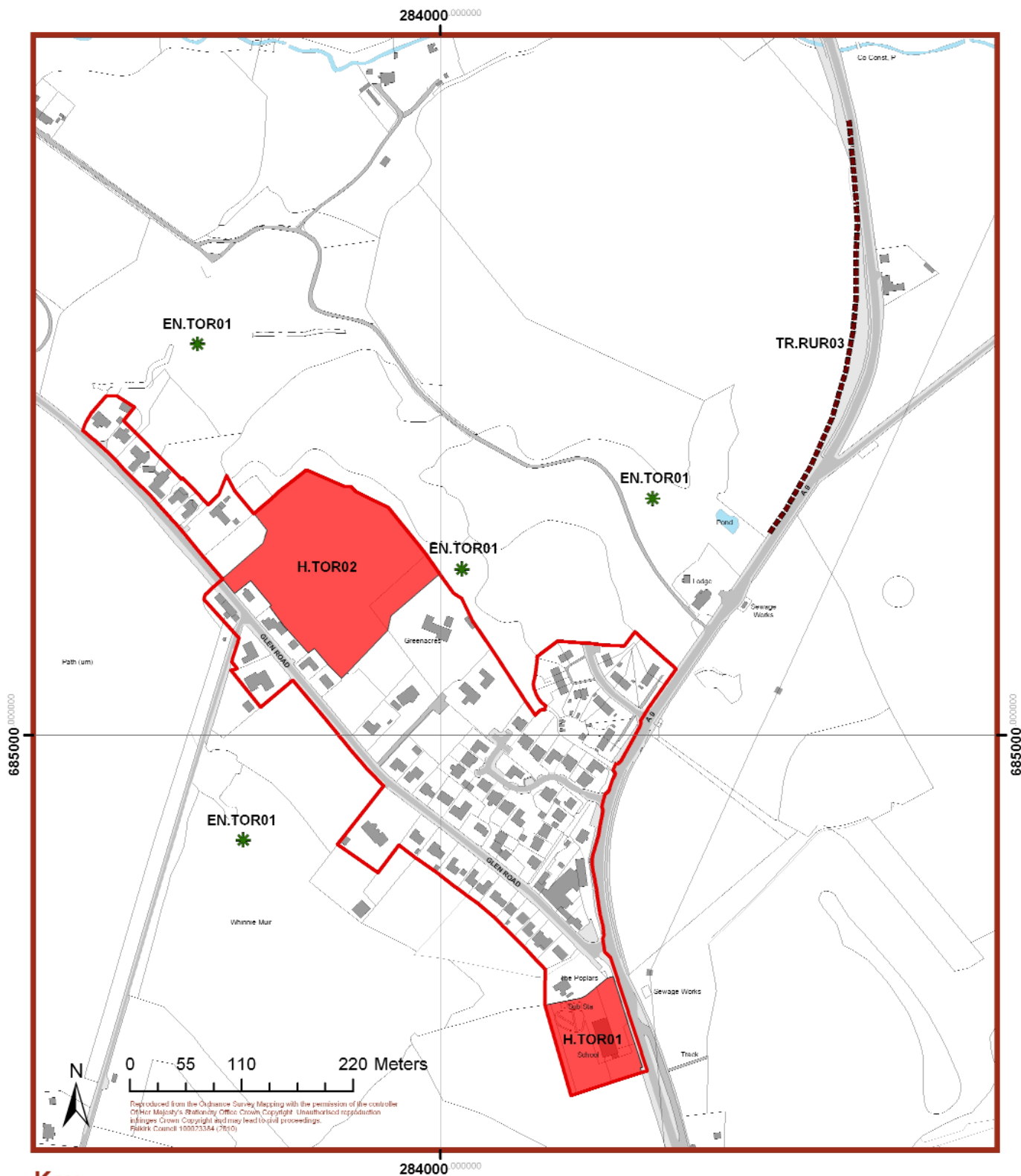
31.10.1	H.TOR02	MacLaren Park
	Site Area:	2.4 hectares
	Capacity:	10
	Developer:	Private
	Status:	New Allocation
	Comments:	A low density, high quality housing development is required, which must be controlled by a planning/design brief. Appropriate provision for open space should be made. Trees around the site should be protected and reinforced by further planting. Infrastructure constraints, notably sewerage capacity, must be addressed.

Recreation and Community Facilities

- 31.11 There is no formal open space in Torwood and any further development in the village would be required to contribute to the provision of open space, in accordance with Policy SC13.
- 31.12 Further housebuilding in the area could require a financial contribution to be made towards education provision in Larbert and Stenhousemuir area.


SUSTAINABLE TRANSPORT AND INFRASTRUCTURE

- 31.13 There are capacity problems with the sewage treatment plant which constrain significant growth.
- 31.14 Further investments in water and drainage infrastructure will be required to enable development proposals to be implemented. Developers may be asked to fund network studies to establish the extent of any necessary upgrading works for both water and drainage and to meet the costs of any upgrading works identified.



Key

Policies

 Village Limit (EQ19)

Proposals & Opportunities

 Environment

 Transport

 Housing

