

Dallas

Hierarchy Status/Objectives/ Issues

Dallas is a third tier settlement

- To maintain and enhance the existing character and setting of the village
- To provide opportunities for new house building to the west end of the village

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 Dallas School West

1.02ha, capacity 6 houses

Drainage problems have discouraged development of this site in the past. This site can accommodate 6 houses. Proposals should reflect the linear form of the village and ensure buildings present a frontage to the public roads. Proposals should respect the character of the village in terms of house styles and materials. Existing trees and stone walling should be retained.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependant terrestrial ecosystems.

R2 Dallas School East**0.1ha, capacity 1 house**

One plot remains on this site. House style should reflect the character of the village.

R3 Former filling station**0.25ha, capacity 4 houses**

Planning consent has been granted for 4 houses. Contamination issues will need to be resolved.

R4 Sub division/ backland development

The Council will not permit the sub-division of plots or backland development within the village boundary. This policy will take precedence over the provision of Policy H3. This policy will not prevent replacement or redevelopment of existing sites.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Dallas. The over-riding policy E5 applies to each of these sites.

ENV5 Sports Areas

Recreation ground

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

West End

ENV7 Civic Space

The War Memorial

Wider Environmental Designations

There are a number of environmental designations immediately outside the settlement boundary which will require to be observed.

AGLV Area of Great Landscape Value

DALLAS

Population: 152

Households: 50

2011 Census

