

Dyke

Hierarchy Status/Objectives/Issues

3rd Tier settlement

- To prevent ribbon development outwith the settlement boundary along the main road entering the village from the south.
- To maintain and enhance the environment and character 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 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 (e.g. 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 layout 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 North Darklass Road

1.29 ha Indicative capacity 12 houses

This site extends to 1.29 hectares and could accommodate a maximum of 12 houses. A landscaped edge should be provided along the north west edge of the site to continue the tree lined boundary of the village. A range of house sizes should be provided. Access to the site should be taken off the Darklass Road. The access location should take into account access requirements of R2. A second point of road access or an emergency access will be required once the total number of housing units served by the C1E Main Road/U167E Darklass Road junction exceeds fifty (counting both existing and new development). Improvements to the entrance road into the village from Brodie (C7E) will be required in the form of widening and junction improvements at the Barleymill junction (U76E).

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 dependent terrestrial ecosystems

R2 South Darklass Road

0.44 ha Indicative capacity up to 5 houses

This site extends to 0.44 hectares and could accommodate up to 5 houses. A landscaped edge along the south and west boundaries should be provided to create clear long term settlement boundaries and maintain the character of the entrance of the village. An archaeological evaluation will be required prior to development. Access to the site should be taken off the Darklass Road. The access location should take into account access requirements of R1. A second point of road access or an emergency access will be required once the total number of housing units served by the C1E Main Road/U167E Darklass Road junction exceeds fifty (counting both existing and new development). Improvements to the entrance road into the village from Brodie (C7E) will be required in the form of widening and junction improvements at the Barleymill junction (U76E).

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Environment

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

ENV4 Playspace for Children and Teenagers

Play area

ENV5 Sports Areas

Recreation ground

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Trees at corner of Main Street and Darklass Road

ENV9 Other Functional Greenspace

Church Grounds

TPO Tree Preservation Order

The trees within the church grounds are protected by a Tree Preservation Order.

Sustrans Cycle Route

The route of the Sustrans National Cycle route passes through Dyke, and should be safeguarded from development.



DYKE

Population: 200
Households: 92

2011 Census

