

2001 Population.....195*(Source: 2001 census)***Households.....85****Objectives**

- To prevent ribbon development outwith the settlement boundary along the main road entering the village from the south.
- To maintain and enhance the environment of the village.

Proposals**Water and Drainage**

There is adequate water capacity to accommodate the level of development. Scottish Water is currently investing in the waste water asset that serves this settlement. It is essential that developers should contact Scottish Water at an early stage. Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing**R1**

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. Improvements to the entrance road into the village from Brodie will be required in the form of widening or the provision of passing places.

Environment

The following sites are identified as open spaces which contribute to the environmental amenity of Dyke and should be safeguarded from development which is not related to their current use.

ENV4 Playspace for Children and Teenagers

Play area

ENV5 Sports Areas

Recreation ground

ENV6 Green Corridors/Natural and Semi Natural Greenspaces

Trees at corner of Main Street and Darklass Road

ENV9 Other Functional Greenspaces

Church Grounds

TPO Tree Preservation Orders

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

DYKE



1:6,000

