

THE PLANNING BACKGROUND

Throughout the period of the previous Local Plans, demand for development in Dallas has been low. The housing site at Dallas School East identified in the previous Local Plan has been partly developed and several infill plots built on.

CHARACTER OF THE VILLAGE

The character of Dallas lies in its main street frontages. The plots are deep and the houses which are a mix of traditional single and two storey dwellings, line the main street some hard onto the pavement, others on building lines slightly set back.

The entrance to the village from the east side is important to the character and visual impact of the main street, and likewise to the west, the woodlands and the trees are important to the area around the war memorial.

OBJECTIVES

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

POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commuted Payments' in Chapter 7 may also apply.

ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

ENV1 The School Grounds

Reserve for recreation and open space.

ENV2 West End

The woodlands and landscaped verge at the western approach to the village to be retained. The trees are subject to a management plan which proposes their felling and replanting with broadleaves.

ENV3 The War Memorial

These trees are to be protected by a Tree Preservation Order.

There are wider environmental designations relating to areas of local, national and international scientific importance and to areas of high scenic and landscape quality, which in most cases may relate to areas just beyond the settlement boundary. Where sites of scientific importance are found within settlement boundaries, these are designated as ENV in the Proposals Map.

AGLV The village is surrounded by an Area of Great Landscape Value.

Detailed maps of all the above are held by The Moray Council.

HOUSING

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply pending on the size and location of the development.

R1 Dallas School West

Designated in the 1993-98 Local Plan, this site is extended to incorporate an area at the road junction which had a previous planning consent. Drainage problems have discouraged development in the past, but it is understood that given a comprehensive development of the site the economics may prove attractive enough to offset the cost involved in pumping drainage to the public sewer on the main street.

The Council will require the following:-

- (i) A single application should be submitted indicating a layout for the entire site.**
- (ii) The layout should reflect the informality of a rural setting for which the Housing in the Countryside Guidelines are appropriate.**
- (iii) The layout should provide for the retention of the existing trees both within and on the boundary of the site. In particular the mature Scots Pines within the site should be safeguarded. The stone wall on the east boundary must also be retained.**
- (iv) House designs for the development should reflect a "rural identity" in keeping with the character of the village. Policy L/HC5 will apply.**

NOSWA have advised that wastewater should be pumped to the head of the gravity sewer in the main street to the NE of the T-junction.

R2 Dallas School East

One plot remains on this site. As with R1 wastewater should be pumped towards the main street.

The Council will require house designs for the development to reflect the village's "rural identity." The design policy for 'Housing in the Countryside' (L/HC5) will apply.

R3 Sub-division/Backland Development

In line with Objective 1 as stated above, 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 L/H5 (Sub-division for house plots). This policy will not prevent replacement or redevelopment of existing sites.

WASTE WATER TREATMENT

The present capacity of the works is 280 population equivalent, and the population of the village is estimated at 130.

