

TOWN & VILLAGE STATEMENTS

THE PLANNING BACKGROUND

The 1993-1998 Local Plan provided for a limited amount of growth in Dyke, (in keeping with the scale and character of the village), and for the provision and maintenance of community facilities to serve the wider Dyke and Brodie rural community. A site for 9 houses was required for private housing and this has now been fully developed. An overgrown field to the west of 'Ardenair' remains with a capacity for 2 houses providing the access track is upgraded. Parts of the village were badly affected by flooding in 1997.

Dyke can be likened to villages of similar circumstances elsewhere in Moray, such as Urquhart, Rothiemay and, on a larger scale, Garmouth. In these villages problems of access, traffic congestion, road safety and drainage place limitations on the extent to which the village can grow. The main street in Dyke was never designed to take traffic at today's levels and given the absence of pavements at various points, the location of the school, playing field and park at the north end of the village, and the congestion problems caused by parked vehicles on the street, it is evident that further inappropriate development encouraging increased traffic within the village would compound an already unsatisfactory situation.

Indeed, in terms of village character alone there is a strong case to suggest that an acceptable balance has been reached between the level of population required to sustain the community's essential services, and the amount of development the village is able to accommodate without compromising its basic amenity and character. In consequence no further housing development sites have been allocated in Dyke.

CHARACTER OF THE VILLAGE

Dyke's character is that of a small rural village. The main street running through the village is one of the most attractive of its kind in Moray, complemented at various points by traditional buildings of distinct architectural merit. As the focal point, the main street has a mix of single storey cottage terraces and two storey detached traditional houses set within a staggered building line. The charm and the character of this area lies within this mix of dwelling and in the way that the narrow street winds through the village, past the Church, and the school.

On Darklass Road the character is one of more recent development, with a mix of contemporary building styles.

The entrance to the village from the south is vitally important to the character and visual impact of the whole settlement, and views into the village from this road require to be safeguarded from unsympathetic development.

OBJECTIVES

- (i) To restrict further development of the village within the proposed settlement boundary on the grounds of existing character and an inadequate infrastructure. This boundary should form the limit to which Dyke should grow.
- (ii) To prevent ribbon development outwith the settlement boundary along the main road entering the village from the south.
- (iii) To maintain and enhance the environment 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. For reasons set out above no new housing proposals are identified for the village.

TOURISM

The governing policies for Tourism are L/ED16 and 17 in Chapter 1 (Tourist Facilities and Accommodation and Roadside Signs). The Economic Development policies in Chapter 1 apply where relevant and policy L/CF4 in Chapter 5 safeguards established routes for walking, cycling, trails and cross-country skiing.

T1 National Cycle Network

The Council is promoting the Moray section of the 'Sustrans' National Cycle Network which runs through the village. The route will be protected.

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 Corner of Main Street and Darklass Road

As a feature integral to the character of the village the mature trees within this area will be protected by a Tree Preservation Order.

ENV2 Main Street/Church Grounds

A Tree Preservation Order will be pursued for the important amenity effect of this open area within the village.

ENV3 Recreation Ground and Trees

The area indicated is retained as open space for recreational use, and to the north as a wooded area of amenity and wildlife interest.

COMMUNITY FACILITIES

The governing local plan policy for community facilities is L/CF1 in Chapter 5.

CF1 New Community Hall

A site for a new community hall has been identified adjacent to existing facilities at the car park serving the school hall and church. The proposal can be integrated with existing parking and servicing facilities and will require adjustment to the existing landscaping and footpath provision linking the car park to the church. Should any of the existing facilities be displaced by the new hall proposal and require additional space provision, land beyond the current settlement boundary could be assembled to meet this requirement. Under such circumstances policy L/ENV10 will not apply.

WASTE WATER TREATMENT

Public drainage facilities in Dyke are at capacity and cannot accommodate further significant residential development. The public septic tank serving the village fails to consistently comply with SEPA discharge consent levels. Further residential development will not be permitted without the necessary upgrading of these works.

FLOODING

Low lying parts of the village are at risk from flooding and policy L/ENV26 will apply to all new developments considered vulnerable.

