



Population  
**200**



Households  
**92**



Settlement Hierarchy  
Smaller Towns &  
Villages

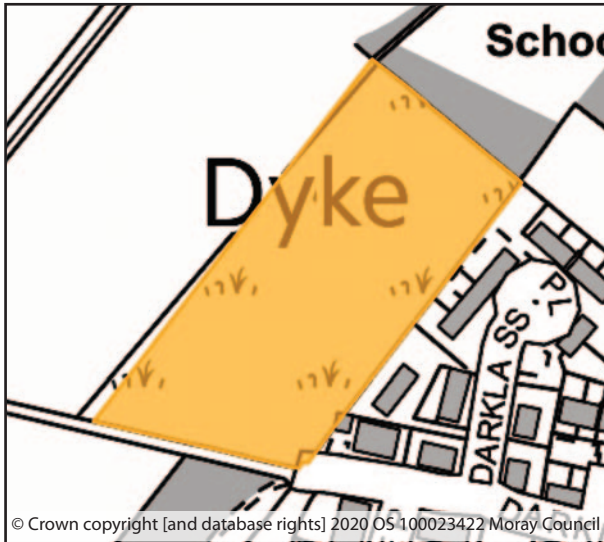
### Development Strategy / Placemaking Objectives

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

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

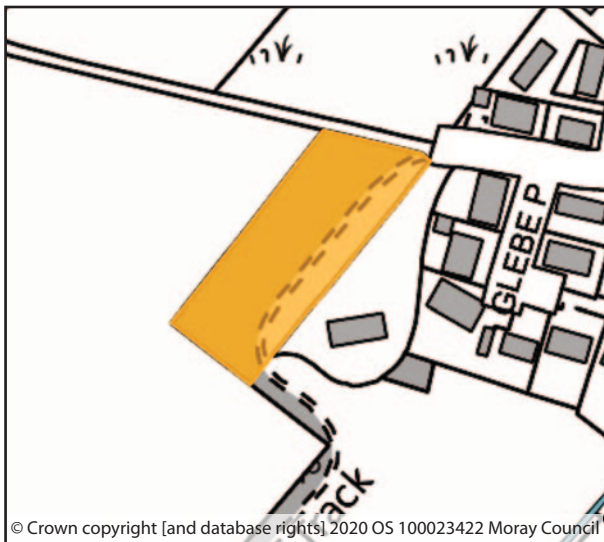
## HOUSING

### R1 North Darklass Road 1.29 ha 12 units



- A landscaped edge incorporating trees must be provided along the north-west edge of the site to continue the tree lined boundary of the village.
- Widening of C7E to a minimum of 5.5m between Dyke and the Barleymill Junction (C7E/U76E) required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.

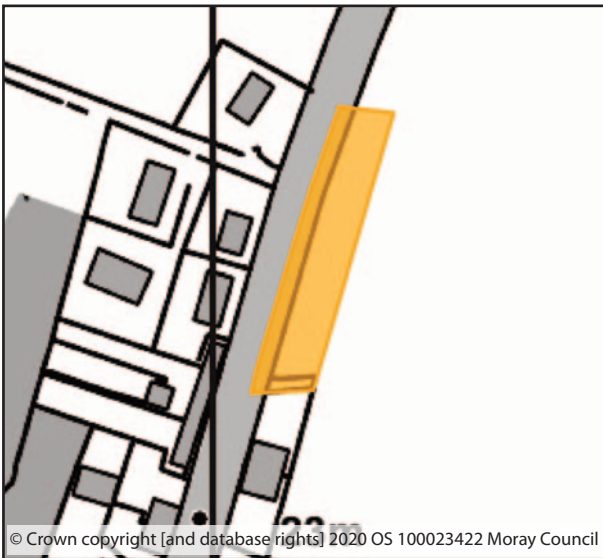
### R2 South Darklass Road 0.44 ha 5 units



- A landscaped edge along the south and west boundaries must be provided to create distinguishable long term settlement boundaries and maintain the character of the entrance into the village.
- Access must be taken off Darklass Road and take into account access requirements for R1 North Darklass Road.
- 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).
- Localised widening and/or passing place provision on C7E between Dyke and the Barleymill Junction (C7E/U76E) required.
- Junction improvements required to Barleymill Junction (C7E/U76E).
- Drainage Impact Assessment (DIA) required.
- Archaeological evaluation required.
- Phase 1 Habitat Survey required.



**R3 Fir Park Road 0.18 ha 3 units**



- Advanced landscape planting along the eastern and northern boundaries of the site required.
- Houses must be one storey in height, front onto C7E and create a gateway into the village.
- Localised widening and/or passing place provision on C7E between Dyke and the Barleymill Junction (C7E/U76E), proportionate to the scale of development required.
- 30mph limit to be relocated beyond the extent of the site and additional street lighting must be provided.
- Drainage Impact Assessment (DIA) required.

**TOURISM**

**T1 SUSTRANS Cycle Route**

- The SUSTRANS National Cycle Route passes through Dyke and will be safeguarded from inappropriate development.

**ENVIRONMENT/GREEN INFRASTRUCTURE**

Open space that contributes to the environmental amenity of Dyke will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV3	Playspace for Children and Teenagers	Play Area
ENV4	Sports Areas	Recreational Area
ENV11	Other Functional Greenspace	Church Grounds
TPO	Tree Preservation Order	Church Grounds

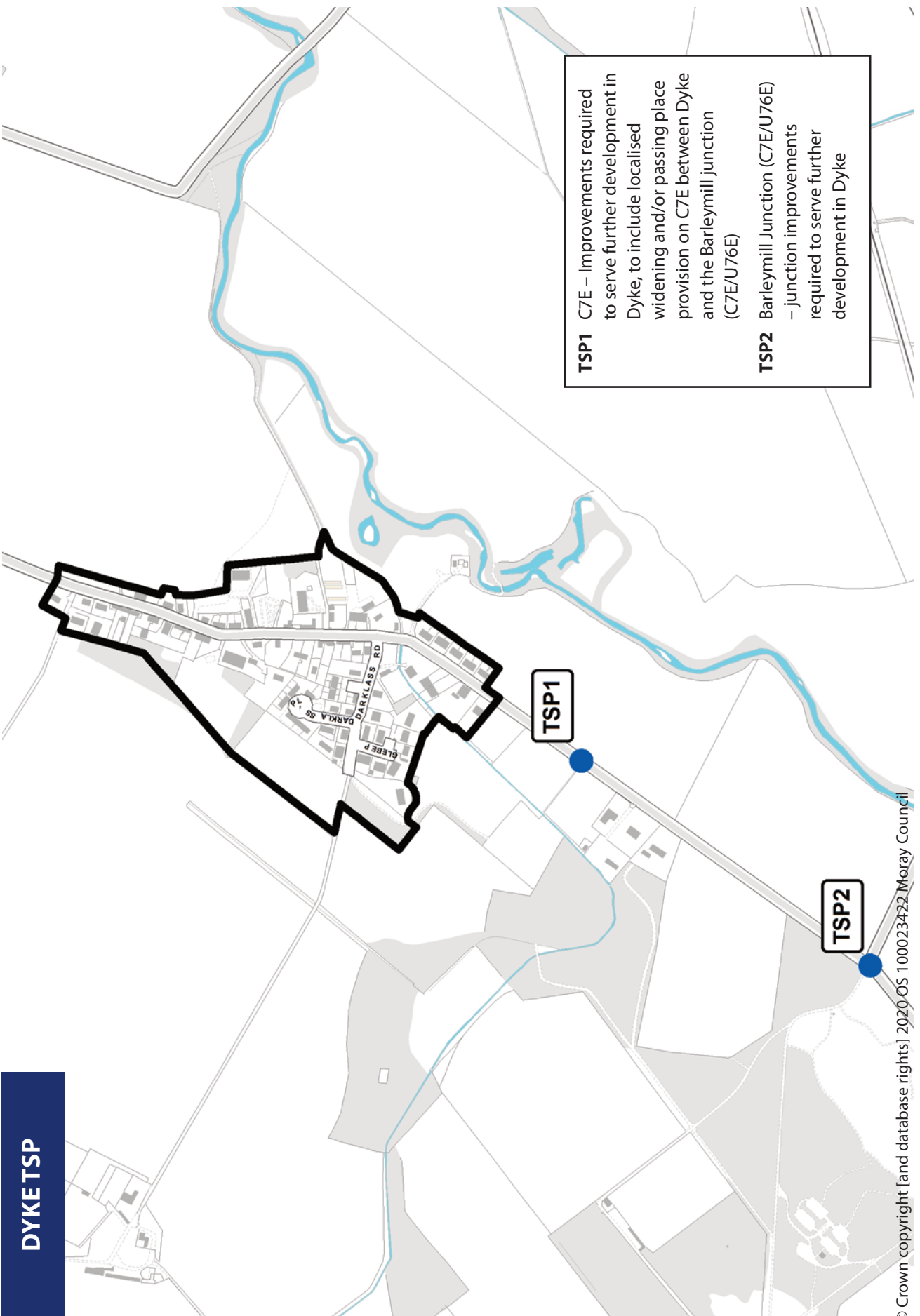


## INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

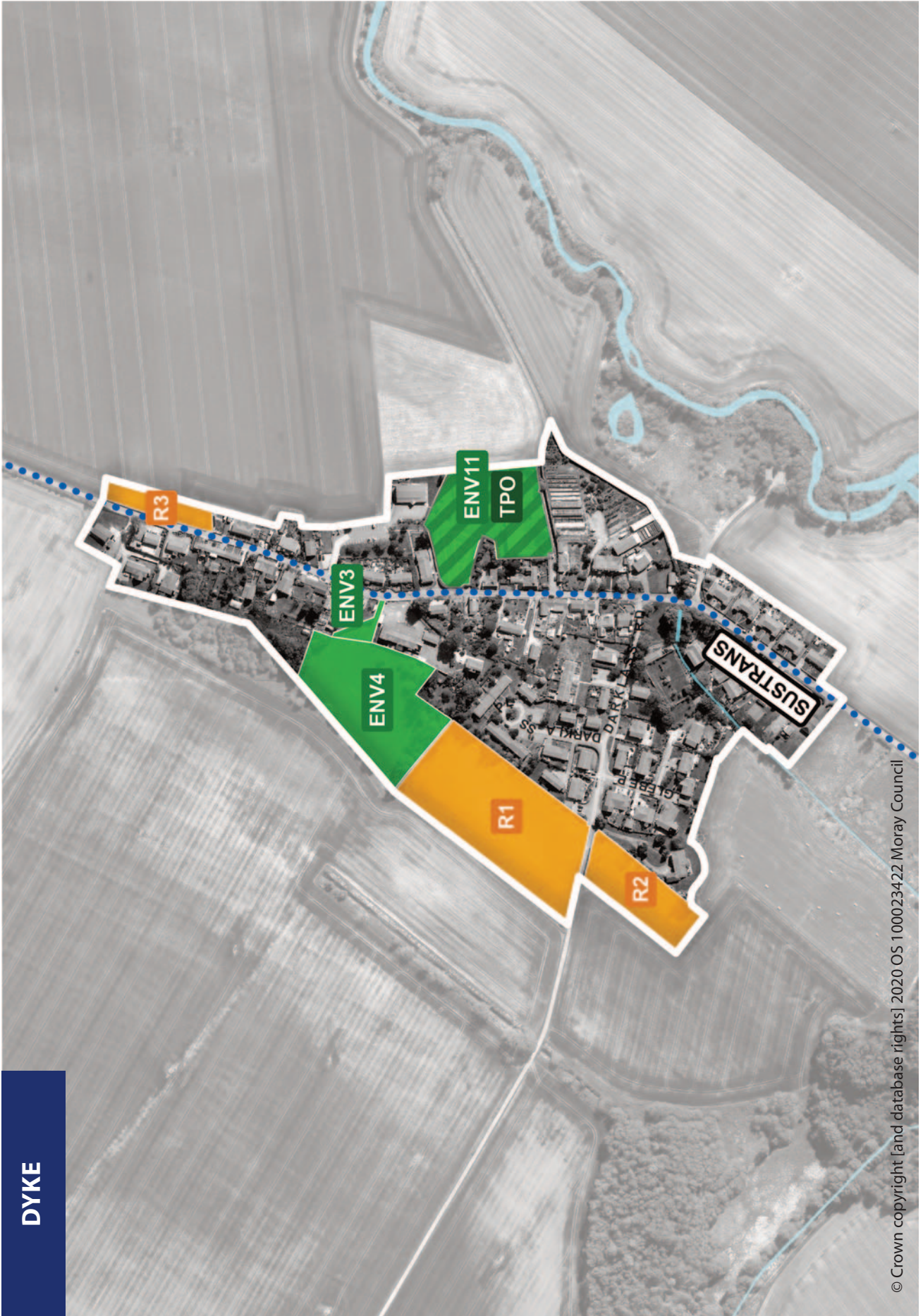
Type of Infrastructure	Mitigation Measure	Sites
Education	Extension to Forres Academy or alternative provision	R1, R2, R3
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1, R2, R3
Healthcare	2 x Additional Dental Chairs	R1, R2, R3
Healthcare	Reconfiguration of Pharmacy Outlet(s)	R1, R2, R3
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2, R3





DYKETSP





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