

3.2.23 Ae is a village originally built to house forestry workers. It has a most attractive upland wooded setting, a shop/post office and a primary school.

HOUSING

3.2.24 In spite of Ae's relative remoteness several families have been attracted over past years to build new homes in the village. There is a current planning permission for a dwellinghouse on the former hall site on the south side of Birkie Knowe and two small additional sites are now identified.

Policy MN21: Birkie Knowe (8 units allocated)

General Policy: 14

Justification: Ae is the type of village with existing facilities which the Structure Plan strategy seeks to support by allocating land for additional development.

Site Guidance: This land will drain to existing combined sewers located on both east and west of the site. A water supply is available. The development sites can be accessed from an extension to Birkie Knowe with a replacement turning head provided. The development should employ similar house types and materials to the adjoining properties.

Policy MN22: North East of Birkie Knowe (6 units allocated)

General Policies: 14, 20

Justification: See Policy MN21 above.

Site Guidance: This site will drain to the existing combined sewer located in Hilltops View. A water supply is available. The access to the site from Birkie Knowe would require to be improved to an appropriate standard.

ENVIRONMENT

3.2.25 Ae has large areas of well maintained amenity open space which, particularly in the area around the Goukstone Burn, complement its setting in the upland landscape. [General Policy 43: Areas of Local Environmental Importance]

COMMUNITY SUPPORT

3.2.26 Ae has a primary school, playing fields and large areas of amenity open space which are protected for community use. [General Policy 75: Safeguarding of Land for Community Facilities, General Policy 78: Protection of Sports Facilities and Playing Fields and General Policy 79: Safeguarding Amenity Open Space and Play Areas]



AE Nithsdale Local Plan

KEY

— Policy Boundary

GENERAL POLICIES AND PROPOSALS

③ Settlement Policy Boundary

④③ Areas of Local Environmental Importance

⑦⑤ Safeguarding of Land for Community facilities

⑦⑧ Protection of Sports Facilities and Playing Fields

⑦⑨ Safeguarding Amenity Open Space and Play Areas

COMMUNITY POLICIES AND PROPOSALS

MN22 Housing Policy

Note: The General Policies and Proposals (Section 5) apply, as appropriate, throughout the Plan area.

