

### THE PLANNING BACKGROUND

Within the village a number of gap sites have been filled and planning permission exists for only one remaining site to the rear of the village hall. The site at Castle Terrace has been successfully developed for 7 houses.

### CHARACTER OF THE VILLAGE

As the previous Local Plan observed, Rothiemay has developed in two stages. Between West Lodge and the Deveron is the original settlement of mixed residential and commercial buildings of traditional design, stone built, with slate roofs. To the north of West Lodge is an area of mixed residential and recreational use with mainly modern housing. King George's Field, the Cemetery, Manse and Parish Church form an integral part of the character of the village, and the beech hedging and stone walls which links the northern part of the village is a distinctive feature.

### OBJECTIVES

- (i) To provide for modest development opportunities commensurate with likely growth.
- (ii) To protect areas and features of environmental importance within 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 King George's Field**

**Reserved for recreation and open space. The trees within this site are protected by a TPO.**

#### **ENV2 Trees, West Lodge**

**Retained for their amenity value.**

#### **ENV3 Anderson Drive West**

**The cemetery, Manse, and Parish Church to the west of Anderson Drive contains attractive areas for recreation, open space and trees.**

#### **ENV4 North Bank of the River Deveron**

**This area contains a number of mature trees to the west in the vicinity of the fish farm and is an attractive feature of the village on its southern entrance.**

#### **ENV5 Beech Hedging**

**Beech Hedging along the road frontages should not be randomly removed for the sake of development.**

## 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 Castle Terrace

A 1.1ha site (capacity 15 houses) providing a long term supply of housing land in the village, to be developed in such a manner as to allow access to the rest of the field. Stone walls should be maintained as boundary enclosures. Development on R1 will be restricted to a maximum of 4 plots per annum depending on the sewerage system capacity. Waste water sewers are available in the main road.

### R2 Village Hall

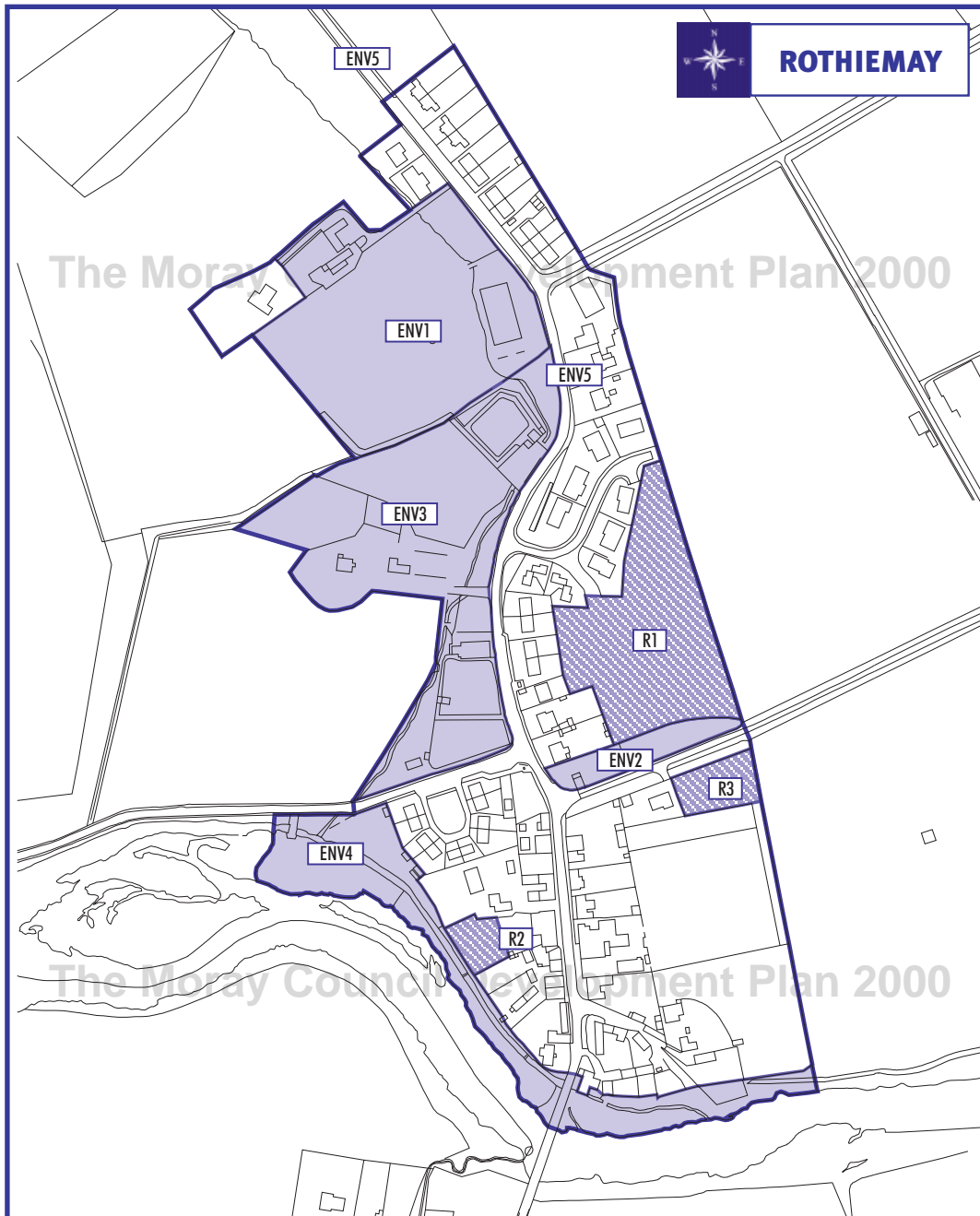
This site is suitable for a single plot. The nearest wastewater sewer is in the public road to the east.

### R3 South East of West Lodge

This site is suitable for a single plot. Nearest wastewater sewer is in the public road to the west.

## WASTE WATER TREATMENT

Rothiemay is served by two septic tanks. One is at capacity and the other, Rothiemay East, can accommodate a further five dwellings only.



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