

2001 Population.....1209
(Source 2001 Census)

Households.....548

Objectives

- To meet the need for increased housing demand
- To upgrade the overall environment of the town

Proposals

Water and Drainage

There is adequate water capacity to accommodate the level of development. Scottish Water is committed to provide growth when required at the waste water asset that serves this settlement. Scottish Water will work with the developer to provide the requisite funding and capacity at their assets. It is essential that Developers contact Scottish Water at an early stage. Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

R1 Spey Street

This site extends to 2.12 ha and has capacity for 30 houses. This site provides an extension to R1 in the previous plan and incorporates the additional application for 6 houses. Access must be taken from the new development off Spey Street.

The site is within a wider area considered to be at risk of flooding and cannot be developed until a strategic Flood Assessment is undertaken for Rothes to include

- more accurate modelling of River Spey
- Assessment of residential risk after the Rothes Flood Scheme is completed
- Consideration such as loss of flood plain storage should sites be filled.
- Consideration such as the provision of positive drainage system for the site.

A landscaping strip must be provided on the east and south east boundaries.

Development proposals must safeguard the integrity of the River Spey SAC.

R2 Greens of Rothes (Phase 1)

This site extends to 0.4 hectares and has capacity for up to 4 houses.

A detailed development masterplan should be prepared by the applicant for this site and the adjacent LONG term site. Footpath and cycle links into the town need to be provided. Landscaped buffer zones between the development and the River Spey and Broad Burn shall also be provided in the form of amenity woodland. Landscaping to the north of the town, to integrate the development into the settlement, will also be required.

The following will be required to accompany any development proposal:

- a detailed Flood Risk Assessment
- a Transport Assessment
- an otter survey and mitigation report
- a construction method statement, detailing how construction would avoid the release of sediment and pollutants into the water courses.

Development proposals must safeguard the integrity of the River Spey SAC.

'LONG'

In order to indicate the general long term direction for housing development, areas have been identified (LONG) on the settlement statement maps. This is at:

Greens of Rothes (LONG) This site extends to 3.8 hectares and could provide a long term housing supply for Rothes. The applicant should prepare a detailed development masterplan for this site and the adjacent R2 site. Applications for this site will also need to meet all the requirements specified in the text for R2.

This site is not designated during the currency of this Local Plan, but will be considered for inclusion in future reviews, depending upon the take up of those sites which are formally designated, in line with policy H2.

Opportunity Sites

OPP1 Greenfield Farm Steading (0.89 ha)

Should for any reason the farm steading and yard no longer be required, redevelopment for housing would be most appropriate. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

OPP2 Kirk Place Farm Buildings

These buildings are located in an area which would make their redevelopment for housing appropriate. Given that part of the buildings are listed, a conservation/ restoration project would be the most appropriate course of action.

OPP3 New Street (0.05 ha)

This is the site of a former car showroom and could be developed for residential or commercial use.

OPP4 North Street (0.20 ha)

This site could be developed for business or residential use. Development proposals must safeguard the integrity of the River Spey SAC. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

Industrial Sites

I1 Back Burn

This piece of ground lies between two former railway lines and is unused rough ground at present. Although the access requires improvement, the route is in use at present, and it could serve as a lorry park, as there are problems with lorries parked overnight around the town. Further investigations are required before this area could be formally designated and signposted as a lorry park. Development proposals must safeguard the integrity of the River Spey SAC.

I2 The Distilleries

These areas at Glenspey, Glenrothes, Capperdonich, Glen Grant distilleries and at the dark grains plant area are reserved for the use of the distilleries, and related business use. Development proposals must safeguard the integrity of the River Spey SAC. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

I3 Reserve Land Rear of Dark Grains Plant

A field in occasional agricultural use. It may be required for distillery warehouse expansion in the longer term. Any development must safeguard the integrity of the River Spey SAC. A Flood Assessment will be required. Development proposals must safeguard the integrity of the River Spey SAC. In particular, development should be set back from the burn to create a buffer zone to safeguard the integrity of the River Spey SAC. A detailed Flood Risk Assessment will be required for any planning application that is submitted for this site.

I4 Station Yard

This site comprises the area of the former station yard, most of which has been developed for various industrial activities over the years. Part owned by the Moray Council, a section of the site has had consent for further advance factory units and would be suitable for business use. A wastewater sewer is available although some upmaking between levels may be required. Development proposals must safeguard the integrity of the River Spey SAC.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Rothes. The over-riding policy E4 applies to each of these sites.

ENV1 Public Parks and Gardens

Rothes Castle; Public Park

ENV3 Amenity Greenspace

High Street, South, New Street, Spey Street,

ENV5 Sports Areas

Rothes Football Ground

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

North Street; Elgin Road; The Back Burn; Glen Grant; Rothes Burn; Glen Rothes; North Street; Adjacent to Football Ground.

ENV7 Civic Space

High Street/Seafield Square

ENV9 Other Functional Greenspaces

Cemetery; site adjacent to football ground.

TPO Tree Preservation Order

North Street

SAC: The Burn of Rothes, the Broad Burn and the Back Burn are all part of the River Spey SAC.

SINS: Spey Valley.

FA: Flood Alleviation Scheme.

ROTHES

1:10,000

