

Rothiemyay

Hierarchy Status/Objectives/Issues

Third tier settlement

- Desire to promote housing development/sustain services
- Further site allocated to improve choice
- Level of drainage capacity may be deterring developers

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution.

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

Development of the housing allocations will be subject to the capacity of the drainage system, and subject to approval of Scottish Water. It will not be possible to realise the full extent of designations without improvements to the system.

R1 Castle Terrace

1.1ha Indicative Capacity 15

This site is carried forward from the previous plan with a capacity of 15 plots, but this figure could be increased if semi detached or terraced houses are proposed. Access via Riddoch Court.

R2 Anderson Drive**0.61ha Indicative Capacity 5 plots**

Utilising the existing access to Lossat Croft, this site will have the effect of “squaring off” the village boundary at this point. Off-site footpath/cycleway links into the playing field should be provided within the layout, and wall or hedge boundary treatment on the northern edge of the site. A flood risk assessment may be required due to the presence of a watercourse on site and water resilient measures should be considered as part of this.

R3 Deveronside Road**1.0 ha Indicative Capacity 10**

This is a new allocation, intended to provide an additional opportunity to promote some development in Rothiemay. It comprises the eastern part of a field, and is enclosed on 3 sides by trees.

A priority junction onto Deveronside Road will be required, and some removal of trees/hedging may be required to achieve visibility. Footpath provision to connect with Main Street should be made, but this may require third party land.

Within the layout, provision should be made for a potential longer term connection into the remainder of the field to the east.

A buffer to the watercourse on the east of the site will also be required.

A flood risk assessment will be necessary, given the south west corner lies within the 1 in 200 indicative flood maps. (River Deveron), and water resilient measures should be considered as part of this.

Environment (Policy E5 applies)

The following sites are identified as open spaces which contribute to the environment and amenity of Rothiemay. The over-riding policy E5 applies to these.

ENV2 Private Gardens or Grounds

Manse

ENV5 Sports Areas

King George V playing fields (including TPO); school playing field

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Trees at West Lodge; Riverbank Area; Beech hedging along Anderson Drive frontage on entrance to Rothiemay.

ENV9 Other Functional Greenspace

Fields beside cemetery and Manse.

ENV11 Cemeteries

Cemetery/Churchyard./War Memorial.



