Rothes

Hierarchy Status/Objectives/Issues

Rothes is a third tier settlement.

- There is a wish to promote new development in support of wider Speyside area.
- To upgrade the overall environment of the town.
- To promote investment in new building in the town by releasing new greenfield site.
- Promote economic development through the promotion of large opportunity site for mixed use development.

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

R1 Spey Street

2.12Ha 30 houses

The site has capacity for 30 houses. Access must be taken off Spey Street. Prior to work commencing on the 50th house served by Spey Road, an emergency access will require to be provided. A landscaping strip must be provided on the east and south east boundaries.

Buildings must be no more than 1½ storeys in height. Proposals should be supported by a Drainage Impact Assessment. Development proposals must safeguard the integrity of the River Spey SAC. Information should be provided at application stage to ensure that adequate protection measures are in place to protect the water environment during the construction and operation of the site.

R2 Green Street
1.8ha 40 houses

The site can accommodate up to 40 houses. This site incorporates the former OPP 1 Greenfield farm steading. There may be contamination issues arising from former uses of the steading area. The site is in close proximity to the River Spey and proposals should be accompanied by topographical information to demonstrate that the development is a sufficient distance from the 1:200 year flood envelope. This could impact on the developable area of the site. A drainage impact assessment will also be required to support proposals.

Development proposals must safeguard the integrity of the River Spey SAC. Information should be provided at application stage to ensure that adequate protection measures are in place to protect the water environment during the construction and operation of the site.

Opportunity Sites

OPP1 Greens of Rothes
9.6 ha

This site was designated in the previous plan as a LONG designation to provide housing for the future expansion of Rothes. Alternative sites for housing are identified elsewhere in Rothes. On the basis of its location adjacent to existing industrial uses and good connectivity to the Strategic Road Network the site has been enlarged and is now identified as an opportunity site.

The site is suitable for a mixed use development comprising housing and industrial uses (compatible with residential). If the site were to be developed for a single use the preference is for this to be an industrial use given the lack of alternative employment land sites in Speyside.

There should be a separate access for each use and a Transport Assessment will be required to support proposals. Development of this site requires infrastructure improvements to overcome constraints of connectivity to the centre of Rothes.

Given the size of the site a detailed development brief will be prepared including proposals for extensive landscaping to create containment for the village and create a buffer between proposed uses. Landscaped buffer zones will also be sought between the development and the River Spey and Broad Burn in the form of amenity woodland. There is also a requirement for a detailed Flood Risk Assessment which should include consideration of water resilient measures.

Development proposals must also safeguard the integrity of the River Spey SAC. A construction method statement should be provided at application stage to ensure adequate protection measures are in place to protect the water environment during the construction and operation of the site. An otter survey and mitigation report is also required.

The site is in close proximity to both the Chivas Brothers Buncrook Warehouses and the high pressure gas line and could encroach on the inner, middle and outer consultation zones. The Health Safety Executive will be consulted on any planning application.

OPP2 North Street
2.0 ha

This site has been extended to include land to the north. Development beyond the flat areas of the site should be subject to achieving acceptable gradients for any access road and the road layout in accordance with the Moray Council Road Design Standards. The site could be developed for business or residential use. Access off the A941 is prohibited. Proposals will require to be supported by a detailed design for the access onto the B9015 which confirms adequate visibility can be achieved. Connectivity to the centre of Rothes should also be addressed.

Development proposals must safeguard the integrity of the River Spey SAC and demonstrate that adequate protection measures are able to be implemented to protect the water environment throughout construction and operation of the site. A flood risk assessment will be required for any planning application submitted for this site as well as SUDs and construction phase surface water management plans.

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

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

I2 The Distilleries

These areas at Glenspey, Glenrothes, former Capperdonich, Glen Grant distilleries and at the dark grains plant area are reserved for the use of the distilleries, and related business use.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

I3 Reserve Land Rear of Dark Grains Plant

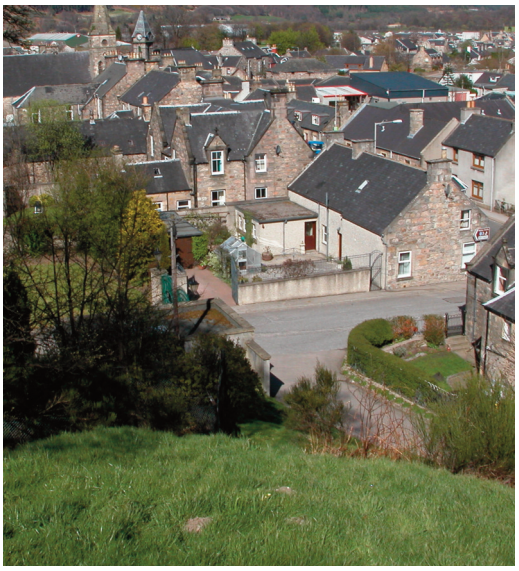
This site is fully occupied by a combined heat and power planting related to the Combination of Rothes distillers.

I4 Station Yard

This site comprises the area of the former station yard that has been developed for various industrial activities over the years. Further options for development of the site are limited.

Environment

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



E5 – Open Spaces applies to each of these sites.

ENV3 Amenity Greenspace
High Street,

ENV5 Sports Areas
Rothes Football Ground, bowling green

ENV6 Green Corridors/Natural/Semi Natural Greenspaces
North Street; The Back Burn; Glen Grant; Rothes Burn; Glen Rothes; former railway line

ENV7 Civic Space
High Street/Seafield Square

ENV9 Other Functional Greenspace
Adjacent to football Rothes football ground

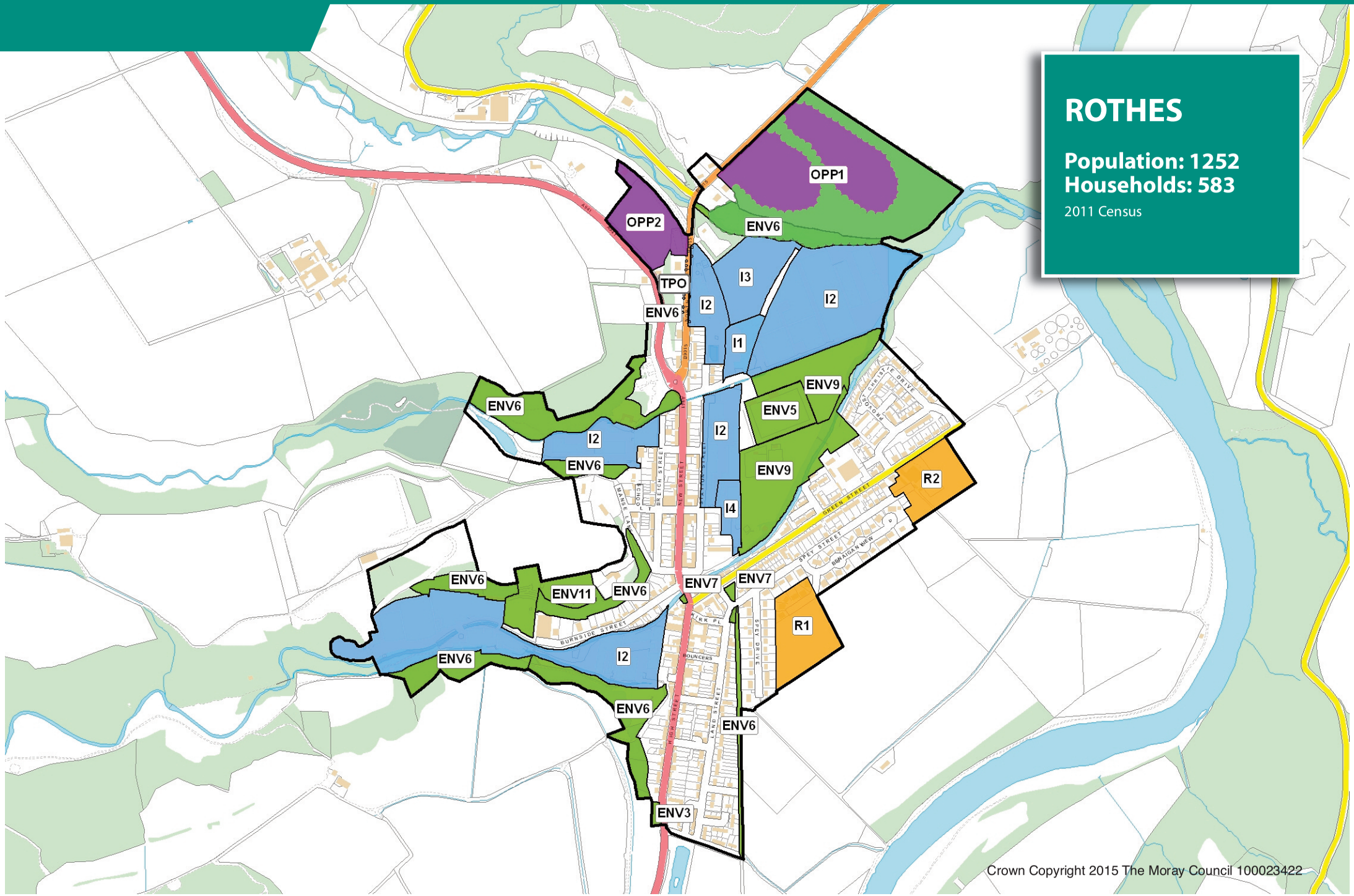
ENV11 Cemeteries

TPO Tree Preservation Order
Tree at North Street are covered by a Tree Preservation Order (TPO)

Wider Environmental Designations

SAC Special Area of Conservation
The Burn of Rothes, the Broad Burn and the Back Burn are all part of the River Spey Special Area of Conservation (SAC)

AGLV Area of Great Landscape Value
To the east of the town is a designated Area of Great Landscape Value.



ROTHES

Population: 1252
Households: 583
2011 Census

Crown Copyright 2015 The Moray Council 100023422

OPP1 - ROTHES KEY DESIGN PRINCIPLES

- Access
- Gateway Feature
- Avenue tree planting above B9015
- Structural Landscape
- Amenity Woodland
- Pedestrian/Cyclepath connectivity. Creation of new paths into amenity woodland
- Footpath
- Housing Land
- Employment Land

- **PROPOSAL FOR MIXED USE DEVELOPMENT, ACCOMMODATING RESIDENTIAL AND EMPLOYMENT LAND COMPATIBLE WITH RESIDENTIAL**
- **CREATION OF TWO MEANS OF ACCESS TO SITE TO SEPARATE USES.**
- **DEVELOPMENT REQUIRES INFRASTRUCTURE IMPROVEMENTS TO OVERCOME CONSTRAINTS OF CONNECTIVITY TO CENTRE OF ROTHES**
- **REQUIREMENT FOR SIGNIFICANT LANDSCAPE PLANTING TO PROVIDE CONTAINMENT AND CREATE SETTLEMENT EDGE**
- **BUFFER TO BROAD BURN AND BURN OF ROTHES CREATING AMENITY WOODLAND**

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2013 The Moray Council 100023422