



Population
1,252



Households
583



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

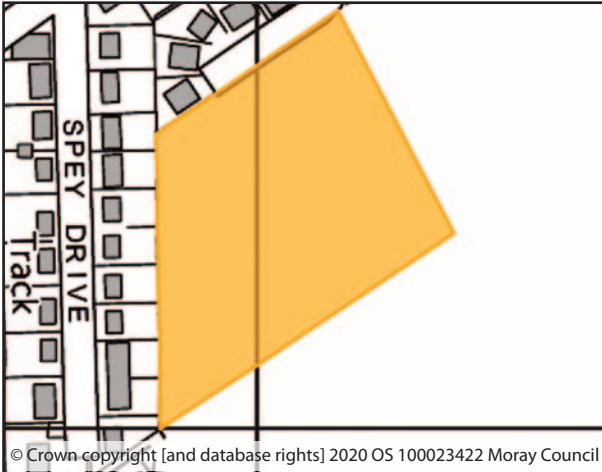
- To promote interest and encourage housing development on designated sites.
- An additional 4.8ha of employment land required within Speyside LHMA to support proposals for business development and growth.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.



Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

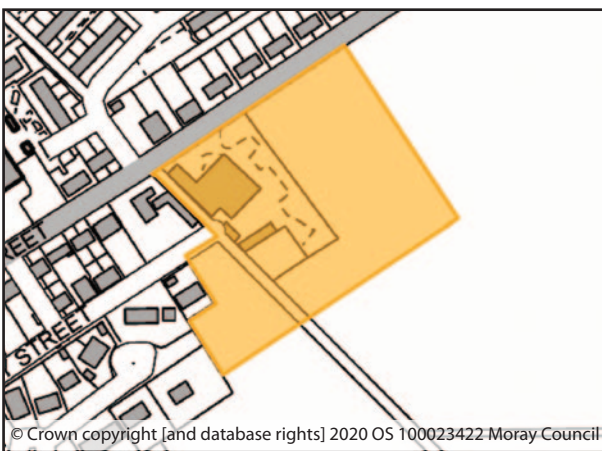
HOUSING

R1 Spey Street 2.12 ha 30 units



- Buildings must be a maximum of 1½ storeys in height.
- Landscaped buffer strip on east and south-east boundaries must be provided.
- Access must be taken off Spey Street, via Ben Aigan Way.
- Prior to commencement of the 50th house (counting both existing and new development) served by Spey Street, an emergency access will be required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

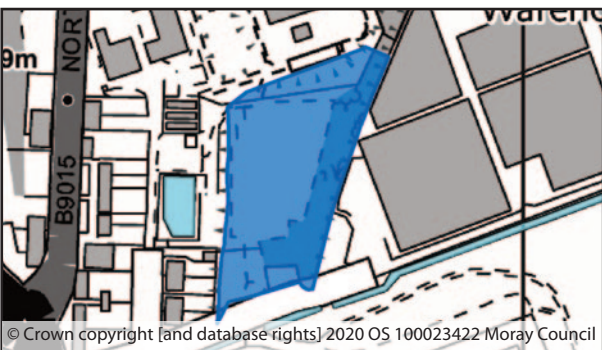
R2 Green Street 1.8 ha 40 units



- Contamination Assessment required.
- Flood Risk Assessment (FRA) required.
- Topographical information to demonstrate that development is a sufficient distance from the 1:200 year flood envelope must be provided.
- Drainage Impact Assessment (DIA) required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

EMPLOYMENT

I1 Back Burn Industrial Estate

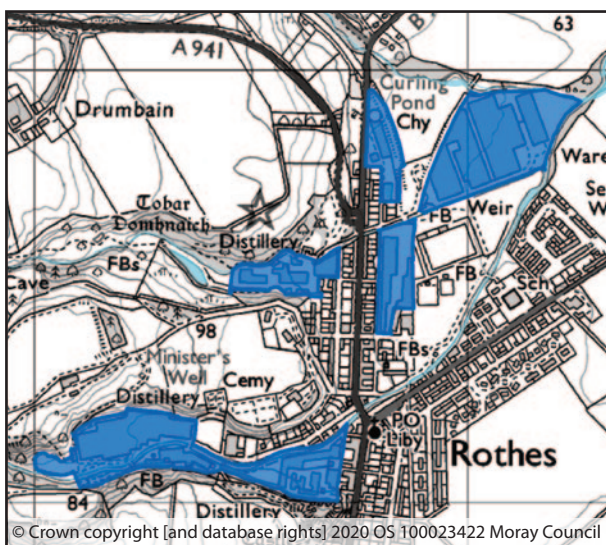


- Phase 1 Habitat Survey required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



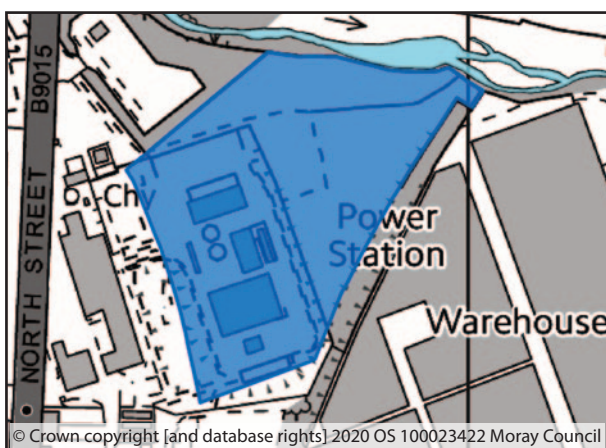
12 The Distilleries

Existing Business Area



- Reserved for the use of Glen Spey, Glenrothes, Glen Grant and former Capperdonich distilleries and related business use, including tourism.
- Protected by Rothes Flood Alleviation Scheme and suitable for less vulnerable uses.
- Flood Risk Assessment (FRA) may be required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Phase 1 Habitat Survey required.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.

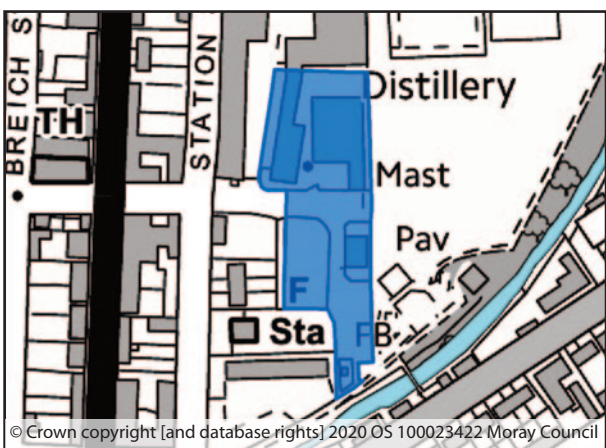
13 Reserve Land Rear of Dark Grains Plant Existing Business Area



- Fully occupied by a combined heat and power plant related to the Combination of Rothes Distillers.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.
- A Water Framework Directive waterbody specific objective will require to be addressed.

14 Station Yard

Industrial Estate



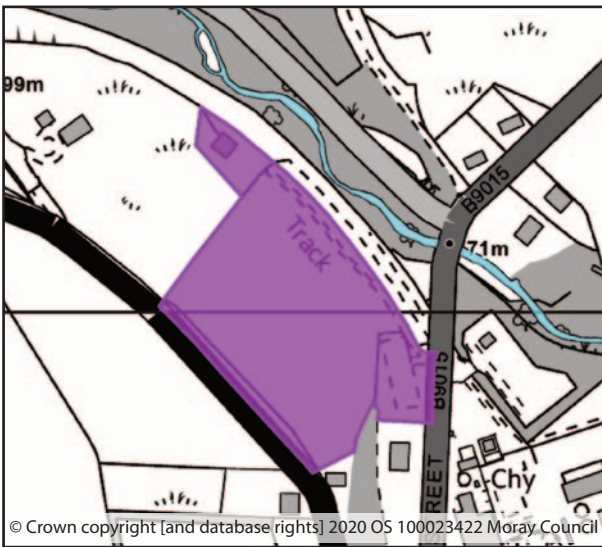
- Flood Risk Assessment (FRA) may be required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity causing pollution or sediment to reach the SAC, or changes to water quality and quantity.



OPPORTUNITY SITES

OPP1 North Street

2 ha



Suitable Uses

Business and residential

Site specific requirements

- Access off the A941 is prohibited.
- Development beyond the flat areas must achieve acceptable gradients for any access road and road layout.
- Detailed design required for the access onto the B9015 with confirmation that adequate visibility of 2.4m by 70m can be achieved, given the constraint of the old railway abutment.
- Connectivity to the centre of Rothes must be provided.
- Flood Risk Assessment (FRA) required.
- SUDS and Construction Phase Surface Water Management Plans required.
- A Water Framework Directive waterbody specific objective will require to be addressed.
- Demonstrate that there will be no adverse effect on the integrity of the River Spey Special Area of Conservation (SAC) from development activity either causing disturbance to otters that may be using the watercourse and banks, pollution or sediment to reach the SAC, or changes to water quality and quantity.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Rothes will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV1	Public Parks and Gardens	Mackessack Park
ENV2	Amenity Greenspace	High Street
ENV5	Green Corridors	Former Railway Line
ENV6	Natural/Semi-Natural Greenspace	Castle Park; Glen Grant; Glenrothes; Manse Brae; North Street and The Back Burn
ENV7	Civic Space	High Street/Seafeld Square; High Street/Station Street and War Memorial
ENV9	Cemeteries and proposed extensions	Rothes Cemetery
TPO	Tree Preservation Order	North Street

WIDER ENVIRONMENTAL DESIGNATIONS

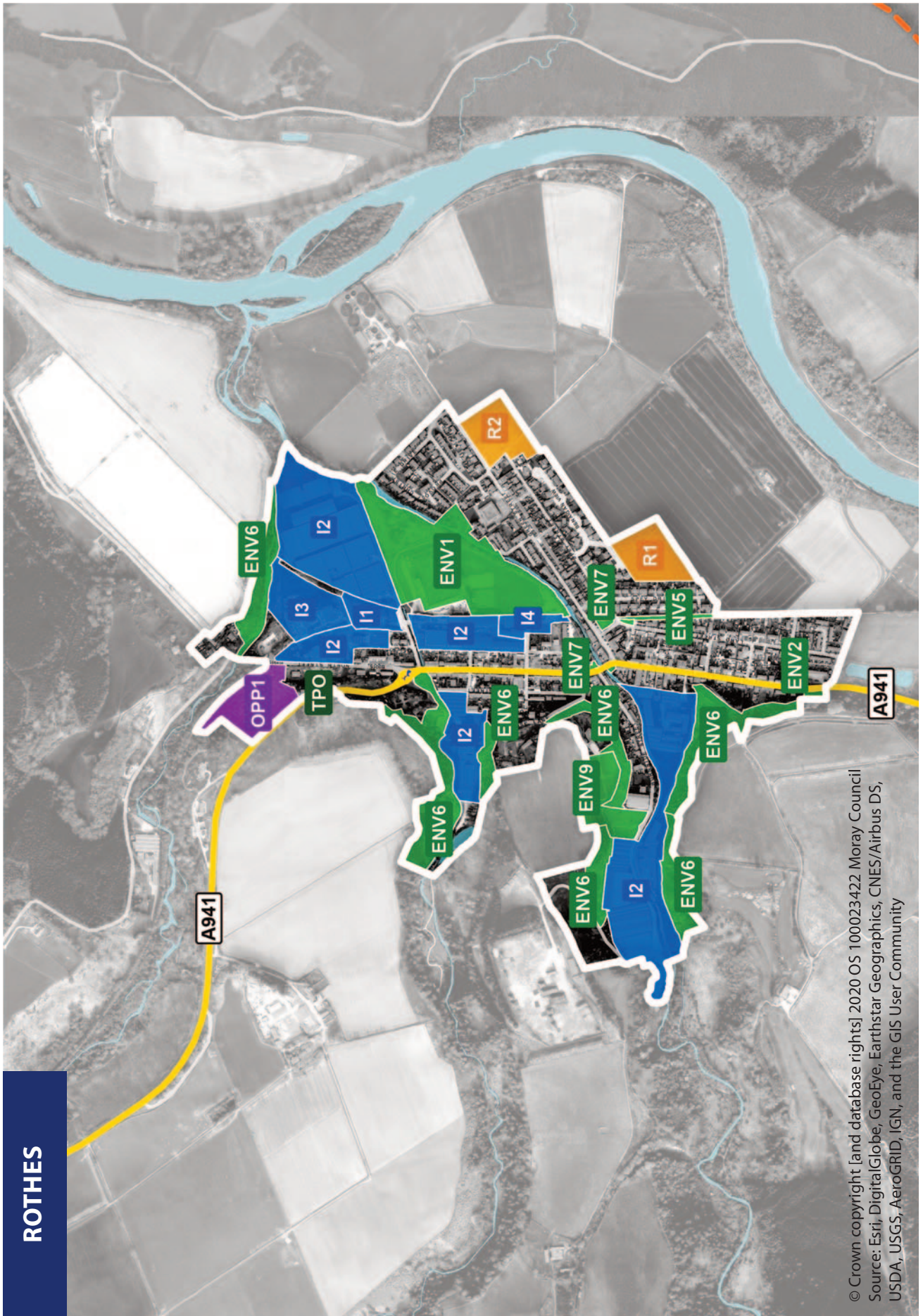
REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	River Spey
SLA	Special Landscape Area	The Spey Valley

INFRASTRUCTURE

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Reconfiguration to Rothes Medical Centre	R1, R2, OPP1
Healthcare	1 x Additional Dental Chair	R1, R2, OPP1





ROTHIES

© Crown copyright [land database rights] 2020 OS 100023422 Moray Council
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

