



Population
112



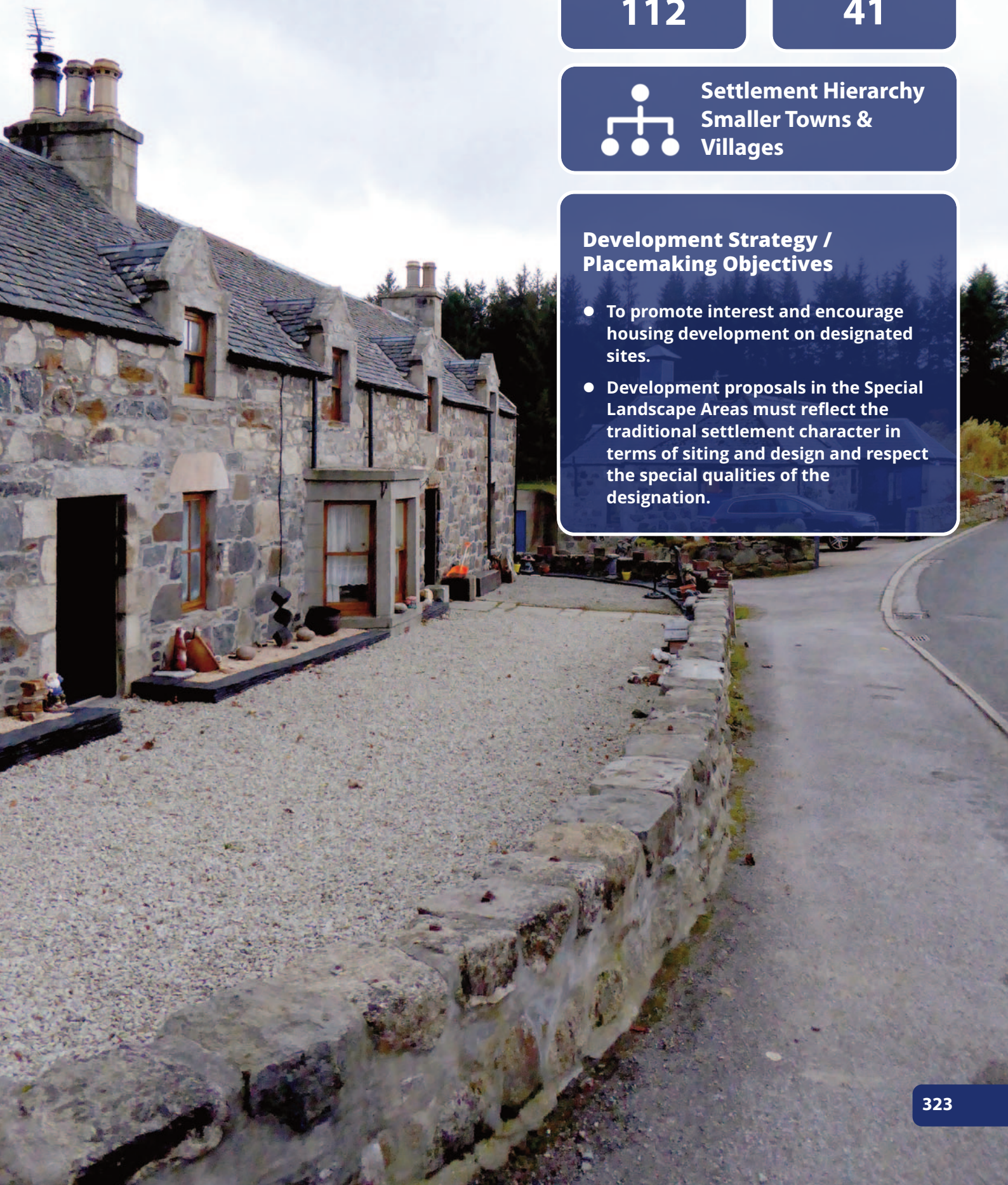
Households
41



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

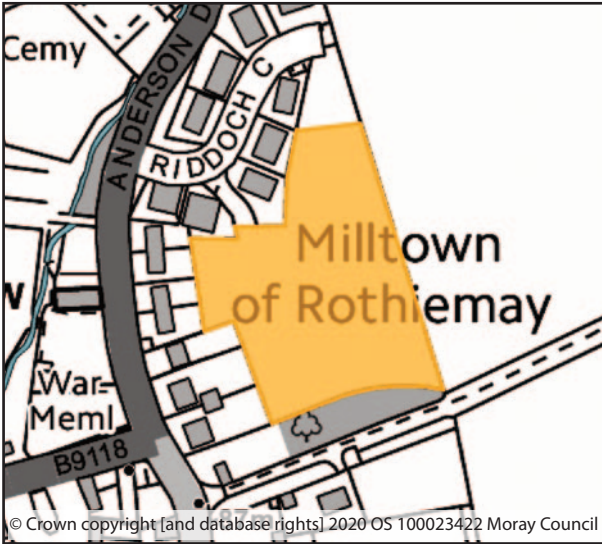
- To promote interest and encourage housing development on designated sites.
- Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.



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

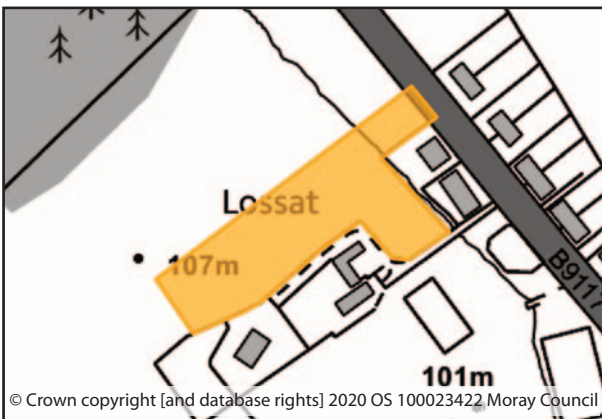
HOUSING

R1 Castle Terrace 1.1ha 15 units



- The indicative capacity could be increased if semi-detached or terraced houses are proposed.
- Access via Riddoch Court to be provided.

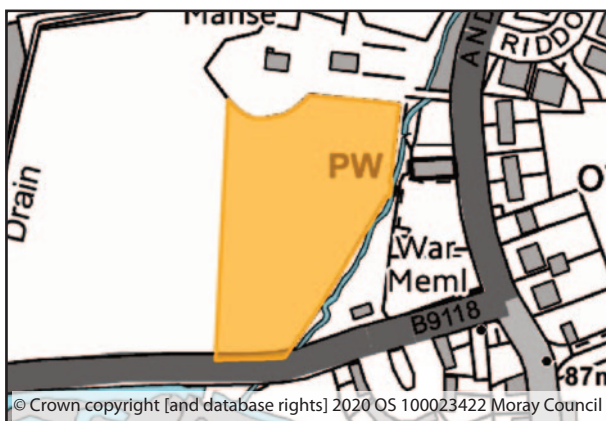
R2 Anderson Drive 0.61ha 5 units



- Utilising the existing access to Lossat Croft, the site will have the effect of "squaring off" the village boundary.
- Off-site footpath/cycleway links into the playing field must be provided within the layout.
- Flood Risk Assessment (FRA) required.
- A wall or hedge boundary treatment must be provided on the northern edge of the site.



R3 Deveronside Road 1.0ha 10 units



- A priority junction onto Deveronside Road will be required. The removal of some 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 must be made for a longer term connection into the remainder of the field to the east.
- Flood Risk Assessment (FRA) required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Rothiemay 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
ENV4	Sports Areas	King George V Playing Fields (including TPO); School Playing Field
ENV5	Green Corridors	Riverbank Area
ENV6	Natural/Semi-Natural Greenspace	Beech Hedging along Anderson Drive North of Beechbank
ENV9	Cemeteries and proposed extensions	Cemetery/Churchyard/Cemetery to South of Playing Fields
ENV10	Private Gardens and Grounds	Manse
ENV11	Other Functional Greenspace	Fields beside Cemetery and Manse

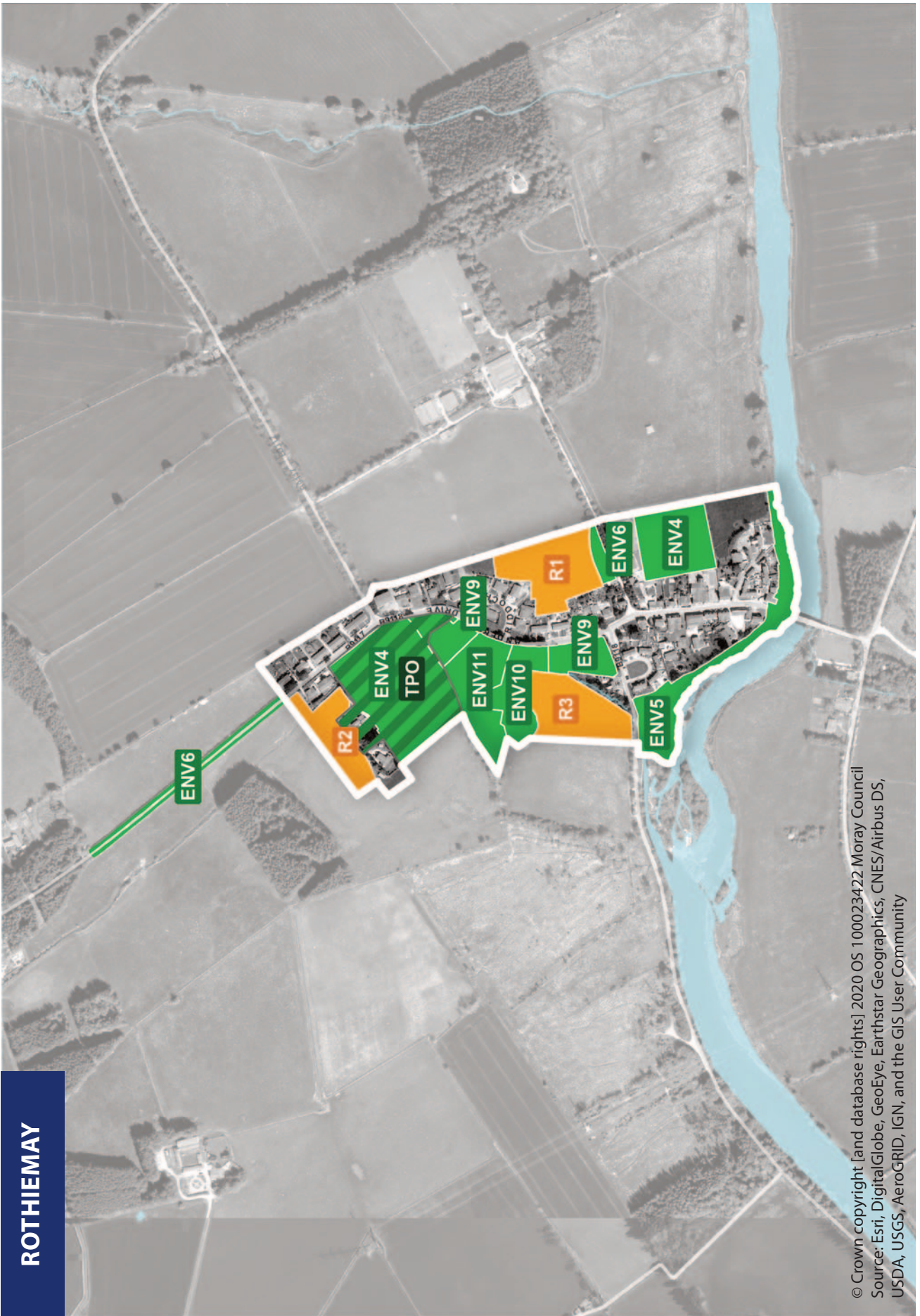
REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Deveron Valley

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	New Build Health Centre	R1, R2, R3





ROTHIEMAY

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