

2001 Population.....240*(Source 2001 Census)***Households.....93****Objectives**

- To promote small scale housing development
- Retain the rural character of Rothiemay

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 asset. It is essential that Developers contact Scottish Water at an early stage.

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

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

R1 Castle Terrace (1.1 ha)

The previous designation is retained. As before, a maximum of 15 detached houses can be accommodated. In view of the requirement for advance site servicing, the restriction of 4 houses per annum is removed, which may make development a more attractive proposition.

R2 Anderson Drive (0.61 ha)

Utilising the existing access to the steading, this site will have the effect of 'squaring off' the village boundary at this point, and will provide an alternative location for new development. 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 maximum of 5 plots will be permitted.

Environment

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

ENV5 Sports Areas

King George V playing fields; School playing field

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Trees at West Lodge, Riverbank Area, Beech hedging along Anderson Drive frontage

ENV9 Other Functional Greenspace

Cemetery, manse and churchyard

ROTHIEMAY



1:6,000

