



Population
226



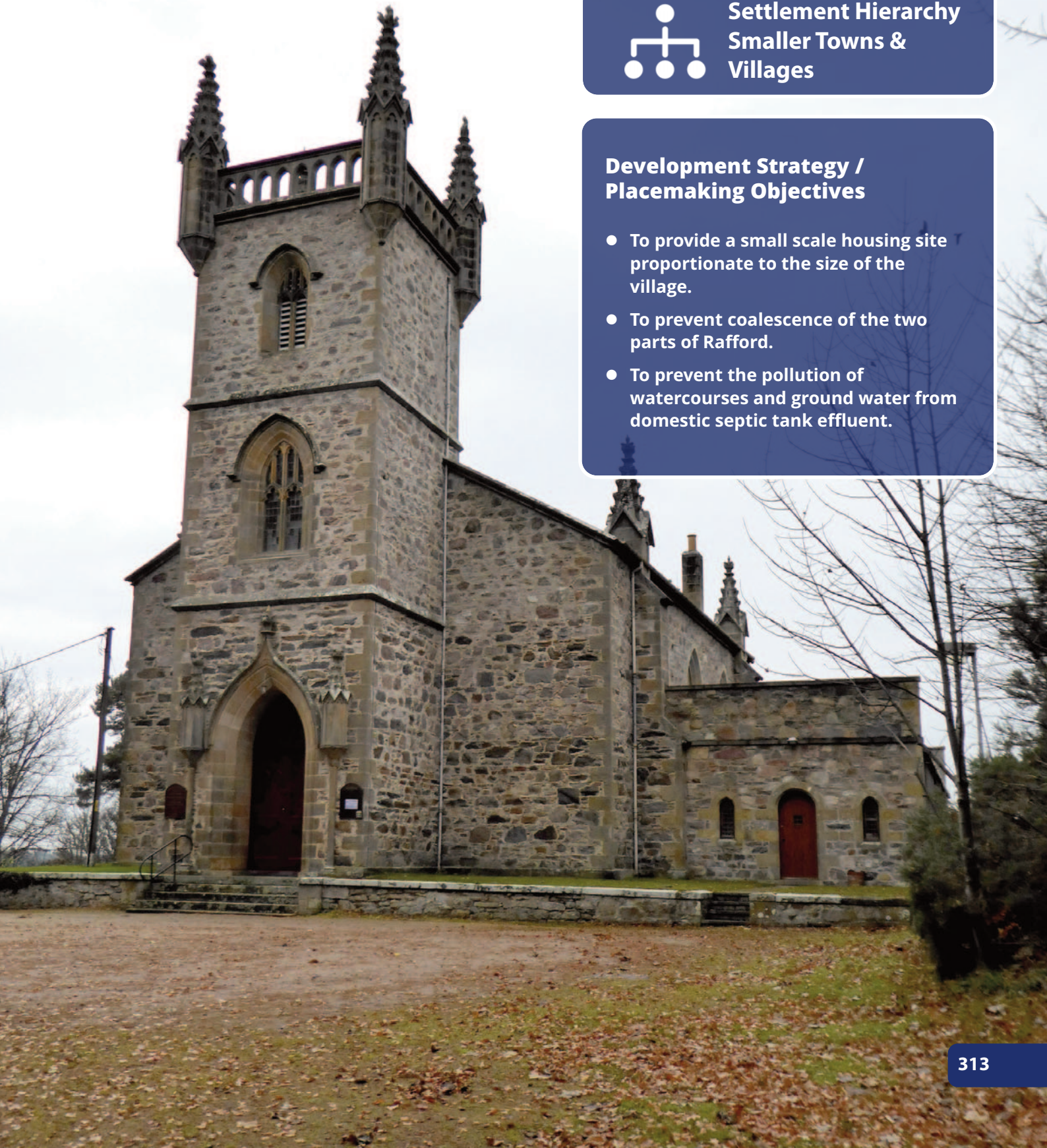
Households
101



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

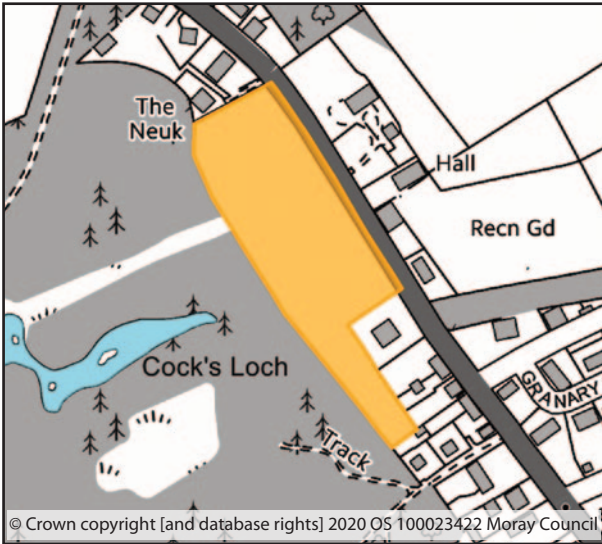
- To provide a small scale housing site proportionate to the size of the village.
- To prevent coalescence of the two parts of Rafford.
- To prevent the pollution of watercourses and ground water from domestic septic tank effluent.



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

HOUSING

R1 Brochloch 1.7ha 12 units



- House designs must be traditional or a contemporary interpretation and respect the scale and character of existing traditional houses in the village.
- A natural stone wall must be provided along the road frontage reflecting a common feature in the village.
- The area to the rear of the existing houses must be retained as open space/landscaping.
- Consideration must be given to safe routes to school, which may take the form of a bus bay for school buses.
- A single access into the site with a visibility splay of 2.4m by 70m must be provided.
- A 2m wide footway must be provided along the frontage of the site, complete with surface water drainage.
- A connection to the existing septic tanks requires Scottish Water to upgrade the facilities and must be investigated by the developer.
- Drainage Impact Assessment (DIA) required.
- Overhead cables will require to be relocated.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Rafford 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
ENV3	Playspace for Children and Teenagers	Playpark
ENV4	Sports Areas	Recreational Area
ENV5	Green Corridors	Trees at Moor of Granary
ENV9	Cemeteries and Proposed Extensions	Rafford Cemetery



INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map 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
Education	Extension to Forres Academy or alternative provision	R1
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1
Healthcare	2 x Additional Dental Chairs	R1
Healthcare	Reconfiguration of existing pharmacy outlet(s)	R1
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1



