

2001 Population.....264*(Source 2001 Census)***Households.....96**

Objectives

- To provide land to meet demand for housing
- To prevent coalescence of the two parts of Rafford
- To prevent the pollution of watercourses and ground water from domestic septic tank effluent

Proposals

Water and Drainage

Scottish Water is currently investing in the water asset that serves this settlement. 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 assets. It is essential that Developers should contact Scottish Water at an early stage. It is anticipated that new septic tanks would be required for any new release. Foul drainage must be connected to the public sewer.

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

R1 Brockloch

This site extends to 1.7 hectares and could accommodate a maximum of 10 houses. Access into the site should be by a single access. A visibility splay of 4.5 m x 95 m must be provided at the junction onto the B9010. Consideration to be given to safe routes to school, which may take the form of a bus bay for school buses. A 1.8 m footway must be provided along the frontage of the site, complete with surface water drainage. Drainage arrangements (including the satisfactory disposal of surface water to avoid flooding) must be acceptable to SEPA and Scottish Water. This will not necessarily be by 'mains drainage'. Connection to the existing septic tanks would require Scottish Water to upgrade the facilities and this would be investigated with the developer at the time. Alternatively the developer could investigate the provision of a private septic tank with a view to this being adopted by Scottish Water.

Development proposals should incorporate traditional features in the house designs. The area to the rear of the existing houses must be retained as open space/landscaping. Houses should respect the scale and character of the traditional houses in the village. Overhead cables will require to be relocated. A natural stone wall will be provided along the road frontage as this is a common feature along the road through the village.

Environment

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

ENV4 Playspace for children and teenagers

Playpark

ENV5 Sports area

Recreation area

ENV6 Green corridors/natural and semi natural greenspaces

Trees Moor of Granary

ENV9 Other Functional Greenspaces

Rafford Church

Flooding

FA1 A Flood Alleviation Scheme for the Rafford Burn is proposed.

RAFFORD



1:8,000

