

Rafford

Hierarchy Status/ Objectives/ Issues

Rafford is a third tier settlement

- 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

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals. Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 Brockloch

1.7ha, capacity 12 houses

This site extends to 1.7 hectares and has a capacity for 12 houses. Access into the site should be by a single access. A visibility splay of 4.5mx95m 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 2.0m wide 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. Alternatively the developer could investigate the provision of a private septic tank.

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 must be provided along the road frontage reflecting a common feature in the village.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Rafford. The over-riding policy E5 applies to each of these sites.

ENV4 Playspace for Children and Teenagers
Playpark

ENV5 Sports Areas
Recreation area

ENV6 Green Corridors/Natural/Semi Natural Greenspaces
Trees at Moor of Granary

ENV11 Cemeteries
Rafford Cemetery

RAFFORD

Population: 226

Households: 101

2011 Census

