

## THE PLANNING BACKGROUND

Planning policy for Rafford has been dominated by the issue of poor ground conditions for drainage. The first Local Plan in 1982, took account of technical advice and the views of the community, and pursued a generally restrictive policy towards new development within both parts of the village, which has remained in force since.

Rafford has developed to a village of some 100 houses without the appropriate infrastructure of mains drainage to enable it to expand much beyond its present limits. The level of public expenditure required to introduce a mains drainage system cannot be justified given its size and the undesirability of significant expansion of such a small community.

## CHARACTER OF THE VILLAGE

Both upper and lower Rafford are small dormitory settlements. They appear to have developed over the years in clusters, each knitting together along the roadside and developing into identifiable, though separate communities. The result is that neither is dominant and although lower Rafford is the older community with its Church and Manse, upper Rafford has the village hall and recreation ground. Clearly, however, their very separateness is a distinctive feature of the village and the intervening fields are part of Rafford's character.

Given the manner in which the community has developed; no particular dwelling style is dominant. There is an even mix between the old and the new, the bungalows and the crofts, and the occasional traditional country house of distinction.

## OBJECTIVES

- (i) To prevent coalescence of the two parts of Rafford.
- (ii) To prevent the pollution of water courses and ground water from domestic septic tank effluent.
- (iii) To restrict further development in Rafford to the settlement boundaries on the basis of its present character, amenity and servicing constraints.

## POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commuted Payments' in Chapter 7 may also apply.

## ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

### **ENV1 Rafford Church**

**The Church grounds and adjacent field are retained as an amenity feature and for possible extension of the cemetery to the north. Development will be restricted within this area and views into the site should remain unobstructed.**

### **ENV2 Trees Moor of Granary**

**This tree belt which is mainly located within private gardens is retained for its environmental and amenity value and development proposals which compromise this role will be resisted.**

### **ENV3 Recreation Ground**

**Area to be retained as open space for recreation.**

## HOUSING

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply depending on the size and location of the development.

### R1 Rafford

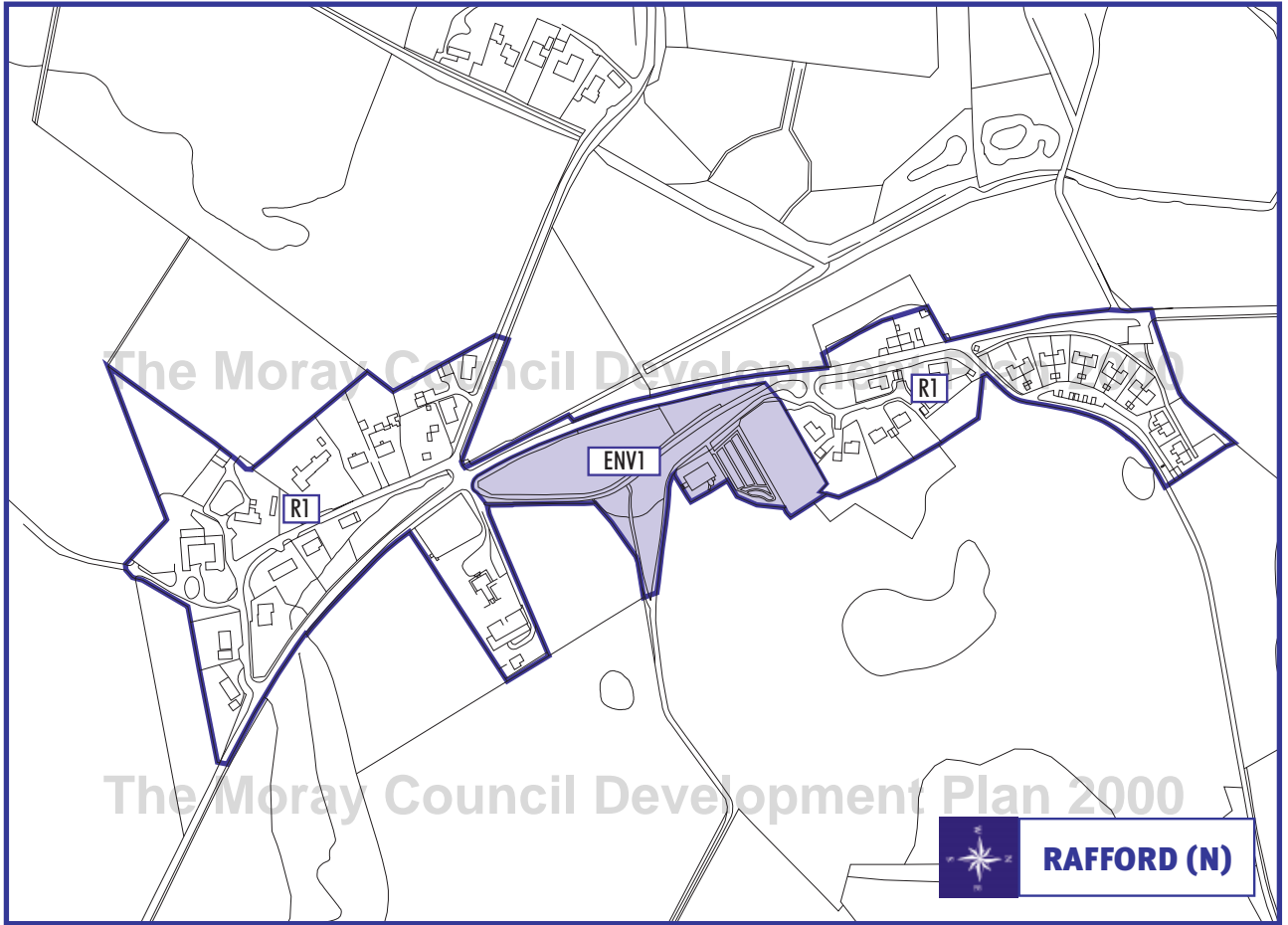
**The Brock Loch Moor development is now complete. No additional housing sites are allocated during this plan period, as Rafford is considered to have reached its environmental capacity in terms of its size and drainage arrangements. Gap and infill developments will be carefully monitored in line with Objective ii above. Should the risk of pollution or flooding become apparent, development will be curtailed.**

## WASTE WATER TREATMENT

Development within the village where appropriate will be served by septic tanks. However, should a level be reached where the pollution of water courses and ground water becomes a threat, development will be curtailed.

## FLOODING

There is potential for flooding problems caused by surcharging of the culvert over the Rafford Burn. Proposals affected by flooding will be assessed under the terms of policy L/ENV26.



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