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Robin Presswood, Head of Economy, Planning and
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Fife Council

By Email - Robin.Presswood@fife.gov.uk

Our ref: A18240086
23 June 2017

Dear Robin

Town and Country Planning (Scotland) Act 1997
Notice of Intention to Adopt – Fife Local Development Plan (LDP)

I refer to the correspondence from your colleague Bill Lindsay of 22 March 2017, certifying notice of Fife Council's intention to adopt the Fife Local Development Plan.

Scottish Ministers have decided that the proposed plan as notified is unsatisfactory and hereby direct under section 20(5) of the Town and Country Planning (Scotland) Act 1997, that Fife Council consider modifying the proposed Fife Local Development Plan as indicated in the Annex to this direction.

The modifications relate to proposals at Rosyth and Cupar North. For Rosyth, this Direction is given to ensure co-ordination of development on different sites at the strategic location of the Rosyth Waterfront. For Cupar North, this Direction is given to ensure that the required infrastructure associated with the scale of development is delivered, and done so through a comprehensive programme that is agreed with key stakeholders that enable that delivery.

Section 20 (6) provide (subject to any further direction under section 20) that your authority may not adopt the Fife Local Development Plan unless you satisfy Scottish Ministers that you have made the modifications necessary to conform with this direction, or the Scottish Ministers withdraw it.

During consideration of this plan, the housing shortfall identified through the examination has been of particular concern. This is because the Scottish Government is committed to the delivery of housing to meet all needs and in light of recent issues with housing land supply in other Development Plans. Given these concerns the Minister would like to be reassured of the Council's commitment and ambition to delivery of the plan. Evidence is therefore requested to demonstrate that robust steps are being put in place for delivery of development identified in the LDP. This evidence should be presented to Scottish Ministers in alignment with the statutory requirement of the Action Programme - within 3 months of the LDP being

constituted. It would be helpful if you could liaise with officials in the Development Plan Team of Planning and Architecture Division regarding the evidence and its presentation.

I would be grateful if you would therefore confirm that your authority will modify the plan as directed.

Yours sincerely



John McNairney
Chief Planner

Copy to:

Pam Ewen – Service Manager, Planning - development.central@fife.gov.uk

Bill Lindsay – Service Manager, Development Plan Team - Bill.Lindsay@fife.gov.uk

Annex

Fife Local Development Plan – Modifications

1) Rosyth

At page 19, paragraph 38, include additional text as underlined below.

- 38 Rosyth port is a strategic employment and economic activity location which FIFEplan supports by safeguarding existing land and allocating further allocations for future employment or investment opportunities. Rosyth is identified as the preferred location for additional freight capacity on the Forth consistent with the recently published National Planning Framework, NPF3. The port, including waterfront land and adjacent allocations are capable of accommodating a diversified range of nationally significant key economic sector uses such as energy, renewables, tourism, and financial or business services. A Development Framework for Rosyth Waterfront will be prepared to coordinate the range of sites and uses at this strategic location.

2) Cupar North

a) Page 20, at paragraph 55 include additional text as underlined below.

Cupar and Howe of Fife Area Strategy

55. Cupar North Strategic Development Area is an established strategic proposal and has continued support through TAYplan and this Local Development Plan. Development here is linked with the provision of a relief road to the north of the town and key infrastructure that will make a significant difference to the environment of the town. Development will only proceed once a comprehensive programme of infrastructure delivery has been committed to by key delivery partners. Employment land is also identified to support the future economic needs of the town. New development opportunities are not supported in close proximity to Cupar to avoid competing with the Strategic Development Area.

b) Page 95, in the box identifying the Local Development Plan Proposals and Development Requirements for Cupar include additional text as underlined below.

Ref	Location	Area (ha)	Description	Est. Capacity (Housing)	Lead Agency
CUP 001	Cupar North Strategic Development Area	113.7	Strategic Development Area	1400	Private Sector

Classes 1 (restricted to bulky goods), 4 (business), 5 (general industrial), housing, leisure/hotel facility, care home, community facilities.

Total site capacity is 1,400 houses, of which development at Gillisfaulds West (168 houses) is anticipated to come forward early in the plan period, creating a high quality western gateway to town.

See the Cupar North Development Framework diagram (below) for details of proposed land uses , which are shown indicatively and may change.

Masterplanning (to include phasing) and consultation arrangements to be approved by Fife Council in advance.

Development will only proceed once a comprehensive programme of infrastructure delivery has been committed to by key delivery partners.

All housing and commercial development within the Strategic Development Area requires to contribute on an equitable basis to community infrastructure, including serviced employment land, detailed on the Framework Diagram over.

The Cupar North Consortium is undertaking the majority of the Cupar North development and will be largely responsible for the funding and construction of the associated relief road including junctions with the A91. This work is required to be completed no later than the completion of the 600th house by the Consortium.

Retail park to be restricted to bulky goods (max 6,500 sq m) to protect the town centre . This includes leisure and commercial (hotel) development to support Cupar as a service centre and to improve the local economy.

Safeguarding land as greenspace, and implementing advance planting and landscaping to protect sensitive areas.

Special consideration will be given to protection of the Dalgairn Garden, designed landscape, and the setting of the remains of St Christopher’s Church (Scheduled Ancient Monument).

Design statement to be produced for each neighbourhood and submitted to Fife Council for approval.

New primary school to be provided by developer.

Financial contribution to secondary education will be required.

Safeguarding of land for potential heat generation including district heat networks or photovoltaic provision.

Care home(s) and additional primary healthcare facilities required, co-located where possible with existing healthcare facilities. Existing healthcare facilities should be safeguarded from encroachment by non-compatible uses.

Possible location of community recycling centre and new allotment provision.

A Flood Risk Assessment and a Transport Assessment are required.

Green Network Priorities for this site are:

- Capitalise on the site's existing landscape assets and quality setting in forming a landscape framework for the area. Give full consideration to the landscape and visual impacts of the development, particularly in relation to the design of the new distributor road.
- Fully consider site's complex water and drainage issues: identify appropriate land take at the earliest stage in developing proposals for the site; design and plantings should also look to help alleviate overland flow issues in this area.
- Establish new high quality greenspaces as an integral part of the wider green network incorporating active travel, habitat and sustainable urban drainage system provision. Provide links to existing quality green assets such as Duffus Park, and capitalise on key features such as the designed landscape of Dalgairn and the remains of St Christopher's church. Ensure good connectivity with existing adjacent communities in order to help address the greenspace deficits identified in the north of the town (particularly the north east area).
- Provide high quality landscape and access links:
 - To the north – the proposed new distributor road could present a key barrier to connectivity – it needs to function more as a street than a road, with well-designed crossing points.
 - To the east, to connect to the Eden Green Network (CUPGN01), and
 - To the south west to link to Duffus Park and the Lady Burn Green Network (CUPGN04).
 - Back into Cupar town - most likely via 'green streets' responding to the local townscape character.
- Develop a new high quality landscape edge, incorporating active travel provision (including a round-route core path and an east-west cycleway), connectivity to the wider countryside and new habitat provision, including riparian planting, which improves habitat connectivity within the site & with key woodland assets to the north.