Adopted Dunfermline & West Fife Local Plan

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Foreword

By Councillor Kay Carrington, Chair of Fife Council’s Planning Committee

It is my pleasure to present the Adopted Dunfermline & West Fife Local Plan 2012 as adopted by Fife Council on 16th November 2012.

The Plan implements the strategic vision set out in the Fife Structure Plan (approved by the Scottish Government in 2009) as it applies to the Dunfermline & West Fife area. It contains proposals to guide the area’s development over the 12 year period until 2022 providing land for many uses such as employment, homes, leisure and learning. A Local Plan is the basic suite of documents and policies which Fife Council will use to guide planning decisions and promote investment in Fife.

The Local Plan strategy sets out a significant programme of investment in economic development across the area – a key factor in ensuring that Dunfermline & West Fife continues to balance strategic investment opportunities with local needs and demand, especially in the current economic climate.

Key proposals contained in the Plan include:-

- focussing retail growth in Dunfermline as a sub-regional centre and Inverkeithing, Kincardine, Dalgety Bay and Rosyth as local shopping areas;
- safeguarding and improving the environment, including designation of a Green Belt for Dunfermline;
- developing the transport network and promoting sustainable transport solutions;
- Strategic land allocations in Dunfermline, Inverkeithing and West Villages;
- identification of strategic employment sites.

This Plan replaces in full the Adopted West Villages Local Plan (2002) and Alteration (2006), and in part the adopted Dunfermline and The Coast Local Plan (2002), Cowdenbeath Area Local Plan (2006) and adopted Kirkcaldy Area Local Plan (2003).

I would like to express my thanks on behalf of Fife Council to all those who contributed to the preparation of this plan through its many stages and I look forward its implementation.

Councillor Kay Carrington
Chair of Fife Council’s Planning Committee
Introduction

1.1 The Fife Development Plan provides the statutory policy framework for land use planning in Fife. It is made up of the Fife Structure Plan and Local Plans. The Structure Plan sets the strategic framework for the future development of Fife and identifies the general location and scale of development. The Fife Structure Plan covers the 20-year period from 2006-26. The Dunfermline & West Fife Local Plan is one of 4 Local Plans being prepared. Fife’s other Local Plans cover Mid Fife, St Andrews & East Fife, and a Fife-wide Local Plan dedicated solely to minerals: The Fife Minerals Subject Local Plan. The strategy of this Local Plan complements that of the Structure Plan and covers the period 2010-22. It applies the Structure Plan strategy locally, establishing a detailed, site-specific framework of policies and proposals for land use and other related matters; it guides and promotes development in the area and explains how towns and villages will change over the Plan period. In addition, it provides for stability in areas where no significant change is proposed.

1.2 The Dunfermline & West Fife Local Plan will entirely replace two Local Plans and parts of a third. The area is currently covered by The Adopted Dunfermline and The Coast Local Plan (2002), the Adopted West Villages Local Plan (2002) and Alteration (2006) and parts of the Adopted Cowdenbeath Area Local Plan (2006). All of the views and comments made at the 2008 Issues and Options and Strategic
Environmental Assessment (SEA) Environmental Report stages have been considered in preparing this Plan. Opportunities have been provided for local people and community organisations to become involved in the shaping of the policies and proposals that make up the draft Local Plan.

1.3 This Local Plan comprises:

- **The Plan Statement** which describes the overall strategy and provides a summary of the planning issues, policies, and proposals affecting individual towns and villages. These are described in Settlement Plans.
- **The Proposals Map** which identifies the location of development proposals and where policies apply geographically. The Proposals Map includes individual map insets which should be read in conjunction with the Settlement Plans.
- **Policies** which are used in decision-making and to manage and promote development.

1.4 An **Action Programme** is published along with the Local Plan describing planning proposals, the agency responsible for implementing them, and their anticipated timescales. Information on proposals for individual towns and villages is also summarised in the Plan Statement. The Action Programme will be updated every two years to monitor progress towards implementing the Local Plan.

1.5 The **Environmental Assessment** (Scotland) Act 2005 has made Strategic Environmental Assessment (SEA) of local development plans a statutory requirement. SEA has been undertaken in preparing the Local Plan to comply with the Act and European legislation and an environmental report has been prepared for consultation alongside the Local Plan. The intention of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development (EC Directive 2001/42/EC).

1.6 A **Habitats Regulations Appraisal** of the Local Plan, whose area encompasses European nature conservation sites or species (Natura 2000), has also been prepared in order to ensure the plan is compliant with the requirements of the Habitats Directive (Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora).
Figure 1.2: Dunfermline and West Fife Local Plan process

<table>
<thead>
<tr>
<th>Stage</th>
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<th>Public Involvement</th>
<th>Date [1]</th>
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<tr>
<td>0</td>
<td>Publish newspaper notice to start Local Plan</td>
<td></td>
<td>OCT 2007</td>
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<tr>
<td>1</td>
<td>Publish Issues and Options Document and draft SEA Environmental Report V1</td>
<td>Public Consultation (Representations)</td>
<td>MAY-OCT 2007</td>
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<tr>
<td>2</td>
<td>Dunfermline and West Fife Draft Local Plan Approved for consultation</td>
<td></td>
<td>OCT 2009</td>
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<tr>
<td>3</td>
<td>Publish Dunfermline and West Fife Draft Local Plan 2009 and SEA Environmental Report V2 for consultation.</td>
<td>8 weeks Consultation</td>
<td>FEB 2009</td>
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<tr>
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<td>Publish Local Plan with Modifications and revised SEA Environmental Report v3</td>
<td></td>
<td>2011</td>
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<td>Adopt Local Plan. Public Notice in newspapers to publicise adoption and publication of the post-adoption SEA Statement</td>
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<td>2012</td>
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<tr>
<td>7</td>
<td>Monitor through the Action Programme</td>
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Policy Context

1.7 The Fife Development Plan fits into a wider legal context set by European Directives and is guided by the Scottish Government’s Scottish Planning Policy (SPPs), Planning Advice Notes (PANs), and Circulars. The current guidance is available on the Scottish Government website - www.scotland.gov.uk.

1.8 The second National Planning Framework 2009 (NPF2) takes forward the spatial aspects of the Scottish Government’s commitment to sustainable economic growth by setting out a strategy for long term development over the next 20-25 years. It identifies national developments which planning authorities are required to take into account when preparing development plans. Key strategic infrastructure projects in Dunfermline & West Fife Local Plan area are:

- Replacement Forth Crossing project at Queensferry, including the provision of transport corridor(s) giving priority to public transport.
- Additional container freight capacity on the Forth, including improvements to supporting port, road and rail infrastructure, at Rosyth.
- New non-nuclear baseload electricity generating capacity and associated infrastructure at Longannet.

1.9 The Fife Structure Plan identifies proposals which allow for these land use or development opportunities at the Forth bridgehead, Rosyth and Longannet. These are identified as site specific allocations in the Local Plan. The Replacement Crossing is being taken forward as a priority by the Scottish Government and land will be reserved for construction and works.

1.10 The Local Plan is prepared under the guidance of the Fife Community Plan and the Fife Structure Plan. The Community Plan provides the shared vision of public sector partners and the wider Fife community over the next ten years. The Local Plan also has regard to other plans and programmes prepared by Fife Council and its partners, including the Fife Economic Development Strategy, the Local Housing Strategy, and the Local Transport Strategy. The Structure Plan will be replaced by new Strategic Development Plans for both Edinburgh and Dundee City Regions. Fife is divided between both of these regions for strategic planning purposes. The Dunfermline & West Fife Local Plan area is included within the Edinburgh and South East Scotland strategic development plan region (SESplan).
2 The Local Plan Development Strategy

Strategic Context

2.1 The National Planning Framework, the Scottish Government’s strategy for the long-term development of Scotland’s towns, cities and countryside, identifies key strategic infrastructure needs to ensure that each part of the country can develop to its full potential. The Fife Structure Plan provides the 20 year vision for Fife and sets the strategic land use policy context for Dunfermline & West Fife.

2.2 Sustainable Communities:

- Developing and maintaining sustainable communities by delivering affordable housing as part of new development. This includes promoting Strategic Land Allocations in Inverkeithing, Dunfermline, and West Villages.
- Accommodating projected growth in Fife’s population.
- Supporting and strengthening the rural economy by encouraging diversification of the economy.
- Providing a choice of quality housing as well as a choice of different locations, prices and tenures.
- Prioritising the reuse of previously developed (brownfield) sites where possible.
- Supporting sustainable modes of transport consistent with the Local Transport Strategy and West Fife Area Transport Plan.

2.3 Growing the Economy:

- Attracting inward investment, and supporting and strengthening the rural economy across West Fife. In this context, Dunfermline will be promoted as one of Fife’s key town centres and will be developed as an important regional centre for cultural, sporting, leisure, business activities and as a visitor destination.
- Identifying strategic employment sites together with a seven-year supply of employment land in towns with a population greater than 5,000 and in clusters in rural areas. This includes promoting class 4 (business) uses in town centre locations.
- Increasing job opportunities and directing new employment to areas across West Fife including supporting home working practices or similar.
- Supporting the commercial potential of the higher education sector in Dunfermline.
- Focussing retail growth in Dunfermline as a sub-regional centre and Inverkeithing, Kincardine, Dalgety Bay and Rosyth as local shopping areas, enhancing the service role of each and consolidating growth in other towns and villages.
- Supporting Rosyth as a location for freight distribution, container terminal and associated port uses.
- Achieving zero waste objectives and associated economic opportunities.
• Achieving zero waste objectives to reduce the reliance on landfill and consequently reduce emissions.

2.4 Safeguarding and Improving the Environment:

• Designating a Green Belt for Dunfermline which will manage long term planned growth for the town and take account of the need to protect the city's character, landscape setting and identity.
• Promoting the use of brownfield land and buildings.
• Conserving sites that are important to the natural and built environment.
• Encouraging public access to the countryside through the core path network as promoted and set out in the Fife Core Path Plan.
• Encouraging the development and use of renewable energy.
• Supporting new development which minimises and mitigates environmental impact including moving towards zero carbon development.
• Promoting the protection of the qualities of the Local Landscape Areas.
• Encouraging local biodiversity consistent with the ‘Fife Local Biodiversity Action Plan 2009-11’ approved in March 2009.
• Promoting high standards of design and development.
• Contributing towards the creation of the Central Scotland Green Network in accordance with the National Planning Framework for Scotland 2.

2.5 Developing the Transport Network:

• Maximising the efficient use of the Forth bridgehead to increase car sharing and the use of public transport.
• Promoting mixed use developments to achieve improved accessibility.
• Focussing developments on public transport interchanges and town centres served by public transport and increasing development densities in these areas. This includes identifying opportunities for improvements to public transport infrastructure.
• Supporting the provision of strategic transport improvements including a replacement Forth crossing, international container terminal, and mass rapid transit networks including safeguarded land for new rail links.

Strategic Locations

2.6 The Structure Plan identifies Strategic Land Allocations at Dunfermline, Inverkeithing and West Villages. These locations present the best opportunity to further develop established settlements at a scale which can deliver infrastructure and services, and which are sustainable in terms of location and in the mix of land uses to meet community and economic needs. Development in Dunfermline and West Villages areas will involve greenfield land, however the re-development of brownfield land will also be supported. All new development will require to be of a high quality in terms of layout and design, and should adhere to the principles contained in the Fife Masterplans Handbook (2007).
2.7 Masterplans will be prepared to guide development in the Dunfermline and Inverkeithing Strategic Land Allocations. The masterplans will detail the phasing, scale and siting of development and will be prepared with the involvement of the communities affected. The masterplans will require Fife Council approval before they are implemented. The approval of Transport Scotland will also be required where the trunk road network is affected. The masterplans will help to create sustainable communities by providing:

- housing to meet a wide variety of need, including affordable housing;
- employment land to attract and retain jobs; and
- development to meet identified social and community needs.

2.8 All of this must be achieved with high quality design to produce an attractive and safe environment in which to live, work and learn.

2.9 The Local Plan provides detail over a 12 year period (2010–22) while indicating the scale and location of development over the longer term to inform communities, landowners and investors.

2.10 In determining locations for new development, Fife Council has taken account of opinion expressed as a result of public consultation and balanced this against wider public interests. These are areas where: infrastructure capacity is available, or should be provided, and can be supported by development; which relate well to the transport network; which have an acceptable or manageable environmental impact; and which are accessible to core community services such as schools, shops, or local facilities, either on a self-contained basis or collectively as a cluster of communities.

Dunfermline

2.11 Dunfermline’s location and high quality environment and setting have made it a popular place for house builders and purchasers. Accordingly, the Local Plan supports Dunfermline’s role as the principal commercial, service and leisure centre for West Fife by encouraging further retail development in the city centre and attracting commercial investment. This includes protecting and boosting the role of the city centre whilst providing additional land for bulky goods items at Halbeath Retail Park. The Local Plan also supports regeneration by reflecting the provisions of the City Centre Development Strategy or similar prepared by Royal Dunfermline. The recently approved Business Improvement District will also be important in this respect.

2.12 The Local Plan addresses the high demand for new housing within and around the city, identifying the boundary of the Strategic Land Allocation which allows Dunfermline to expand to 2026. This allocation will draw on experiences from similar large development areas at Dunfermline Eastern Expansion and ensure through development phasing, masterplans and community engagement the provision and integration of community facilities including schools. The identification of a Green Belt to the south-west and west of Dunfermline will prevent Dunfermline coalescing with the neighbouring village of Crossford and recognises that the town's landscape setting requires careful management. The Green Belt boundary is set for at least 20 years from the Plan’s Adoption. Development within the first 10 years of that period
is identified on the Proposals Map. The Green Belt boundaries take account of the need to manage for development over and beyond the Local Plan period, and to protect the city’s character and landscape setting.

Inverkeithing

2.13 Inverkeithing is a retail and service centre with excellent road and rail links. The legacy of vacant employment land or buildings around the coast requires to be addressed and accordingly the Development Plan seeks to secure future investment and population growth through the identification of a Strategic Land Allocation. The Dunfermline and West Fife Local Plan progresses this allocation by identifying opportunities to use vacant or previously developed sites at the coastal edge within the Bay. These allocations facilitate the renewal of existing housing and provide sufficient land or opportunity to satisfy housing allocations within the Fife Structure Plan. All are considered to be important to the future growth of Inverkeithing and will through masterplanning and legal agreements ensure local requirements including housing regeneration, ground remediation and/or improved access are achieved. The strategic land allocation within Inverkeithing is also intended to help enable environmental improvements at the Bay developing the concepts and vision identified prior to the Local Plan being prepared.

2.14 In order to ensure that development occurs in a planned and acceptable manner, the 20 year Strategic Land Allocation is allocated in the Local Plan and the details of the land allocations and development will be the subject of a masterplanning exercise. Development will be phased over the Structure Plan period and will be guided by a masterplan to be prepared by developers for Fife Council approval. The masterplans will address development phasing, design principles, land-uses and layout, helping to avoid incremental growth and to achieve access and integration with the existing town. Public involvement will continue as the masterplan is developed and implemented.

West Villages

2.15 The West Village communities lie to the west of Dunfermline. They are bounded to the south by the Firth of Forth, to the east by the City of Dunfermline and Rosyth, to the north by Perth and Kinross Council Area and to the west by Clackmannanshire Council Area.

2.16 In the past, the West Villages area has relied on traditional industries including mining, weaving, port-related industries and agriculture. The decline of these industries has led to a loss of local jobs and a decline in population, and the area now needs a sustained and comprehensive approach to the physical, social and economic regeneration of the area. Planning for regeneration, while protecting the countryside from inappropriate development, is the principal theme for the West Villages.

2.17 The strategic land allocation will help to attract new investment and jobs. New housing will provide good quality and affordable homes for local families and contribute to improving and supporting the provision of local shopping, health and community facilities. The Local Plan also supports the rural economy by identifying appropriate uses for vacant and derelict land and enabling improvements to the public
transport network making the West Villages more easily accessible to the rest of Fife, Central Scotland and beyond.

2.18 The Local Plan supports tourism-related development at Brankstone Grange, Knockhill Racing Circuit and the coastal villages. In addition the Plan supports the principle of restoring Comrie Colliery through opencast operations, which will ensure the contaminated land and associated issues are properly addressed. Appropriate after-uses for the colliery site will include leisure and tourism. Where necessary, associated housing development may also be acceptable.

Sustainable Communities

2.19 The Local Plan aims to safeguard resources and to locate development where it has least impact on the environment and the most positive social and economic effects. Sites have been selected for housing, employment and other development from those considered best able to meet these aims and so help create sustainable communities. New settlements are not proposed; instead, new developments will be integrated with existing communities so that more people can benefit from enhanced facilities. Sustainability should not, however, be seen as a barrier to building on previously undeveloped land or countryside. Where proposals can bring benefits to communities, development will be considered in line with the Local Plan strategy and policies. The need to tackle climate change, and in particular reduce emissions of greenhouse gases that contribute to it, is a principle challenge of sustainable economic growth. Section 44 of the Climate Change (Scotland) Act requires all public bodies to act:

- in the way best calculated to contribute to the emissions targets in the Act;
- in the way best calculated to help deliver the Government’s climate change adaptation programme, and
- in a way that it considers is most sustainable.

The Act has established a key role for planning concerning greenhouse gas emission reduction in areas such as transport, the design of new development, waste reduction and the use of renewable sources of energy.

2.20 The Local Plan will promote sustainable communities through:

- Identifying sites which encourage people to walk, cycle or use public transport to get to work, school and community facilities, either in individual settlements or collectively across a number of neighbouring communities;
- Improving travel choices through promoting public transport and the development of non-vehicular links such as footpaths and cycleways with Fife’s Cycling Strategy and in conjunction with the Core Paths Network;
- Supporting new development which minimises or mitigates environmental impact, including moving towards low or zero carbon development;
- Supporting the provision of private garden ground and land for allotments;
- Securing energy efficiency and conservation measures in all development;
- Encouraging a range of technologies for renewable energy generation, including shared sources of energy;
• Promoting buildings that can provide for different needs over time;
• Creation and positive management of greenspaces close to communities for people, biodiversity, access and recreation;
• Providing adequate quantity, quality and accessibility of public open space;
• Supporting new and existing opportunities for informal and formal sport and general outdoor recreation to help create and maintain healthy communities;
• Providing for a range of densities appropriate to the scale and location of the site, and increasing the number of houses per hectare, particularly where the development sites are close to town centres and/or key public transport interchanges; and,
• Providing a choice of quality housing types and sizes, as well as a choice of different locations and tenures.

2.21 Substantial progress has already been achieved in the promotion of sustainable development in West Fife. This is reflected through the renewable energy through waste to energy schemes at Lochhead Landfill Site and Longannet Power Station. Indeed, Longannet is utilising flue gas desulphurisation plant and equipment to capture other emissions. It has installed carbon capture and storage demonstration plant as part of its bid to secure funding for the establishment of a pioneering full-scale plant. The energy efficiency of the station could also potentially be improved through other measures, including use of the waste cooling water. The impact of these developments in terms of infrastructure provision is dealt with through the Local Plan.

Developing the Economy

2.22 The Local Plan sets objectives to develop the economy by:

• Improving local employment prospects by identifying land for business and commerce which will help to sustain the rural economy and provide jobs;
• Supporting Dunfermline as a sub-regional business centre with opportunities for enterprise and further education activity;
• Promoting South West Fife and Dunfermline as a location for business investment and growth given the proximity to the Forth bridgehead and major transport interchanges;
• Diversifying the business and employment base by supporting new economic development;
• Encouraging new job opportunities close to rural communities;
• Promoting sites for hotel development in support of the tourist economy; and
• Providing for employment land across the Plan area, including promoting sites within town centres for business use.

2.23 Competition for jobs is increasing not only within Fife but also across Scotland, the UK, and in an expanded European Union. The recession added to these pressures. The planning system therefore needs to support the assets that can attract new economic activity. West Fife has a high dependence on small businesses or local headquarter and commerce functions given its proximity to Edinburgh and central Scotland. The Local Plan strategy is therefore to build on the area’s strengths such as the high quality environment, excellent accessibility, and historic and cultural assets.
2.24 A healthy local economy and business sector is essential to sustainable communities. This is acknowledged in Fife's Community Plan and the Fife Structure Plan. Private and public sector initiatives can, within the Fife Development Plan framework, help create an environment in which the local economy can thrive and provide for the establishment of new businesses – important in rural areas where traditional jobs in the primary sectors are under pressure.

2.25 There are two strands to broadening the local business base. The first is to build on the potential for academic links to foster business opportunities. Carnegie College’s existing prominent location adjacent to motorway and railway links is an example of this. Indeed, at the Halbeath campus, diversification has already occurred with a conference centre and hotel now serving both college and commercial needs.

2.26 The second strand is to provide a flexible planning policy framework which will allow new employment opportunities and commerce in rural areas as well as in towns. The Local Plan does this with a view to supporting diversification of farming activities, giving preference to business use over housing when considering the redevelopment of rural properties, and by encouraging more sites for employment land in areas where the demand is high and opportunities exist.

2.27 The Local Plan supports this by identifying a seven-year supply of employment land in towns with a population greater than 5,000 and in clusters within rural areas. These allocations include new employment land in Oakley and High Valleyfield to serve these and surrounding settlements in addition to allocations at Rosyth, Dunfermline and Inverkeithing. These development opportunities are identified in the Settlement Plans. In addition, there is policy support for small scale business development at the edge of settlements where these contribute to the employment land supply and meet other planning policies.

2.28 Class 4 business uses are promoted within town centres in addition to Areas of Mixed Use where, developers will be required to provide fully-serviced class 4 business premises prior to or alongside housing development.

Town Centres

2.29 The Local Plan identifies Dunfermline as a town centre and Dalgety Bay, Inverkeithing, Kincardine and Rosyth as local shopping centres. Each has a key role in local economic growth by supporting employment, leisure and cultural services, and retailing and business. The sequential test will be applied to any development proposals in order to endure that the viability and vitality of all these centres continues to be maintained and enhanced.

2.30 Dunfermline is the largest town centre within the Local Plan area. Improving the quality of the High Street is a key element of the vision to raise the city's profile. Any future interventions to alter the street layout within the town centre should build on the success of the centralised pedestrian section and recently redeveloped Kingsgate Shopping Centre. Provision will be made within the existing retail centre to support any additional floorspace required by retailers. This will, in the first instance, seek to redevelop existing infill or brownfield sites.
2.31 The Dunfermline Conservation Area Regeneration Scheme (CARS), funded by Historic Scotland, will help secure a viable future for the town centre through improvements to the town’s historic buildings and spaces. The project will help bring significant landmark buildings in the commercial centre back into use and improve the appearance of the area.

2.32 A Business Improvement District (BID) in Dunfermline has secured funding up to 2014 to promote businesses in the town centre. Projects will focus on improving the retail mix and making the town centre more accessible, including improved signage and city branding. This will be supported by funding made available through four town centre regeneration projects which will provide better quality lighting, paving, public art and improvements to pedestrian and cyclist links throughout the town centre, including Pittencrie Park. The investment will help to strengthen the town centre’s role as a retail, commercial and tourist and leisure destination.

2.33 Within Dalgety Bay, retailing activity is centred around existing local shopping areas within the built up area of the town which where possible the Local Plan seeks to support. In a more general context this is intended to complement the vision during the lifetime of the Local Plan to establish Dalgety Bay as a sustainable and attractive location within West Fife for business and commercial enterprise, the latter utilising employment land allocated and safeguarded at Donibristle and Hillend Industrial Estates in addition to homeworking networks or, where appropriate, cottage industries. The town will continue to promote its environmental and locational advantages including the retention of woodland or open space networks and proximity to the Forth Estuary coast, and transport corridors including the railway.

2.34 Inverkeithing, Kincardine and Rosyth are identified within the Local Plan as serving local retailing needs with policy support provided where further associated development opportunities arise.

Tourism

2.35 Tourism is a cornerstone of the local economy in many parts of West Fife and is nationally significant in terms of income and supporting employment. Dunfermline was an Ancient Capital of Scotland and important ecclesiastical centre with links to Queen Margaret and Robert the Bruce. The remains of the former abbey and the Royal Palace, birthplace of Charles I, are important tourist attractions.

2.36 The Local Plan strategy aims to support existing and additional tourism development. It will guide new tourism-related development to the most appropriate locations complementing existing provision such as conservation or coastal villages including Culross and Aberdour. The Local Plan will seek to implement key themes of the Fife Tourism Strategy, 2007-15, most notably Fife – The Location of Choice for Golf, and Fife’s Coastal Fringe - A Quality Experience. This includes opportunities for supporting golf and motorsport, the Fife Coastal Path, Fife cycleway and inland walking routes and wildlife tourism.

2.37 Opportunities for hotel and commercial leisure development are also supported by the Plan strategy, particularly in and around the Forth bridgehead area serving
existing communities such as Rosyth, North Queensferry and Inverkeithing. Service industries and commercial activities alongside these are also supported. Demand is expected to increase with the construction and fabrication of the new Forth crossing in the area, in addition to associated port activity at Rosyth.

Minerals

2.38 Mineral working is an important economic activity but it consumes finite resources and can have a significant impact on the environment and communities. High quality restoration, aftercare and after-use of sites are therefore important planning considerations. The Fife Structure Plan and the Fife Minerals Subject Local Plan provide policy guidance on matters relating to minerals.

2.39 Developers should bear in mind that development in former coalfield areas may be affected by, or may itself affect, any of a number of areas of concern arising as a legacy of coal mining. Such areas of concern may be related to problems of ground stability, minewater contamination or seepage of mine gases to the surface. Development proposals will be required to take account of and address these possibilities. Coal bed methane is also an important economic resource. The National Planning Framework for Scotland 2, paragraph 156, refers to the potential extraction of coal bed methane. Policy guidance on this matter is also provided in the Fife Minerals Subject Plan.

Meeting Housing Needs

2.40 The Local Plan Strategy is to meet housing needs by:

- Allowing for housing development to meet the strategic housing land requirement and providing a minimum five year effective land supply at all times within the Housing Market Area;
- Contributing to providing affordable and special needs housing to help meet the Fife Local Housing Strategy objectives;
- Allocating suitable land for development in locations that are accessible to public transport and basic community services, either on a self contained basis in settlements, or collectively within a cluster of communities;
- Providing for a range of densities appropriate to the scale and location of the site, particularly in relation to proximity to the main public transport nodes and interchanges;
- Encouraging new houses which are adaptable to meet future trends; and

Local Plan Housing Land Requirement 2012-22

2.41 Scottish Planning Policy seeks a generous supply of land for housing, and indicates that local plans should allocate land on a range of sites which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted date of adoption, ensuring a minimum 5 years effective land supply at all times. The council has sought to identify a generous supply of housing
land in the local plan to meet the structure plan requirement. However, the larger strategic land allocations are complex proposals, with difficult matters still to be resolved, and will take time to bring forward for development, particularly in current economic conditions. This presents significant challenges for the continued delivery of new housing and associated infrastructure and facilities. While acknowledging the generous allocation of land, the examination of the local plan has concluded that there is an emerging deficit in the 5 year housing land supply over the local plan period, which is potentially significant. The scale of the deficit is set out in the table below:

### Structure plan requirement for 2012-22 for the local plan area compared to programmed housing delivery and additional allowances

<table>
<thead>
<tr>
<th>Structure Plan requirement for local plan area</th>
<th>Existing land supply</th>
<th>Additional allowances*</th>
<th>Total supply</th>
<th>Programmed deficit/surplus at 2010/11</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012-17</td>
<td>2017-22</td>
<td>2012-17</td>
<td>2017-22</td>
<td>2012-17</td>
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<td>2325</td>
<td>2084</td>
<td>1520</td>
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</tbody>
</table>

Sources: 2009 Fife Structure Plan, 2011 Housing Land Audit, and the examination report of the draft local plan

*The additional allowances take into account the expected output from urban capacity assessments and contributions from windfall sites

Note: These figures do not include the additional sites recommended for inclusion through the examination into the local plan;

The sites which form part of the Dunfermline, Inverkeithing and West Villages Strategic Land Allocations are identified under the settlement and landward plans section of the local plan. The local plan also includes a number of further new housing allocations. All strategic land and housing allocations are identified on the Proposals Map.

### 2.42 In allocating land for development, the Council has taken account of the availability of infrastructure (or its provision through developer funding), the transport network, environmental factors, and access to core community services such as schools, shops and local facilities. Community consultations through the 2008 Issues and Options document confirmed that there is some concern, particularly among smaller communities, that small towns and villages will be overdeveloped in the Local Plan period. Where possible, therefore, the Council has sought to apply some proportionality in allocating land for development and has adjusted the distribution of housing land to take account of physical, infrastructural, and environmental factors.
Maintenance of an Effective Land Supply

2.43 The above table indicates a baseline for future monitoring of the housing land supply. The examination has resulted in the allocation of additional land, which should help to bridge the emerging deficit in the supply. While there may be an opportunity to enhance output, particularly if market conditions improve, Policy H1 allows for the favourable consideration of additional sites where it is demonstrated that a continuous 5 year land supply cannot be otherwise achieved. However, it is important that focus remains on bringing forward the strategic land allocations and other land identified in the local plan.

Affordable Housing

2.44 Two of Fife’s greatest assets – its location and environmental quality – contribute to pressuring the housing market. Lying within commuting distance of Dundee, Perth, Stirling, and Edinburgh has helped to attract a high demand from both within and beyond Fife’s boundaries. The Local Housing Strategy (LHS) categorises West Fife into two Local Housing Strategy Areas (LHSA). Respectively these are ‘West Villages’ and ‘Dunfermline and the Coast’. The LHS is supplemented by the Strategic Housing Investment Plan (SHIP) (2009) which identifies how affordable housing investment priorities outlined in the LHS will be delivered per area over the next 5 years. Both documents have been approved by Fife Housing Partnership in conjunction with community planning partners. The Local Plan reflects the key priorities of, and demand anticipated by the LHS and SHIP within the lifetime of the Local Plan, and regular reviews provided by the ‘Housing Need and Demand Assessments’.

2.45 Other initiatives include the Council’s Affordable Housing Policy and the selection of a preferred development partnership for the delivery of subsidised affordable housing in Fife (currently the Fife Housing Association Alliance). Fife Council’s Housing and Neighbourhood Services has allocated funding in order to provide new build council housing in the region of 50 units per annum Fife-wide over the next five years 2009-13. Subject to funding and developed proposals an estimated 35 units will be built at Granville Way 2, Rosyth and 25 units at Halbeath South, Dunfermline.

2.46 Affordable housing, including special needs housing, will be sought as appropriate. A mix of tenures will be sought including low cost ownership and social rented although the Council’s preference is for social rented housing. Given Fife’s changing demographic profile, in terms of its ageing population and a projected increase in the number of elderly persons, the provision of special needs housing will be important.

2.47 The Structure Plan sets the requirements for the provision of affordable housing. In the Dunfermline and West Fife Housing Market Area developer contributions of 25% affordable housing will be required on appropriate developments, with the preference for on site provision within sites of 20 housing units and above.

2.48 The Council will work with the house building industry in providing affordable housing as part of development proposals. In the interests of equity, delivery of affordable housing will be sought on all appropriate development sites, commensurate
with scale. (This may also be applied to non residential development.) The Council has produced Supplementary Guidance on Affordable Housing (2005) which provides detailed advice on how affordable housing will be achieved and remain affordable to meet the future needs of local people. The policy will continue to evolve as the Local Plan is monitored and reviewed.

**Safeguarding and Improving the Environment**

2.49 The Local Plan sets objectives to safeguard and improve the environment by:

- Ensuring new development accords with the principles of sustainability and encourages more walking, cycling and the use of public transport in preference to the use of private cars;
- Promoting high standards of design and development to conserve landscape and urban character including an adequate provision of usable open space;
- Protecting the countryside from unplanned development sprawl whilst allowing for development which supports the rural economy or has a specific need for a rural location;
- Supporting existing and new opportunities for informal and formal sport and general outdoor recreation to help create and maintain healthy communities;
- Conserving priority habitats and species; protecting and enhancing biodiversity; and conserving the built heritage;
- Protecting and enhancing existing trees and woodlands, encouraging their active management and promoting the creation of new woodlands;
- Supporting, where appropriate, renewable energy initiatives;
- Delineating the Dunfermline Green Belt; and
- Encouraging local biodiversity.

**Quality in the Built Environment**

2.50 Well designed new development and public spaces are essential to quality of life in Fife. Good design and landscape enhancement in line with the European Landscape Convention can also have a positive effect on both regeneration and economic wellbeing. It can improve local pride and ownership in a community. Poorly designed development and public space often has a negative effect.

2.51 The Fife Development Plan promotes good environmental quality. This is aided by a suite of urban design and streetscape or transportation guidance including the Fife Urban Design Guide, Creating a Better Fife(2005), Fife Masterplans Handbook (2007), and Transportation Guidance, Designing Streets (2009). The Local Plan promotes improvements in the built and natural environmental quality. Redevelopment of brownfield, vacant or derelict land, where appropriate is encouraged in preference to greenfield development. Greenfield release is still, however, required to implement the Plan strategy. Where this does occur the Local Plan seeks to ensure no net detrimental impact encouraging mitigation such as advance planting, phased development construction and the provision of green networks.
2.52 The Local Plan seeks to raise design standards using masterplans and development briefs to ensure the detailed management of large, complex or important sites. Supplementary design guides may also emerge during the lifetime of the Local Plan reflecting updated policy or procedure and, where relevant, best practice elsewhere. Energy efficiency and conservation measures are required and should be achieved through good quality design, including passive solar gain and combined heat or power networks.

2.53 For the Strategic Land Allocations in Dunfermline and Inverkeithing and, where appropriate, contributing sites in the West Villages; development will be on a phased basis and lead to the creation of walkable neighbourhoods and replaced or additional housing stock. Distinct urban design in each area will help create a sense of place.

2.54 Planning briefs, including masterplans, provide guidance which complements and supports the statutory Development Plan. They will provide design, layout, infrastructure, and implementation guidelines or requirements for proposed development and will provide clear advice to developers and communities on what is expected from development proposals. When the Council approves planning briefs and Masterplans, following consultation with the local communities affected by them, they will become material policy guidance in determining planning applications. New and innovative designs are encouraged in locations where they will add quality to the built environment. Such locations will include conservation areas and rural locations. Design considerations in these places will be more complex by virtue of their settings and the need to protect and enhance characters.

2.55 The pattern of towns, villages, and hamlets across the Local Plan area is an integral part of the area's character in addition to its inherent environmental assets. Local Plan proposals for new development take account of these features with a view to protecting the overall environmental quality. The Fife Landscape Character Assessment and the 2008 Fife Local Landscape Designation Review have both informed the Local Plan. The Local Plan Proposals Map defines settlement envelopes only for those towns and villages of 25 houses or more, Settlements with fewer than 25 houses are not defined by envelopes in the Local Plan and will be regarded as established clusters of housing within the countryside. Where suitable infill development opportunities have been identified, these are shown on the Proposals Map.

2.56 Conservation areas are delineated in the Local Plan. A phased programme is underway to review Fife’s built heritage assets. In accordance with National Planning Policy, conservation area appraisals and management plans are being prepared to better inform decision making. Character Appraisals for Conservation Areas will be published for consultation over the Local Plan period.

2.57 The most significant spaces within and between town and villages are given policy protection from development pressures. The Fife Structure Plan identifies the need to define a Green Belt to the West of Dunfermline in order to preserve the character of the town, its setting and views to and from its historic core. The Green Belt will prevent urban coalescence to the west and southwest of Dunfermline and direct planned growth to the most appropriate locations over the next 20-40 years. At
the same time the Green Belt should provide opportunities for access to open space and to the countryside.

2.58 A Green Belt Study has been undertaken to inform the preparation of the Plan. This reflected the guidance within Scottish Planning Policy which sets the following objectives:

- To direct planned growth to the most appropriate locations and support regeneration;
- To protect and enhance the character, landscape setting and identity of towns and cities; and
- To protect and give access to open space within and around towns and cities as part of the wider structure of green space.

2.59 The Fife Landscape Review further informed the Green Belt Study. Specifically, the landscape to the west of Dunfermline has a number of key characteristics which were taken into account:

- The landscape has an important role in providing setting to both Dunfermline and Rosyth;
- The landscape plays an important role in contributing to the setting of the historic core of Dunfermline, particularly views to the Abbey;
- The landscape has a strong rural character and a high landscape quality. Key features include hedgerows and woodland planting which accentuate the landform; and
- The landscape plays a key role in maintaining the identities of Dunfermline, Crossford and Rosyth.

2.60 The proposed Green Belt is shown on the Proposals Map. The Green Belt will extend from the proposed development along the western edge of the city across to the settlement boundary of Crossford. The final boundary of the Green Belt will be determined through the master planning of the Strategic Land Allocation development areas (see Settlement Plans, Dunfermline Strategic Development Framework) and shown on the Local Plan Proposals Map. In defining the Green Belt, the Council considers that its boundary should endure and not be subject to frequent revisions to meet new development needs.

2.61 Development within the Green Belt’s inner boundary will be managed by planning policy, including the use of masterplans, which will determine the location and broad extent of Dunfermline’s future growth for at least 20 years from the Adoption of the Plan. This will include guidance on landscape measures required to accommodate future development.

2.62 Green spaces are also shown where they help to safeguard important tracts of undeveloped land which penetrate built-up areas and provide access to the surrounding countryside. Not all spaces, recreation areas or woodlands are identified on Local Plan mapping as this information is available elsewhere. All these features are further referred to in Core Planning Policies.
2.63 Area of Great Landscape Value designations have been important in Fife in helping to identify areas where the landscape is held in high regard and have been designated in Fife for many years to protect their special landscape character from unsympathetic development. However, the inclusion within Local Plans of other policies on development in the countryside, forestry and nature conservation as well as the cultural heritage can provide a similar level of landscape protection at both the broad and site specific landscape scale when considering development proposals.

2.64 The Fife Local Landscape Designation Review has, therefore, been used both to identify and designate Local Landscape Areas and can also support the enhancement of areas of lesser landscape and habitat quality. This reflects emerging national planning policy and will be a material consideration when assessing development proposals. All development proposals in these areas will need to demonstrate a commitment to landscape protection and improvement, and take account of the existing landscape features.

Rural and Coastal Development

2.65 Development in the countryside is an area of planning policy sitting between the twin aims of safeguarding Fife's rural landscape and supporting the rural economy and communities. The Local Plan's policies provide a balance between these objectives by supporting development for employment and residential uses where they will help to sustain rural communities and encourage diversification. The aim is to enhance and diversify the rural economy, provide for the creation of local jobs in sustainable locations, support agricultural diversification, reduce the need to travel to work, and improve access, in particular to larger employment centres.

2.66 New businesses and commercial leisure and housing developments can assist rural regeneration of communities and the services they draw on. However, this runs contrary to conventional transport policy. Assessment of need must be made to inform environmental, community, and transport considerations. The Local Plan identifies opportunities for development within the rural area which provide for local needs and help sustain local services and facilities.

2.67 An Integrated Habitat Network (IHN) has been undertaken to identify key native woods in the Local Plan Area. Once approved the Local Plan will seek opportunities for the restoration and expansion of native woodlands identified in association with development allocations and developer contributions.

2.68 Fife's coast forms part of its landscape character and is recognised as having an environmental and economic value. Provision is made for development that requires a coastal location and contributes to the local economy. In order to protect the character of the landscape however development will be restricted to the developed coast. This has been defined as that within settlements with a population greater than 2,000 and where there is existing large-scale development for industry, tourism and recreation outwith settlement limits.
Providing for Infrastructure and Community Needs

2.69 The Local Plan sets objectives for providing for community needs and infrastructure by:

- Supporting the development or improvement of educational, recreational, and leisure opportunities and enabling the development of community facilities where the means of providing them are available.
- Encouraging the use of renewable energy technologies as an alternative to fossil fuels and encouraging renewable energy initiatives within local communities.

2.70 Successful implementation of the Local Plan strategy will rely on developments making a contribution to the costs they create in terms of impact on the environment, communities, infrastructure, and services. Where deficiencies occur, developers will be expected to make an appropriate contribution to any shortfall related to their development as well as providing for all that is required to bring forward that development.

2.71 The Council wishes to work in partnership with developers to assist delivery and seeks to develop mechanisms to achieve this. Structure Plan Policy DC1; Developer Contributions - Essential Community Infrastructure and Local Plan Policy D1 (Developer Requirements) set out the Council’s requirement for new development to address any shortfalls in community infrastructure and/or mitigate any adverse impact they create by seeking development contributions to the costs. No undue cost should fall to the public purse, particularly in bringing forward the Strategic Land Allocations. The Settlement Plans indicate the nature of contributions sought from development proposals. Specific contributions will be agreed as part of the development management process and, where appropriate, set out in masterplans and planning briefs.

2.72 This Local Plan includes a financial framework which apportions the total cost of infrastructure and services across development(s), and takes into account locational and cumulative pressures of each. The financial framework helps to illustrate developer requirements within the Plan area consistent with statements of national planning policy. It will be reviewed as part of the Local Plan Action Programme.

2.73 The age structure of the Scottish population has changed significantly over recent years and the pattern in Fife closely follows the national trend. In Dunfermline and West Fife there is a need to plan for future development to take account of the anticipated needs likely to arise and to ensure social services including education and healthcare are accessible to Fife’s residents.

2.74 Planning health care provision means locating services locally or enabling good access to services on a regional basis – across Council boundaries, if necessary. Healthcare, recreational, and retail services – if not provided locally – are available in mid Fife, Edinburgh, Stirling and wider central Scotland. Transport links to these areas are therefore important to those residing in the Local Plan area. Taken together with other aspects of the strategy, the policy objectives in this Local Plan contribute to
achieving the aims of Fife’s Community Plan in terms of providing for stronger, safer, and well-educated communities.

2.75 The strategy for the future development of Fife’s hospital and community health services in the Local Plan area includes supporting hospital, health centre and dental care provision in Dunfermline. Elsewhere, primary healthcare, including dental surgeries, will be co-ordinated in conjunction with NHS Fife. Where necessary, land will be zoned for health and care facilities including nursing homes. Developer contributions will be sought to assist in the provision of new or expanded facilities where this is necessitated by new housing development. Sites for care homes are also identified as part of mixed use development for Strategic Land Allocations.

Services Infrastructure

2.76 The supply and availability of water services – sewerage in particular – is a national planning issue. Where capacity is limited Scottish Water is committed to providing additional capacity at its water and wastewater treatment works (Part 4 Assets) for committed development. Where capacity in the water and wastewater network is limited developers may be required to invest in the network to ensure that their development does not have a detrimental effect on the network. Scottish Water will only adopt Sustainable Urban Drainage Systems that comply with their specification. Please refer to the Construction Industry Research Information Association Sustainable Urban Drainage System Manual C697 and Scottish Water’s Sewers for Scotland 2nd Edition Guide. In turn, the implementation of the Local Plan’s development strategy may be affected significantly by the available capacity in the system for the first five years or so of the Plan period. Accordingly, consistent with Policy D1 (Developer Requirements), where development proposals require additional investment in water and drainage services, the Council requires that these will be paid for by the developments to be served. This may involve the phasing of development. Surface water flow attenuation and run off will be addressed by the use of Sustainable Drainage Systems (SuDS) as used in the Dunfermline Eastern Extension area.

2.77 Waste management is primarily a strategic matter and is addressed in the Fife Structure Plan and in the Fife Area Waste Plan. The Local Plan contributes to the implementation of these documents’ policies by supporting the continued use of the Lochhead Landfill Site with its associated facilities for recycling, composting and landfill gas recovery.

2.78 New developments will be required to accommodate facilities for waste recycling, segregation, and collection to support waste management at a neighbourhood level. Fife Council is seeking to provide recycling points at a rate of 1 per 500 houses. On this basis, small scale sites are needed in Aberdour, Cairneyhill (2), Dalgety Bay (3), Gowkhall, High Valleyfield, Low Valleyfield, Oakley, Rosyth (4), Steelend, Townhill and Tulliallan. Sites will also be required in the Dunfermline and Inverkeithing Strategic Land Allocations and, where need can be identified, similar recycling facility provision across the West Villages. Proposals are shown listed in the Settlement Plans and, where relevant, on the Proposals Mapping. Otherwise, and where relevant, masterplans will refer.
Telecommunications infrastructure is an essential part of everyday social, business, and leisure activities. It has also opened opportunities for access to services and learning opportunities in rural locations. The Local Plan provides a policy framework which supports the development of telecommunications infrastructure whilst having regard to environmental considerations.

Renewable Energy


The commercial exploitation of potential renewable energy sources, including energy crops (biomass), is likely to be in the rural parts of the Plan area and should be considered in the context of planning policies covering such locations. There is a recognised potential for these sites to be close to urban areas. In the case of commercial wind farms, the Local Plan defines a broad area of search to guide development proposals. In addition, the Planning Customer Guideline provides a general indication of preferred areas for other technologies such hydro power and geothermal energy. All areas of Fife have potential for solar panels and photovoltaic cells.

Community Infrastructure and Services

Education capacity in primary and secondary schools is a recurring theme expressed through community consultations when preparing the Local Plan. Investment in education provision by Fife Council will be determined by a review of school assets covering primary and secondary facilities. The land use implications of this will continue to be identified.

The Council’s School Estate Management Plan, approved by Committee in 2005, provides the strategic context for education buildings and facilities across Fife. The Strategy will inform a rolling programme for the future development of school buildings. This is a long-term commitment but, in the interim, where new development causes pressure on existing school capacity, a financial contribution will be required from the developer to alleviate that pressure. The proposed housing allocations will impact on school rolls and further public consultation will be undertaken if the Local Plan is amended. Where 1,000 or more houses are proposed in one location the Local Plan sets out requirements for a new primary school to be provided. In the event that this is not needed due to capacity in other schools, this requirement will not be pursued.

The location of a new secondary school in the Plan area is, therefore, subject to review and will be subject to further community consultation as the Local Plan progresses. In cases where there is a need for developers to provide a new school or
to make a contribution towards education infrastructure, these are identified in the Settlement Plans.

2.85 The Plan’s strategy for leisure and recreation includes promoting further provision of urban greenspace. The draft Fife Greenspace Strategy will provide further detail, establishing principles for standards on quantity, quality and accessibility of publicly usable greenspace. In Strategic Land Allocations, publicly usable greenspace will be identified which will also create links between existing open spaces and the countryside. The Fife Core Paths Plan, the principal policy document for access and path proposals, will identify further land use proposals which will require planning policy support. The Local Plan identifies proposals for additional sites to satisfy demand for playing fields in Dalgety Bay and accordingly the provision of such is expected through developer contributions associated with new housing development. Where other opportunities arise across the Local Plan area preference will be given to development of sport or recreation facilities particularly where there remains an identified need.

Developing the Transport Network

2.86 The Local Plan objectives for developing the transport network are:
Providing for a pattern of land use which reduces unnecessary travel and increases the use of sustainable transport options;

- Assisting the implementation of Fife’s Local Transport Strategy;
- Safeguarding options for future development of the transport network; and
- Supporting improvements to regional transport connections including those to the rest of Central Scotland and beyond.

2.87 In addition to the Fife Development Plan, Fife Council has a Local Transport Strategy. The Dunfermline & West Fife Local Plan takes account of the Local Transport Strategy and its constituent Area Transport Plan (ATP) for West Fife. Details of transportation policies and proposals are contained within the ATP. The respective strategies of these Plans complement each other and the ATP will be updated early in the life of the Local Plan. The Fife Structure Plan 2006-26 identifies proposals including a new rail halt at Dunfermline, proposed park and ride and/or choose facilities at Rosyth, and the proposed reopening of the Dunfermline to Stirling passenger rail link.

2.88 The National Planning Framework further recognises that an effective (road and rail) infrastructure to support national and international connections by sea is essential to ensure that the critical role of ports in supporting and contributing to Scotland’s business and economic health is fully realised. Accordingly the Local Plan incorporates proposals such as: the Forth replacement crossing with associated approach networks; light rapid transport connections between Fife and Edinburgh; safeguarding land for a potential Inverkeithing to Halbeath rail line; transport improvements associated with the development of the Dunfermline Strategic Land Allocation including the Rosyth Bypass and segregated public transport corridor; and the Charlestown Rail Junction, Dunfermline - Additional Southern Link. In addition, land is allocated to assist in facilitating additional container freight capacity on the Forth at Rosyth.
Where development is promoted through the Local Plan it will be where homes, jobs, and services are in close proximity to each other. Where possible houses should be accessible to public transport. In addition, development is located where it can best underpin the transport network by means of development-led funding or by providing a supporting population to contribute to the viability of new public transport investment. Most development is proposed in areas that promote good access to the main strategic transport connections in the Plan area.

The East Coast mainline railway services the Local Plan area and connects with England, north-east Scotland, and the central belt of Scotland. Proposals to further develop rail connections in West Fife will bring added benefits to this area by offering additional connections – for freight in the first instance – to the Central Scotland rail network. New development of the scale proposed in the Local Plan strategy will require improvements to the strategic transport network. Accordingly the Local Plan safeguards land for new rail halts as part of the Dunfermline Strategic Land Allocation and Rosyth. Details of these and any relevant development contributions to them are in the Settlement Plans. However, Transport Scotland cannot support or fund rail halts that are not included in its future investment programme. Additionally, Park and Choose sites, which will complement established rail facilities, are proposed in the Plan.

The Area Transport Plan identifies specific proposals for the Local Plan area. Proposals requiring land to be safeguarded and which are programmed for implementation during the Local Plan period are shown in the Settlement Plans and listed in the Action Programme. Land required for longer term development is safeguarded from development that would prejudice its use for transport Infrastructure.

Implementation, Monitoring and Review

The Dunfermline & West Fife Local Plan sets a development strategy for a ten year period to 2022. It provides a framework for the Council to guide development and changes in land use and seeks to promote development in accordance with the Plan strategy. Monitoring the implementation and review of the policies and proposals of the Local Plan is therefore important to ensure that they remain relevant. Monitoring is also critical to assess how well the Local Plan performs in achieving its objectives.

The Action Programme prepared with this Local Plan lists the actions required to implement the Plan’s proposals. It identifies what actions are required, who is responsible for undertaking those actions, and the timescale for implementation. The majority of proposals in the Local Plan will be achieved through private sector investment but will also require joint working between the Council, private sector and relevant agencies.

The Action Programme also identifies proposals involving land in which the Council has ownership interests. The Action Programme will be reviewed and updated at least every two years throughout the lifetime of the Local Plan to monitor progress on implementing the proposals and to inform the Local Plan review.
2.95 The Planning etc (Scotland) Act 2006, introduced a new development plan system. This Local Plan will be subject to review within five years and will become part of a Local Development Plan. The review will be in the form of a new-style Local Development Plan and will have the SESplan Strategic Development Plan as its strategic framework. Further information is set out in Fife Council's Development Plan Scheme, which is updated annually.
3 Settlement Plans

3.1 SETTLEMENT PLANS INTRODUCTION

Settlement Plans are prepared for each town and village that has proposals within the Local Plan area and that either have a minimum of 25 houses, or will have a minimum of 25 houses when the Local Plan proposals are implemented. Settlement Plans are an important part of the Local Plan, as they set out in detail the range, type and scale of development the Council will support. Settlement Plans are also useful documents for local communities and developers because they highlight the future development potential of the town or village.

What the terms in the Settlement Plan mean

- **Proposals map reference**: gives the location of allocations on the Proposals Map.
- **Location**: the location of the proposal.
- **Area (ha)**: the size of the land, in hectares.
- **Use class/type**: the type of development the Council is likely to support.
- **Estimated capacity (housing)**: the estimated number of houses that can be built on the land where relevant. This includes total Local Plan or Structure Plan allocation.
- **Lead agency**: the type of organisation responsible for promoting development on the land.
- **Status, development requirements (additional to requirements set by Development Plan policies), and other information**:
  - **Status**: the current position of a site e.g. a Local Plan allocation or a site with planning permission.
  - **Development requirements**: any specific contributions that a developer is required to make to address the impact of the proposals. Further detail on development requirements can be found in the Financial Framework.

Other information

**Planning permission**: permission required for local, major and national developments. The planning permission will stipulate any conditions which must be adhered to.

**Planning Permission in Principle (PPP)**: permission granted in principle for certain types of development.

**Strategic Land Allocation**: the Approved Fife Structure Plan (2009) identifies Strategic Land Allocations (SLAs) in the Dunfermline & West Fife Local Plan area to be developed between 2006-26.

**Local Plan Allocation**: this is a site that has been identified as a proposal in the Local Plan.

**Development Opportunity**: sites that have been identified as suitable for redevelopment.
Definitions for other terms used in the Settlement Plans can be found in the Glossary.

In addition to the Settlement Plans, an **Action Programme** is published with the Local Plan. This identifies all the proposals within the Settlement Plans and gives information on who is responsible for implementing them and their anticipated timescales.

The Action Programme will be updated every 2 years. It is important to note that the Local Plan allocations set out in the Settlement Plans can change after a public consultation process or a Local Plan Examination.

Developers should bear in mind that development in former coalfield areas may be affected by, or may itself affect, any of a number of areas of concern arising as a legacy of coal mining. Such areas of concern may be related to problems of ground stability, minewater, contamination or seepage of mine gases to the surface. For this reason, drilling or test boring of old mine workings requires the prior written approval of the Coal Authority. In addition (and not restricted to coalfield areas), potential development sites may have been subject to mining operations other than mining of coal, such as ironstones, limestone and oil shales. Development proposals will be required to take account of these facts.

**Settlement and Landward Plans with Proposals:**

Aberdour, Blairhall, Cairneyhill, Carnock, Charlestown, Crossford, Culross, Dalgety Bay, Dunfermline, High Valleyfield, Inverkeithing, Kincardine, Low Valleyfield, Oakley, Rosyth, Saline, Torryburn, and Townhill.

**Settlement and Landward Plans with No Proposals:**

Crombie, Comrie, Gowkhall, Halbeath, Hillend, Kingseat, Limekilns, New Row, North Queensferry, Pattiesmuir, Steelend, Tulliallan.

**Development Proposals outwith Settlement Boundaries:**

Landward Area

**Please Note**

Total population of the Local Plan area is based on best fit to Datazone populations for 2007 produced by the General Register Office (GRO).

Population estimates for settlements are based on the settlement envelope boundaries.

**Proposals Maps should not be looked at in isolation and must be read in conjunction with the Designations Maps.** These record natural, cultural and built assets protected by policy, safeguarded areas, and highlight other relevant designations which may have policy implications. The Designation Maps can be found on the CD.
3 Settlement Plans

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- **Planning permission**: permission required for local, major and national developments. The planning permission will stipulate any conditions which must be adhered to.

- **Planning Permission in Principle (PPP)**: permission granted in principle for certain types of development.

- **Strategic Land Allocation**: the Approved Fife Structure Plan (2009) identifies Strategic Land Allocations (SLAs) in the Dunfermline & West Fife Local Plan area to be developed between 2006-26.

- **Local Plan Allocation**: this is a site that has been identified as a proposal in the Local Plan.

- **Development Opportunity**: sites that have been identified as suitable for redevelopment.
Definitions for other terms used in the Settlement Plans can be found in the Glossary.

In addition to the Settlement Plans, an **Action Programme** is published with the Local Plan. This identifies all the proposals within the Settlement Plans and gives information on who is responsible for implementing them and their anticipated timescales.

The Action Programme will be updated every 2 years. It is important to note that the Local Plan allocations set out in the Settlement Plans can change after a public consultation process or a Local Plan Examination.

Developers should bear in mind that development in former coalfield areas may be affected by, or may itself affect, any of a number of areas of concern arising as a legacy of coal mining. Such areas of concern may be related to problems of ground stability, minewater, contamination or seepage of mine gases to the surface. For this reason, drilling or test boring of old mine workings requires the prior written approval of the Coal Authority. In addition (and not restricted to coalfield areas), potential development sites may have been subject to mining operations other than mining of coal, such as ironstones, limestone and oil shales. Development proposals will be required to take account of these facts.

**Settlement and Landward Plans with Proposals:**

- Aberdour, Blairhall, Cairneyhill, Carnock, Charlestown, Crossford, Culross, Dalgety Bay, Dunfermline, High Valleyfield, Inverkeithing, Kincardine, Low Valleyfield, Oakley, Rosyth, Saline, Torryburn, and Townhill.

**Settlement and Landward Plans with No Proposals:**

- Crombie, Comrie, Gowkhall, Halbeath, Hillend, Kingseat, Limekilns, New Row, North Queensferry, Pattiesmuir, Steelend, Tulliallan.

**Development Proposals outwith Settlement Boundaries:**

- Landward Area

**Please Note**

Total population of the Local Plan area is based on best fit to Datazone populations for 2007 produced by the General Register Office (GRO).

Population estimates for settlements are based on the settlement envelope boundaries.

**Proposals Maps should not be looked at in isolation and must be read in conjunction with the Designations Maps.** These record natural, cultural and built assets protected by policy, safeguarded areas, and highlight other relevant designations which may have policy implications. The Designation Maps can be found on the CD.
3.2 Aberdour Settlement Plan

Aberdour

Aberdour has good road and rail transport links to Edinburgh and other major settlements. It also has bus links to Leven and Dunfermline. The topography and quality of surrounding landscape is such that it should not be a focus for greenfield development outwith the existing settlement boundary.

Population: 1,708

The planning issues to be addressed in this Local Plan are:

- The high quality of the built environment which is recognised through the designation of a Conservation Area, the extent of which is shown on the Proposals Map.
- Establishing the long term boundary for the Special Landscape Area.

Aberdour - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABD 001</td>
<td>Hillside School</td>
<td>4.2</td>
<td>Brownfield Opportunity Site</td>
<td>70</td>
<td>Private Sector</td>
<td>This site is identified as a potential redevelopment opportunity for residential and employment uses. The residential development will fund the provision of</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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</tbody>
</table>
| employment land; or building on-site; or the redevelopment of existing buildings. The details of how and when this will be implemented will be established by planning permission(s) and associated legal agreement(s). The following will be secured:  
• Retention of a minimum of 30% of the site for employment purposes.  
• Phased release of employment land.  
• Confirmation of how the employment land/premises will be marketed.  
• The servicing of the employment land.  
The District Valuer will arbitrate in case of dispute.  

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.3 Blairhall Settlement Plan

Blairhall

The former mining village of Blairhall lies in close proximity to the derelict and contaminated Comrie Colliery site. Its rehabilitation would help to improve the setting of Blairhall. The release of the site south of Blairhall for development is therefore conditional on it providing the funding for the remediation of Comrie Colliery.

Population: 687

The planning issue to be addressed in this Local Plan is:

- Balancing the growth of Blairhall through the release of greenfield land for housing against the benefits to the settlement arising from the rehabilitation of nearby derelict and contaminated land.

Blairhall - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLA 001</td>
<td>Land south of Blairhall</td>
<td>2.5</td>
<td>Housing</td>
<td>64</td>
<td>Private Sector</td>
<td>The site is part of the Strategic Land Allocation for the West Villages. Development will continue beyond the Local Plan period. New development on this site will:</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>• Fund on-site infrastructure including vehicular access from South Street.</td>
</tr>
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<td></td>
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<td></td>
<td>• Provide a financial contribution to contribute to the overall restoration of the Comrie Colliery site during the lifetime of the Local Plan.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>• Provide for substantial structure planting along the site’s southern, western and eastern boundaries</td>
</tr>
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<td></td>
<td>The details of how and when this will be implemented shall be confirmed through future planning permissions and associated legal agreements.</td>
</tr>
<tr>
<td>BLA 002</td>
<td>Comrie Castle</td>
<td>7.2</td>
<td>Housing</td>
<td>14</td>
<td>Private sector</td>
<td>This site has planning permission and has been partially developed, but has remaining housing capacity for 14 houses.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Any new development must allow for road, pedestrian and cycle links to adjoining areas.</td>
</tr>
<tr>
<td>BLA 003</td>
<td>Land West of Rintoul Avenue</td>
<td>1.7</td>
<td>Housing</td>
<td>6</td>
<td>Private Sector</td>
<td>The site is part of the Strategic Land Allocation for the West Villages. New development on this site will:</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
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</tbody>
</table>
|                        | South Avenue | 0.9       | Housing        | 15                                                          | Fife Council | • Ensure that the remainder of site is retained for woodland with public access  
• Allow for new and existing road, pedestrian and cycle links to adjoining areas.  
This site is identified as a Local Plan allocation. New development on this site will:  
• Be required to relate sympathetically in design and orientation to existing adjacent development.  
• Include areas of open space. |

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.4 Cairneyhill Settlement Plan

Cairneyhill

Cairneyhill has good road access to West Fife, Dunfermline and Edinburgh. It is also on the express bus route between Glasgow, Kirkcaldy and St Andrews. There are physical constraints to development outwith the settlement to the west and south. Any eastwards growth would be inappropriate because it would reduce separation between Cairneyhill and Crossford. The examination has concluded that Land to North of Cairneyhill (CNH003 in the draft local plan) should not be allocated for housing at this time. Further consideration will be given to this site and the general area to the north and west of the village within the forthcoming Local Development Plan.

Population: 2,494

The planning issues to be addressed in this Local Plan are:

- The need for additional local employment opportunities.
- Support for tourism and visitor related developments.
- Provision of additional open space including playing fields.

Cairneyhill - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNH 001</td>
<td>Pitdinnie</td>
<td>0.7</td>
<td>Housing</td>
<td>10</td>
<td>Private Sector</td>
<td>This site is identified as a Local Plan allocation. New</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td></td>
<td>Road</td>
<td></td>
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<td></td>
<td>Road development on the site will:</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td>• Provide structural landscaping to the north and eastern edge of the site.</td>
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<td></td>
<td>• Provide a financial contribution to help fund the provision of multi-use playing fields (per CNH 003).</td>
</tr>
<tr>
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<td></td>
<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>CNH 002</td>
<td>Conscience Bridge</td>
<td>1.0</td>
<td>Housing</td>
<td>30</td>
<td>Private Sector / Housing Association</td>
<td>The site is within an area with outline planning permission for mixed use, residential and business development, with associated infrastructure.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The details of how and when this will be implemented shall be confirmed through future planning permission(s) and associated legal agreement(s).</td>
</tr>
<tr>
<td>CNH 003</td>
<td>Conscience Bridge</td>
<td>1.0</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>The site is within an area with outline planning permission for mixed use, residential and business development, with associated infrastructure.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>The details of how and when this will be implemented shall be confirmed through future planning permission(s) and associated legal agreement(s).</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
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<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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<td></td>
<td>be confirmed through future planning permission(s) and associated legal agreement(s).</td>
</tr>
<tr>
<td>CNH 004</td>
<td>Land to North of Cairneyhill (2)</td>
<td>N/A</td>
<td>Leisure / Community Facilities</td>
<td>N/A</td>
<td>Private Sector</td>
<td>The site will be used to support and expand existing leisure and recreation uses (see CNH003).</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.5 Carnock Settlement Plan

Carnock

Carnock is a small village between Oakley and Dunfermline. Further westwards expansion should be avoided as it would result in coalescence with Oakley.

Population: 784

The planning issues to be addressed in this Local Plan are:

- Addressing existing public transport constraints.
- Avoiding overdevelopment of the settlement.

Carnock - Local Plan Proposal

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNK 001 Carneil Road</td>
<td></td>
<td>3.7</td>
<td>Housing</td>
<td>45</td>
<td>Private Sector</td>
<td>The site has planning permission for housing. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.6 Charlestown Settlement Plan

Charlestown

Charlestown is a conservation village on the edge of the Forth. Further expansion is constrained by steeply rising ground to the north. The village has regular bus links to Dunfermline. It lies within the Ministry of Defence consultation zone at Crombie.

Population: 385

The planning issues to be addressed in this Local Plan are:

- Protecting and enhancing the quality of the built environment.
- Establishing a long term boundary for the Special Landscape Area.

Charlestown - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHL 001</td>
<td>Land at Scottish Lime Centre</td>
<td>0.7</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>The site is safeguarded for future expansion of the existing Scottish Lime Centre. The preferred use will therefore be cottage industry or craft and enterprise employment. A Flood Risk Assessment requires to be undertaken prior to</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td></td>
<td>CHL 002</td>
<td>Land to South of Main Road</td>
<td>0.3 Community Facility</td>
<td>N/A</td>
<td>Private Sector</td>
<td>The site has planning permission for a doctors’ surgery.</td>
</tr>
<tr>
<td></td>
<td>CHL 003</td>
<td>Land at Charlestown Harbour (Ballast Bank)</td>
<td>Brownfield opportunity site</td>
<td></td>
<td></td>
<td>The council will work with the landowner to consider the regeneration potential of the site and the adjacent Charlestown Harbour and Charlestown Kilns. Any proposals for the site shall include plans and specifications for the repair and restoration of Charlestown Harbour and Charlestown Kilns and shall be based on appropriate environmental, conservation, design and technical assessments. The proposals will be considered for inclusion in a future local development plan.</td>
</tr>
</tbody>
</table>

Development proposals must take account of the following:
- To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA either alone or in combination with other plans or projects.
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Extension to Conservation Area Boundary at Camsie House</td>
<td>Built Heritage designation.</td>
<td>N/A</td>
<td>Fife Council</td>
<td>Conservation area includes the proposed extension to include land to the west of Camsie House. The area was used for railway infrastructure and quarrying in the mid 19th century. It is historically part of the village and important to the setting of the Listed Building (Camsie House – Category B) and the Scheduled Ancient Monument. For information only as the extension proposal will be the subject of a separate consultation exercise.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.7 Crossford Settlement Plan

Crossford

Crossford lies between Dunfermline and Cairneyhill. It is on the express bus route between Glasgow, Kirkcaldy and St Andrews. Land to the south is at significant risk of flooding. Crossford is close to the Strategic Land Allocation to the west of Dunfermline. There is therefore little requirement for new development at Crossford in the lifetime of this Local Plan.

Population: 2,512

The planning issues to be addressed in this Local Plan are:

- Preventing coalescence between Crossford, Dunfermline and Cairneyhill.
- Establishing a long term boundary for the Special Landscape Area.
- Providing land for allotment use.

Crossford - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRF 001</td>
<td>Keavil Farm/Nursery</td>
<td>3.4</td>
<td>Leisure/Community Facility</td>
<td>N/A</td>
<td>Fife Council</td>
<td>The site will be safeguarded for allotment use. Alternative uses will not be supported if this results in the loss of allotments which continue to meet demand.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals. Local Plan.
3.8 Culross Settlement Plan

Culross

Culross is a conservation village, the character and appearance of which will be preserved or enhanced.

Population: 399

The planning issues to be addressed in this Local Plan are:

- Establishing a long term boundary for the Special Landscape Area.
- Protecting existing settlement layout, including riggs.

Culross - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/development requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUL 001</td>
<td>Blackadder Haven</td>
<td>0.4</td>
<td>Brownfield Opportunity Site</td>
<td>3</td>
<td>Housing Association</td>
<td>The preferred use of the site is for housing. Proposals for new housing should be supported by a design statement prepared by developer for Fife Council approval.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.9 Dalgety Bay Settlement Plan

Dalgety Bay

Dalgety Bay has well defined physical boundaries. It benefits from extensive areas of woodland or open space, adding to its attractive coastal setting. There is a large area of existing employment land which has partly been eroded by other uses. Improvements to existing employment land and premises would enhance its attractiveness to potential employers.

Population: 9,883

The planning issues to be addressed in this Local Plan are:

- Supporting the strategic importance of the employment land by providing environmental improvements and support for inward investment.
- Ensuring the employment land is not eroded by unsympathetic development.
- Improving the eastern and western gateways to the employment areas and facilitating a Western Gateway development.
- Providing environmental improvements at the eastern edge of the settlement through woodland planting and management.
- Maintaining and enhancing the role of the town centre.
- Establishing a long term boundary of the Special Landscape Area.
- Providing additional sporting, leisure and recreation facilities.

Dalgety Bay - Local Plan Proposals and Developer Requirements
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
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<th>Lead agency</th>
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</tr>
</thead>
</table>
| DGB 001                | OCLI, Donibristle Industrial Estate    | 6.3       | Housing        | N/A 150                                                     | Private Sector | Fife Council agreed in August 2009 to grant planning permission for 83 houses and 57 flats subject to  
<p>|                        |                                       |           |                |                                                             |             | • the provision of affordable housing;                                                                 |
|                        |                                       |           |                |                                                             |             | • the payment of a commuted sum of £200,000 to be payable to Fife Council for the carrying out of environmental improvements on the Hillend and Donibristle Industrial Estate and/or to acquire land in Dalgety Bay (other than the proposals site) that the Council consider would help to deliver a sustainable employment land strategy; |
|                        |                                       |           |                |                                                             |             | • a landscape bond to cover all landscaping works, open space, play and leisure facilities related to the application in advance of works commencing on site. The quantum of the bond may be reviewed after the 50th and 100th unit; and |
|                        |                                       |           |                |                                                             |             | • the long term maintenance of all landscaping works, open space, play and leisure facilities related to the development. For the avoidance |</p>
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<td>of doubt this shall either be done through the appointment of a factor, or by adoption by Fife Council for the standard period of 25 years. If this use or permission is not implemented the site is to be retained as employment land.</td>
</tr>
<tr>
<td>DGB 002</td>
<td>Ferris Way</td>
<td>0.8</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Development of the site restricted to business, general industry and storage/distribution. Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) Order 1997.</td>
</tr>
</tbody>
</table>
| DGB 003                 | Fulmar Way 2| 1.6       | Housing        | 50                                                         | Private Sector | • Site layout to include a 10 metre wide landscaping belt to Fulmar Way and adjoining industrial premises plus any additional measures to mitigate noise from traffic or employment uses, such as acoustic fencing.  
• Open space to be provided near the southern edge of the site and a path/cycle link to Meadowfield/Moray Way North.  
• Sustainable urban drainage system required. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
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<th>Status/development requirements (additional to requirements set by Development Plan policies), and other information</th>
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<tbody>
<tr>
<td></td>
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<td></td>
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<td></td>
<td></td>
<td>• Site investigation to be carried out and any contamination to be remediated.</td>
</tr>
<tr>
<td>DGB 004</td>
<td>Fulmar Way 1</td>
<td>0.1</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Development of the site restricted to business use. Class 4 of the Town and Country Planning (Use Classes) Order 1997.</td>
</tr>
<tr>
<td>DGB 005</td>
<td>Hillend/ Donibristle Industrial Estates Western Edge</td>
<td>3.1</td>
<td>Other Proposal Protected Employment Area</td>
<td>N/A</td>
<td>Fife Council Private Sector</td>
<td>The site is to be redeveloped along with associated improvements to the roadway frontage. A key objective is to attract high quality employment uses which will then form a ‘Western Gateway’ to Hillend and Donibristle Industrial Estates. Improvements should include: signage; reoriented building layout/s; landscaping; and boundary treatment.</td>
</tr>
<tr>
<td>DGB 006</td>
<td>Eastern approach road off A921</td>
<td>0.3</td>
<td>Other Proposal</td>
<td>N/A</td>
<td>Fife Council</td>
<td>Streetscape enhancement is proposed, including road and footpath upgrades, landscaping and public art. A financial contribution will be secured from DGB 005.</td>
</tr>
<tr>
<td>DGB 007</td>
<td>Western approach road off A921</td>
<td>0.6</td>
<td>Other Proposal</td>
<td>N/A</td>
<td>Fife Council</td>
<td>Streetscape enhancement is proposed, including road and footpath upgrades, landscaping and public art. A financial contribution will be secured from DGB</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
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<td>Statusdevelopment requirements (additional to requirements set by Development Plan policies), and other information</td>
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<td></td>
<td></td>
<td>The centre will be protected and enhanced by:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Reconfiguring and redeveloping vacant land and buildings.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Accepting leisure and ancillary uses.</td>
</tr>
<tr>
<td>DGB 008</td>
<td>Dalgety Bay Town Centre</td>
<td>4.6</td>
<td>Local Shopping Centre</td>
<td>N/A</td>
<td>Fife Council</td>
<td>The centre will be protected and enhanced by:</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>• Reconfiguring and redeveloping vacant land and buildings.</td>
</tr>
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<td></td>
<td></td>
<td>• Accepting leisure and ancillary uses.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>The site is safeguarded for new tree planting. The establishment of new woodland should:</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>• Be consistent with the Indicative Forestry Strategy and the Woodland In and Around Towns Initiative.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Be supported by a Woodland Management Plan.</td>
</tr>
<tr>
<td>DGB 009</td>
<td>Adjacent 1826 Church field and OCLI</td>
<td>3.9</td>
<td>Greenspace</td>
<td>N/A</td>
<td>Fife Council</td>
<td>The site is safeguarded for new tree planting. The establishment of new woodland should:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Be consistent with the Indicative Forestry Strategy and the Woodland In and Around Towns Initiative.</td>
</tr>
<tr>
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<td></td>
<td>• Be supported by a Woodland Management Plan.</td>
</tr>
<tr>
<td>DGB 010</td>
<td>St David's Harbour – Harbour Place</td>
<td>0.5</td>
<td>Other Proposal</td>
<td>30</td>
<td>Private Sector</td>
<td>The site has outline permission for commercial leisure and housing uses. Key components of the development will include:</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>• A landscape scheme.</td>
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<tr>
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<td></td>
<td>• A contribution to off-site affordable housing.</td>
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<tr>
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<td></td>
<td></td>
<td>• 600 sqm of commercial leisure floorspace (maximum);</td>
</tr>
<tr>
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<td>Use Class/type</td>
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<td></td>
<td>The leisure floorspace should be completed before the development of housing.</td>
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<td></td>
<td>Should the planning permission remain unimplemented and expire the site should remain undeveloped and revert thereafter to greenspace.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.10 Dunfermline Settlement Plan

Dunfermline

Dunfermline is the major settlement in the Local Plan area and serves as an administrative centre for the Local Plan Area and beyond. Its proximity to the Forth Bridgehead; locational setting; high environmental quality; and the major transportation networks makes it a popular location for new residential and employment development.

The Fife Structure Plan 2006 – 2026 identifies a Strategic Land Allocation on the western edge of Dunfermline. The Local Plan provides details which will be supported and implemented through Masterplans. The development of a public transport system, including light rapid transit route/s, employment land and educational facilities will ensure integration with the existing settlement and the creation of new accessible neighbourhoods.

The proposed Dunfermline Green Belt has been identified through analysis of landform, topography and setting. The Green Belt will provide a long term edge to the City and protect views to and from its historic core.

The area to the south west and west of Dunfermline is designated a Local Landscape Area and as such development in this location must have particular regard to the nature and topography of the landscape and accommodate the requirements of the Local Landscape Area policy in this Local Plan.

The city centre will remain the focus for any new retail development, the boundary of which is consistent with the Business Improvement District. Physical improvements to the city centre will help enhance its vitality and viability. This includes supporting development proposals in the historic core that contribute to the enhancement of the area. Elsewhere in the city ongoing regeneration initiatives, such as those at Abbeyview, will continue, to be supported.

Population: 46,050

The planning issues to be addressed in this Local Plan are:

- Strengthening the role of the city centre and ensuring it is the focus for retail growth.
- Expanding the role of Dunfermline as a sub-regional shopping centre with an emphasis on sustaining and broadening its economic growth.
- Focusing new development in the Strategic Land Allocation to the South West/West/North of Dunfermline to accommodate housing and associated uses and employment land.
- Protecting the visual setting of the historic core through identifying the boundary of the Dunfermline Green Belt and a long term boundary for the Local Landscape Area.
- Safeguarding land for strategic and local transport networks including Light Rapid Transport.
- Supporting the regeneration of Abbeyview.
- Supporting the Dunfermline Conservation Area Regeneration Scheme (CARS) and any future similar initiatives.
- Avoiding coalescence with Crossford.

**Strategic Framework for Dunfermline South West / West / North**

The Fife Structure Plan 2006-26 identifies Dunfermline as a location for a Strategic Land Allocation. A number of sites to the South West, West and North of the city will be developed in a phased manner to 2026. The examination of the local plan concluded that part of the strategic land allocation (Liggar’s Bridge) should be deleted. Further consideration will therefore be given to the amount and distribution of housing land across the strategic land allocation through the forthcoming local development plan.

The vision for Dunfermline is to expand the city around a revitalised city centre, in a manner which results in high quality, sustainable development.

**Key Considerations**

The development concept (Diagram 1) for the Strategic Land Allocation is based upon the following key considerations:

- Regeneration of the city centre.
- Assessment of landscape capacity through consideration of landform and landscape features.
- Protection of the historic landscape setting of the city.
- Retention of the main landscape features which will in turn determine the location of development and transport corridors. Any existing built heritage should be identified and incorporated within the form of development.
- Maintain the integrity of the green belt between Dunfermline and Crossford.
- Walkable neighbourhoods.
- Low carbon developments.
- Economic growth, particularly through providing employment land suitable for a range of uses.
- Enhance Dunfermline’s role in the Edinburgh city region, including providing a range and choice of development proposals.
- Link public transport with the new growth area.

Note: Diagram 1: Dunfermline Strategic Land Allocation Framework provides an indication of broad areas of development. This illustrates three distinct neighbourhoods which are within walking distance of the city centre. Each neighbourhood contains a mixture of uses, including housing and business land as well as land for community uses and schools. Strategic development proposals will be progressed in more detail though a master planning process, which will be undertaken by developer and landowners in line with the requirements of the Fife Masterplans Handbook.
In addition a green belt will be designated to protect the landscape setting of the historic core of Dunfermline and to prevent coalescence with Crossford. This is part of a long-term strategy to direct planned growth to the most appropriate locations. The proposed area of green belt is also shown in Diagram 1. The exact boundary of the green belt will be confirmed as the master plan is progressed.

**Key Land Uses**

Dunfermline Strategic Land Allocation will contain the following key land uses:

- 4,200 houses phased over a period to 2026 (25% of which will be affordable).
- 80 ha of employment land.
- Capacity for further housing and employment growth post 2026.
- 3 new primary schools and a new secondary school.
- Strategic and local road improvements.
- Public transport facilities and services.
- Local shops and services, including health care.
- Public art.
- Open space and landscape improvements, including structural planting.
- Sustainable drainage systems.
- Neighbourhood-wide combined heat and power (CHP) systems.

**Phasing of Development and Infrastructure**

The Council places a high priority on bringing the strategic land allocation forward as early as possible. However, this is a complex proposal and there are significant challenges to be overcome to allow development to commence. Current economic conditions make the task more difficult. Completions are not expected on the strategic land allocation before 2017/18. This timescale reflects the advice in Planning Advice Note 2/2010, which indicates that it is important that programming assumptions (in housing land audits) do not overestimate the likely completions. Development beyond 2026 is identified as an indicative area of search on diagram 1. Although the development at Dunfermline will be implemented over a long period, it is important that key infrastructure is implemented early in the process for use by the new residents of the area and to provide facilities for the wider community.

A number of infrastructure requirements must be implemented in the early stages. These will be of relevance for the sites initial development phases and its longer term development. These are necessary to ensure that a suitable level of access can be achieved to the site and that future impacts resulting from the development are dealt with at an early stage. They are also essential in enhancing the future quality of life that will be experienced for those living in the new development and the surrounding area. Development must be accessible, allowing direct and frequent connections throughout the area to places of interest, neighbourhood centres and public transport. Existing routes, principal points of interest, views and landscape features will influence the urban form. Public spaces must be well integrated within a wider movement network to ensure active use. Neighbourhood centres and other key hubs should incorporate a range of uses to promote vibrant places and support public transport.
Key Design Requirements

An objective of Fife Council in the development of Dunfermline as a Strategic Land Allocation is to ensure that exemplar principles are met. These principles and best practice guidelines are set out in a number of documents including the Fife Masterplans Handbook (2007), the Fife Urban Design Guide (2005), Transportation guidance Designing Streets (2009), PAN 83: Masterplanning and Local Plan policies. Development proposals will also be supported by the use of design briefs, statement and design codes.

The Strategic Land Allocation will cater for a range of housing needs and provide a wide choice in tenure, house type and size of property. Residential areas will vary in density and it is anticipated that higher density will be located around neighbourhood centres (potentially above retail and commercial ground floor uses), public transport nodes and at key gateways. The framework identifies locations for three average density ranges of:

- High density – 50 units per hectare
- Medium density – 30 units per hectare; and
- Low density – 20 units per hectare.

25% of housing units, i.e. 1,050 will be affordable and these will be provided on site.

Development must be arranged to allow direct and frequent connections throughout the area, to areas of interest, neighbourhood centres and public transport. Existing routes, principal points of interest, views and landscape features will influence the urban form. Public spaces must be well integrated within a wider movement network to ensure active use. Neighbourhood centres and other key hubs should incorporate a range of uses to promote vibrant places and support public transport. Residential streets must be designed to provide a higher priority to pedestrians and cyclists and function as well-designed places in their own right.

New housing should include strong building lines and active frontages along pedestrian and vehicle routes. Prominent buildings and nature features should be utilised to act as focal points and gateways, arterial routes and strategic views should be protected, enhanced and created. Points of arrival must be designed to recognise their importance in relaying the overall character of a place. These areas must protect existing characteristics (such as key views) and use the new urban form to reinforce local identity.

The style and detail of development (layout, materials and urban form) must respect local architecture and take account of local character. Key elevations and gables should incorporate architectural elements to emphasise their importance.

Public art should be integrated into the development where appropriate with its detail and location being agreed as part of the masterplanning process. Art should reflect
the local history, landscape or natural heritage of the area and the design of the new
development.

Greenspace, Landscape Conservation and Management

A network of green spaces will be provided that complement existing landscape
features and provide linkages between areas of open space and the wider landscape.
This will include the prominent ridges, the proposed green belt and the existing open
space, including Pittencrieff Park. The setting of, and views into and out of
Pittencrieff Park will be protected as part of this process. Connectivity of green space
including the provision of quality path networks and habitats are key to meeting the
objective of sustainable places.

Different types of greenspace will be provided, including that with a sub regional
function, areas of incidental tree planting and that which provides a landscape setting.
Areas of strategic greenspace and the green network are identified in Diagram 1.
More detail will be added through the Masterplanning process which will clearly
identify new structural planning and demonstrate its relationship to the existing
landscape character.

Sustainable Drainage Systems (SuDS) shall form part of a public space hierarchy. In
particular, SuDS facilities shall be designed so as to allow their full integration into
both the landscape structure and the community into which they will be located. In
this regard SuDS facilities should avoid the use of barriers that isolate them from the
community – rather they should be open and accessible allowing activity at their
fringes and providing a valuable resource for supporting biodiversity. SuDS will only
be adopted by Scottish Water where they comply with its specification.

Energy Conservation and Renewable Energy

In order to achieve the objective of creating low and zero carbon communities, new
housing development will incorporate energy efficient features and on-site zero or
low carbon equipment. This will include small scale renewables/micro generation.
Land for local energy generation will be identified through the Masterplanning
process, making best use of the local climate, topography and landscape.

Transport and Infrastructure

There are a significant number of strategic transportation proposals in the vicinity of
the Dunfermline Strategic Land Allocation, including the provision of a Replacement
Forth Crossing; proposals for a segregated public transport corridor in the Forth
Bridgehead area; the Charlestown Rail Junction; a Rosyth bypass; and additional park
and ride facilities. These proposals present opportunities to open up the western side
of Dunfermline to more sustainable forms of transport.

A Transportation Assessment will be carried out to determine the transportation
requirements for the new development. This will include Bus Rapid Transit routes,
local bus routes, walking and cycling routes and road traffic routes. Routes identified
in Diagram 1 are indicative only at this stage.
Within the Strategic Land Allocation a distributor road running along the western edge of the city will be required. The provision for funding to enable the construction of the main distributor road will be agreed in advance through a financial framework.

Developing neighbourhoods near to existing and future development and infrastructure helps to support existing facilities provides support for new development and reduces the need to travel. The neighbourhoods have been designed to be within 10 minutes walking distance of existing and proposed facilities. Integrated within this set of walkable neighbourhoods is a new public transport system based on an integrated street system linking the new areas.

Community Facilities

A key aspect of the development in the Dunfermline Strategic Land Allocation is the creation of neighbourhood centres which will be capable of accommodating a range of retail, commercial, community and healthcare uses. The centres should be easily accessible by public transport, foot and bicycle. Each centre will be designed to encourage safe pedestrian/cycle activity in order to reduce car journeys.

The precise location of these facilities will be determined through more detailed Masterplanning which should include provision for the following facilities;

- 3 primary schools (2 located in the south west and 1 in the north).
- 1 secondary school in the south west.
- Healthcare facilities.
- Leisure facilities (e.g. restaurants and/or public houses).
- Community facilities as required (e.g. library, church, cemetery). Some of these facilities could be co-located with schools.
- Small areas of public open space including play areas.
- Local green corridors linking with strategic green infrastructure.
- Recycling facilities.

Business Development

A maximum of 80 hectares of business and employment land is identified by the Fife Structure Plan for the Dunfermline Strategic Land Allocation. Business land will be dispersed throughout each neighbourhood to help create local employment opportunities. Approximately 60 hectares of the employment land will be located to the south west of the framework area, next to Pitreavie Business Park and in the vicinity of the replacement Forth Bridge, the proposed Rosyth Bypass, public transport corridor and other employment and training opportunities at the Port of Rosyth, thus providing the opportunity to create a new ‘gateway’ entrance into Dunfermline.

Masterplanning

The progression of the development of the sites identified must be through a Masterplanning exercise, agreed by Fife Council. It must be produced in line with the
Fife Masterplans Handbook. It is anticipated that more than one Masterplan will be produced reflecting the nature and phasing of the sites. All Masterplans will be subject to Environmental Assessments. The scope of these will be agreed with Fife Council during the early stages of the Masterplan process.

**Developer Contributions**

The Dunfermline Strategic Land Allocation will be required to contribute towards the provision of infrastructure. Infrastructure and facilities that developers will be expected to provide or contribute towards include:

- Provision of a new secondary school.
- Provision of three primary schools.
- Contribution to strategic transport network improvements.
- Provision of local transport infrastructure and road/junction improvements.
- Provision of pedestrian and cycle links, both within the site and linking to existing external networks.
- Provision of community facilities within the site.
- Provision of Sustainable Drainage Systems.
- Provision of structural planting to provide a green network across the site.
- Contribution to public transport within the site and to the wider area.

Full details are set out in the Local Plan Financial Framework.

**Submission of Planning Application**

Planning applications must conform to the principles included in this framework and be fully supported by detailed design briefs and statements as set out above.
Diagram 1: Dunfermline Strategic Land Allocation Framework

This diagram reflects the boundary changes introduced by the Examination process. Phasing, land uses and densities will be determined further through the masterplan process and the forthcoming local development plan.
### Dunfermline - Local Plan Proposals and Developer Requirements

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<tr>
<th>Proposals Map Reference</th>
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<tr>
<td>DUN 001</td>
<td>5-7 Comley Park</td>
<td>0.3</td>
<td>Housing</td>
<td>5</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 002</td>
<td>6 Hill Street</td>
<td>&lt;0.1</td>
<td>Housing</td>
<td>6</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
</tbody>
</table>
| DUN 003                 | 9 -27 Bruce Street         | 0.2       | Housing        | 5                                          | Private sector | This site has planning permission for housing.  
Development is under construction.                                                        |
| DUN 004                 | Beveridge House            | <0.1      | Housing        | 6                                          | Private sector | This site has planning permission for housing.                                                      |
| DUN 005                 | Brucefield Hotel           | 0.2       | Housing        | 6                                          | Private sector | This site has planning permission for housing.                                                      |
| DUN 006                 | East Dunfermline North A   | 11.3      | Housing        | 180 (170)                                  | Private sector | This site has outline planning permission for housing.  
A Flood Risk Assessment requires to be undertaken prior to development on this site. |
| DUN 007                 | Duloch Park North          | 2.2       | Housing        | 37                                         | Private sector | This site is under construction.                                                                |
| DUN 008                 | East Dunfermline North C   | 7.3       | Housing        | 130 (170)                                  | Private sector | This site has outline planning permission for housing.  
A Flood Risk Assessment requires to be undertaken prior to development on this site. |
<p>| DUN 009                 | East Dunfermline           | 6.3       | Housing        | 84                                         | Private sector | This site has planning permission for housing.                                                      |</p>
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<tr>
<td></td>
<td>North G1</td>
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<td>DUN 010</td>
<td>East Dunfermline North G2</td>
<td>3.1</td>
<td>Housing</td>
<td>18</td>
<td>Private sector</td>
<td>This site has planning permission for housing. This site is under construction.</td>
</tr>
<tr>
<td>DUN 011</td>
<td>East Dunfermline North G3</td>
<td>3.2</td>
<td>Housing</td>
<td>21</td>
<td>Private sector</td>
<td>This site has planning permission for housing. This site is under construction.</td>
</tr>
<tr>
<td>DUN 012</td>
<td>East Dunfermline North H</td>
<td>7.8</td>
<td>Housing</td>
<td>101</td>
<td>Private sector</td>
<td>This site has planning permission for housing. Under construction.</td>
</tr>
<tr>
<td>DUN 013</td>
<td>Campbell Street</td>
<td>2.2</td>
<td>Housing</td>
<td>184</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 014</td>
<td>Inchkeith Drive</td>
<td>1.0</td>
<td>Housing</td>
<td>30</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 015</td>
<td>Kingdom Gateway C</td>
<td>4.2</td>
<td>Housing</td>
<td>56</td>
<td>Private sector</td>
<td>This site has planning permission for housing. This site is under construction.</td>
</tr>
<tr>
<td>DUN 016</td>
<td>90 Campbell Street</td>
<td>0.2</td>
<td>Housing</td>
<td>24</td>
<td>Private Sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 017</td>
<td>72 – 78 Campbell Street</td>
<td>0.1</td>
<td>Housing</td>
<td>12</td>
<td>Private Sector</td>
<td>This site has planning permission for housing. This development is under construction.</td>
</tr>
<tr>
<td>DUN 018</td>
<td>East Dunfermline North F</td>
<td>12.2</td>
<td>Housing</td>
<td>84</td>
<td>Private sector</td>
<td>This site has planning permission for housing. This site is under construction.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
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<tr>
<td>DUN 019</td>
<td>Kingdom Gateway G</td>
<td>8.4</td>
<td>Housing</td>
<td>139</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 020</td>
<td>Inchkeith Drive 178</td>
<td>0.2</td>
<td>Housing</td>
<td>5</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 021</td>
<td>Kingdom Gateway EF1</td>
<td>3.2</td>
<td>Housing</td>
<td>110</td>
<td>Private Sector and/or Registered Social Landlord</td>
<td>This site has planning permission for housing.</td>
</tr>
</tbody>
</table>
| DUN 022                | Kingdom Gateway EF2 | 2.3      | Housing        | 80                                                            | Private Sector | This site has planning permission for housing.  

A Flood Risk Assessment requires to be undertaken prior to development on this site. |
| DUN 023                | Kingdom Gateway EF3 | 5.6      | Housing        | 90 (105)                                                      | Private Sector | This site has planning permission for housing.  

A Flood Risk Assessment requires to be undertaken prior to development on this site. |
<p>| DUN 024                | Trondheim         | 2.5       | Housing        | 80                                                            | Private sector | This site has planning permission for housing. |</p>
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
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</thead>
<tbody>
<tr>
<td>DUN 025</td>
<td>Kingdom Gateway EF4</td>
<td>1.7</td>
<td>Housing</td>
<td>54</td>
<td>Private Sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 026</td>
<td>Wardlaw Crescent</td>
<td>1.6</td>
<td>Housing</td>
<td>6</td>
<td>Housing Association</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 027</td>
<td>Kingdom Gateway EF5</td>
<td>1.3</td>
<td>Housing</td>
<td>27</td>
<td>Private Sector</td>
<td>This site has planning permission for housing and is under construction.</td>
</tr>
<tr>
<td>DUN 028</td>
<td>Woodmill Filling Station</td>
<td>0.3</td>
<td>Housing</td>
<td>12</td>
<td>Private sector</td>
<td>This site has outline planning permission for housing.</td>
</tr>
<tr>
<td>DUN 029</td>
<td>East Dunfermline North B</td>
<td>8.1</td>
<td>Housing</td>
<td>180</td>
<td>Private sector</td>
<td>This site has outline planning permission for housing.</td>
</tr>
<tr>
<td>DUN 030</td>
<td>East Fod</td>
<td>6.8</td>
<td>Housing</td>
<td>0 (200)</td>
<td>Private sector</td>
<td>Preferred use for the site is housing:</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>• Urban design framework and Masterplan to be prepared by developer.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>• Framework and Masterplan to include adjacent southern site and primary school.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>• Masterplan to be prepared for housing</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
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</tr>
<tr>
<td>DUN 031</td>
<td>Kingdom Gateway HI</td>
<td>9.4</td>
<td>Housing</td>
<td>274</td>
<td>Private sector</td>
<td>This site has outline planning permission for housing.</td>
</tr>
<tr>
<td>DUN 032</td>
<td>Masterton Farm</td>
<td>1.1</td>
<td>Housing</td>
<td>35</td>
<td>Private Sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 033</td>
<td>Rear of 179 Rumblingwell</td>
<td>1.0</td>
<td>Housing</td>
<td>35</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 034</td>
<td>South Fod Farm</td>
<td>2.6</td>
<td>Housing</td>
<td>26</td>
<td>Private Sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 035</td>
<td>The Roadhouse</td>
<td>0.5</td>
<td>Housing</td>
<td>48</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>DUN 036</td>
<td>Leys Park Road</td>
<td>0.9</td>
<td>Housing</td>
<td>60</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 037</td>
<td>110 Halbeath Road</td>
<td>0.1</td>
<td>Housing</td>
<td>9</td>
<td>Private sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>DUN 038</td>
<td>31A Parkneuk</td>
<td>0.4</td>
<td>Housing</td>
<td>5</td>
<td>Private Sector</td>
<td>This site has outline planning permission for</td>
</tr>
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<td>Proposals Map Reference</td>
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<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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<tr>
<td>Road</td>
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<td>housing.</td>
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<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>DUN 039 Allan Crescent</td>
<td>0.5</td>
<td>Housing</td>
<td>14</td>
<td>Housing Association</td>
<td>This site has planning permission for housing.</td>
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<td></td>
<td>This site has planning permission for housing and/or other uses.</td>
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<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>DUN 040 Blacklaw Road</td>
<td>4.7</td>
<td>Housing</td>
<td>131</td>
<td>Fife Council</td>
<td>This site has planning permission for housing.</td>
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<td></td>
<td>This site has planning permission for housing and/or other uses.</td>
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<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>DUN 041 Land North of Yewtree House, Masterton</td>
<td>0.6</td>
<td>Housing</td>
<td>16</td>
<td>Private Sector</td>
<td>This site has planning permission for housing.</td>
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<td></td>
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<td></td>
<td>The site is proposed for residential development to complete an existing development area.</td>
</tr>
<tr>
<td>DUN 042 North West Corner of Whitefield Road</td>
<td>0.5</td>
<td>Housing</td>
<td>13</td>
<td>Private Sector</td>
<td>Residential development preferred. The new</td>
<td></td>
</tr>
<tr>
<td>DUN 043 South West Corner</td>
<td>0.4</td>
<td>Housing</td>
<td>11</td>
<td>Private Sector</td>
<td></td>
<td></td>
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<tr>
<td>Proposals Map Reference</td>
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<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
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<tr>
<td></td>
<td>of Whitefield Road</td>
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<td></td>
<td></td>
<td></td>
<td>Development will be integrated with existing development area through design, building materials and layout. A design statement will accompany any development proposal for approval by Fife Council.</td>
</tr>
<tr>
<td>DUN044</td>
<td>Meadowland</td>
<td>6.5</td>
<td>Housing/part protected open space</td>
<td>70-90</td>
<td>Private Sector</td>
<td>Development proposals to satisfactorily mitigate noise from the M90, provide an appropriate standard of landscaping along the M90 frontage, take account of any coal mining issues that may affect development, and to include a transport assessment.</td>
</tr>
<tr>
<td>DUN045</td>
<td>Lynebank Hospital</td>
<td>3.7</td>
<td>Housing</td>
<td>100</td>
<td>Private Sector</td>
<td>A masterplan may be requested for the hospital complex as a whole so that the access proposals for this site can be considered alongside the access proposals for other sites that may come forward for redevelopment within the grounds of the hospital.</td>
</tr>
<tr>
<td>DUN046</td>
<td>Land at Masterton(west of</td>
<td>1.9</td>
<td>Housing</td>
<td>40-45</td>
<td>Private Sector</td>
<td>This site is identified as a Local Plan allocation.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td>DUN 047</td>
<td>Carnegie Campus 3</td>
<td>1.9</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business use. Class 4 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
<tr>
<td>DUN 048</td>
<td>Carnegie Campus 1</td>
<td>9.0</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Scottish Enterprise/Fife Council</td>
<td>New development will be restricted to business use. Class 4 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
<tr>
<td>DUN 049</td>
<td>Elgin Street 1E</td>
<td>1.3</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry and storage/distribution. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>DUN 050</td>
<td>Axis Point</td>
<td>5.3</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry and</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td>DUN 051</td>
<td>Calais Muir</td>
<td>8.4</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry and storage/distribution uses (classes 4, 5 and 6 respectively of the Town and Country Planning (Use Classes)(Scotland) Order 1997). Development proposals will include structural landscaping along M90 frontage.</td>
</tr>
<tr>
<td>DUN 052</td>
<td>Calais Muir</td>
<td>25.3</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry, and storage/distribution uses (classes 4, 5 and 6 respectively of the Town and Country Planning (Use Classes)(Scotland) Order 1997). Development proposals to include structural landscaping along M90 frontage. High quality</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>building design, orientation and layout will enhance views from and to district road/s and M90.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>DUN 053</td>
<td>Carnegie Campus 2</td>
<td>0.4</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business. Class 4 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
<tr>
<td>DUN 054</td>
<td>Land to East of Inchkeith Drive</td>
<td>0.2</td>
<td>Retail</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>Site has planning permission for retail and hot food takeaway to be developed in accordance with Development Brief to acknowledge planning permission for site.</td>
</tr>
<tr>
<td>DUN 055</td>
<td>Pitreavie Drive</td>
<td>0.3</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business. Class 4 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
<tr>
<td>DUN 056</td>
<td>Calais Muir</td>
<td>5.4</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Scottish</td>
<td>New development will be restricted to</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td></td>
<td>(North)</td>
<td></td>
<td></td>
<td></td>
<td>Enterprise</td>
<td>business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997. Development proposals to include structural landscaping along M90 frontage. High quality building design, orientation and layout will enhance views from and to district road/s and M90.</td>
</tr>
<tr>
<td>DUN 057</td>
<td>Pitreavie Way</td>
<td>4.4</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>DUN 058</td>
<td>Carnegie Campus</td>
<td>1.1</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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<tr>
<td></td>
<td>Freescale Extension</td>
<td>14.9</td>
<td>Employment</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry, and storage/distribution uses (classes 4, 5 and 6 respectively of the Town and Country Planning (Use Classes)(Scotland) Order 1997)</td>
</tr>
<tr>
<td></td>
<td>Aberdour Road, Dunfermline</td>
<td>0.6</td>
<td>Leisure / Community Facility</td>
<td>Not Applicable</td>
<td>Fife Council</td>
<td>Preferred use is for leisure / community uses.</td>
</tr>
</tbody>
</table>
|                          | South of Elliot Street | 1.7       | Brownfield Opportunity Site | Not Applicable                                              | Private Sector | The preferred use for the site is employment. The development will be:  
  - Fully serviced.  
  - Adequately separated from adjoining |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
</table>
| DUN 062                 | Paton Street North | 1.5       | Brownfield Opportunity Site | 30                                                            | Private sector | The preferred uses for the site are housing or employment. A Flood Risk Assessment requires to be undertaken prior to development on this site. If the site is to be developed for both housing and employment, the housing must cross subsidise the employment provision. The employment land development will be:  
• Restricted to business, general industry, storage/distribution uses. Classes 4, 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.  
• Fully serviced.  
• Appropriately separated from the adjoining uses.  
• Phased in such a way as to release the |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>DUN 063 Paton Street South</td>
<td>1.0</td>
<td>Brownfield Opportunity Site</td>
<td></td>
<td>Private sector</td>
<td>employment land/premises proportionately and in advance of the completion of the housing within any phase.</td>
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<tr>
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<td></td>
<td>The preferred uses for the site are housing or employment. If the site is to be developed for both uses (housing and employment) the housing must cross subsidise the employment provision. The development will be:</td>
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<tr>
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<td></td>
<td>• Restricted to business, general industry, storage/distribution uses. Classes 4, 5 &amp; 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997;</td>
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<td>• Fully serviced;</td>
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<td></td>
<td>• Appropriately separated from the employment and adjoining uses.</td>
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<tr>
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<td></td>
<td></td>
<td>• Phased in such a way as to release the</td>
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<td>Proposals Map Reference</td>
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<td>employment land/premises proportionately and in advance of the completion of the housing within any phase.</td>
</tr>
<tr>
<td>DUN 064</td>
<td>School Row</td>
<td>0.9</td>
<td>Brownfield Opportunity Site</td>
<td>20</td>
<td>Private sector</td>
<td>The preferred use for the site is housing.</td>
</tr>
<tr>
<td>DUN 065</td>
<td>Rolland Street /Moodie Street</td>
<td>0.1</td>
<td>Brownfield Opportunity Site</td>
<td></td>
<td>Fife Council/Private Sector</td>
<td>Development must secure townscape enhancement and landscape improvements.</td>
</tr>
<tr>
<td>DUN 066</td>
<td>Priory Lane West</td>
<td>&lt;0.1</td>
<td>Brownfield Opportunity Site</td>
<td></td>
<td>Fife Council/Private Sector</td>
<td>Development must secure townscape enhancement and landscape improvements.</td>
</tr>
<tr>
<td>DUN 067</td>
<td>Priory Lane / New Row Corner</td>
<td>&lt;0.1</td>
<td>Brownfield Opportunity Site</td>
<td></td>
<td>Fife Council/Private Sector</td>
<td>Development must secure townscape enhancement and landscape improvements.</td>
</tr>
<tr>
<td>DUN 068</td>
<td>New Row / Park Avenue</td>
<td>&lt;0.1</td>
<td>Brownfield Opportunity Site</td>
<td></td>
<td>Fife Council/Private Sector</td>
<td>Development must secure townscape enhancement and landscape improvements.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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<tr>
<td>DUN 069</td>
<td>Viewfield House Car Park</td>
<td>&lt;0.1</td>
<td>Brownfield Opportunity Site</td>
<td></td>
<td>Fife Council/Private Sector</td>
<td>Development must secure townscape enhancement and landscape improvements.</td>
</tr>
<tr>
<td>DUN 070</td>
<td>Chalmers Street</td>
<td>&lt;0.1</td>
<td>Brownfield Opportunity Site</td>
<td></td>
<td>Fife Council/Private Sector</td>
<td>Development must secure townscape enhancement and landscape improvements.</td>
</tr>
</tbody>
</table>
| DUN 071                 | Randolph St, City Centre        | 0.2       | Brownfield Opportunity Site     | Not known                                                     | Fife Council/Private Sector     | Preferred uses business, housing and open space. Design statement will be required given prominent central location. Development will include:  
  - High density uses respecting adjacent building heights including flatted development, retail and office uses.  
  - Other suitable commercial uses such as hotel, restaurant or specialist retail provision.  
  - Visual links maintained where possible with adjacent land uses including nearby bus station. This should include open space or path |


<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
</table>
| DUN 072                 | Pittencrieff Street | 0.8       | Brownfield Opportunity Site | Not known                                                 | Development Brief approved August 2006. Key principles are:  
  • Mixed housing development of affordable houses and flats adjacent to city centre  
  • Enhance the western gateway to Dunfermline through distinctive contemporary and contextual architecture.  
  • Provide a strong building line along Pittencrieff Street.  
  Potential overlaps with proposed Dunfermline strategic transportation networks. (Light Rapid Transit route/s) |                                                             |
| DUN 073                 | Walmer Drive  | 1.4       | Brownfield Opportunity Site | Not Applicable                                            | Fife Council/Private Sector | Preferred use housing, car parking and leisure. Key elements include:  
  • A multi-storey car park with capacity |
<table>
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<tr>
<th>Proposals Map Reference</th>
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<tbody>
<tr>
<td></td>
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<td>for 400 vehicles.</td>
</tr>
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<td></td>
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<td></td>
<td>• High density residential development specifically flats, terraces or townhouses.</td>
</tr>
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<td></td>
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<td></td>
<td>• Leisure use including a restaurant or gallery building capitalising on the central location and southern views.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>• Commercial units at ground floor level on the New Row frontage.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>Development to take account of previously approved development brief</td>
</tr>
<tr>
<td>DUN 074</td>
<td>Dunfermline SLA, Rosyth and Inverkeithing Light Rapid Transit</td>
<td>Path/ Road / Railway</td>
<td>Not Applicable</td>
<td>Fife Council / SEStran / Transport Scotland</td>
<td>Proposed Light Rapid Transit (LRT) corridor will link all areas of Dunfermline and new developments to Rosyth and/or the Forth bridgehead. The proposal will include:</td>
<td></td>
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<tr>
<td></td>
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<td></td>
<td>• Road improvement proposals at Appin Crescent, Halbeath and Coal Road as detailed in the West Area Transport Plan.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
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<td></td>
<td>• Road, cycle, footway corridors to serve northern/western housing. Links from Dunfermline North to Halbeath are indicative.</td>
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<tr>
<td>DUN 075</td>
<td>Elgin Street, Dunfermline Link Road</td>
<td></td>
<td>Path/ Road / Railway</td>
<td>Not Applicable</td>
<td>Fife Council</td>
<td>Link Road between Elgin Street and Forth Street</td>
</tr>
<tr>
<td>DUN 076</td>
<td>Appin Crescent Bypass</td>
<td></td>
<td>Path/ Road / Railway</td>
<td>Not Applicable</td>
<td>Fife Council</td>
<td>Diversion to north of Appin Crescent at Leys Road, Dunfermline</td>
</tr>
<tr>
<td>DUN 077</td>
<td>Charlestown Rail Junction, Dunfermline - Additional Southern Link</td>
<td></td>
<td>Path/ Road / Railway</td>
<td>Not Applicable</td>
<td>Fife Council</td>
<td>Link between Dunfermline to Stirling Rail Line and Fife Circle Line. Transport Scotland require to be consulted on this proposal</td>
</tr>
<tr>
<td>DUN 078</td>
<td>Northern Expansion Link Road</td>
<td></td>
<td>Path / Road / Railway</td>
<td>Not Applicable</td>
<td>Private Sector</td>
<td>Link road between eastern edge of Dunfermline SLA North and Halbeath shown as an indicative route for possible future development.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
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</tr>
<tr>
<td>DUN 079</td>
<td>Road Links into Northern SLA Development Area</td>
<td>Path /Road / Railway Not Applicable</td>
<td>Private Sector</td>
<td>Roads to serve northern part of Strategic Land Allocation.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DUN 080</td>
<td>Lyneburn Bypass</td>
<td>Path / Road / Railway Not Applicable</td>
<td>Fife Council</td>
<td>Road to north of Halbeath Road from Halbeath Drive / Whitfield Road to Western Roundabout at Halbeath Retail Park.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| DUN 081                 | Abbeyview Centre | 1.5 Other Proposal Not Applicable | Fife Council | Redevelopment of existing Abbeyview housing and shopping centre.  
  • Any new development must replace or refurbish existing housing and retail units. |
| DUN 082                 | Halbeath Retail Park Extension, Dunfermline | 4.2 Other Proposal Not Applicable | Private Sector | The development will be subject to the S.75 Agreement attached to the outline planning permission specifying the:  
  • range of goods which can be sold.  
  • area of the permitted floor space for associated goods, of the permitted floor space for electrical goods, and of the permitted mezzanine floor space. |
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Financial contributions to Fife Council for the loss of employment land and for off-site road improvements.</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
</tbody>
</table>
| DUN 083                 | Halbeath South | 20.9      | Other Proposal | See Developer Requirement.                                    | Fife Council / Private Sector | Preferred use for the site is housing on sites DUN 006 and DUN 030 (Total 380 houses):  
  - Urban design framework and Masterplan to be prepared by developer.  
  - Framework and Masterplan to include adjacent southern site and primary school.  
  Masterplan to be prepared for housing and community uses including road network and streetscape improvements.                                                                                           |
<p>| DUN084                  | Dunfermline    | 0.6       | Other Proposal | Not known                                                     | Private Sector        | The site is to be developed for mixed uses.                                                                                                                                                           |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td></td>
<td>Town Centre (land to rear of City Chambers)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Any new development or redevelopment should incorporate uses suitable for this city centre location and respect the historic character and sensitive nature of the site and surrounding area. Uses may include: • retail: • improved/repaired City Chamber; • hotel, • leisure uses, such as café/restaurant/bar; • public Square; • car park facilities • civic/cultural uses • possible office and/or residential.</td>
</tr>
<tr>
<td>DUN 085</td>
<td>Dunfermline Strategic Land Allocation</td>
<td>290.4</td>
<td>Strategic Land Allocation See Development Framework</td>
<td>(4,200)</td>
<td>Private Sector</td>
<td>It is anticipated that more than one Masterplan will be produced reflecting the nature requirements and phasing of the sites. In summary these requirements include:</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
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<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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</tr>
</tbody>
</table>
|                         |          |           |                |                                                               |             | • 4200 houses phased over the period to 2026  
• 80 ha of employment land.  
• Capacity for further housing and employment growth post 2026.  
• 3 new primary schools and a new secondary school.  
• Strategic and local road improvements.  
• Public transport facilities and services.  
• Local shops and services, including health care.  
• Public art.  
• Open space and landscape improvements. |

The layout of all new development will follow urban design principles. Existing routes, principal points of interest, views and landscapes feature will influence the layout.
<table>
<thead>
<tr>
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</thead>
</table>

New housing should incorporate:
- Energy efficient features and on-site zero or low carbon equipment.
- Strong building lines and active frontages along pedestrian and vehicle routes.
- New and existing gateways, arterial routes and strategic views.
- Public Art.

In addition the Dunfermline SLA will cater for a range of housing needs and provide a wide choice in tenures, house types and sizes of property. This includes:
- High density – 50 units per hectare
- Medium density – 30 units per hectare; and
- Low density – 20 units per hectare

Indicative protected open space is shown along the southern edge of the northern part of
<table>
<thead>
<tr>
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<tr>
<td></td>
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<td></td>
<td>the Strategic Land Allocation at West Baldridge. This will be delineated in detail as part of the Masterplanning exercise. The purpose is to define existing and new development areas. Provision should also be made for an urban park within the masterplan area for this part of the strategic land allocation, and the community shall be consulted on its exact location and form. The urban park may extend beyond the boundary of the masterplan area. A landscaping framework of a minimum of 58ha requires to be provided as part of the south western strategic land allocation. Detailed proposals, including the exact extent and nature of the framework, should be formulated as part of the masterplanning exercise. The framework shall be secured through an agreement with the developer. The framework is required to ensure that the</td>
</tr>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>DUN 086</td>
<td>Dunfermline West/Crossford</td>
<td>775.9</td>
<td>Green Belt</td>
<td>Not Applicable</td>
<td>Fife Council</td>
<td>The proposed Green Belt will extend from the proposed strategic development along the western edge of the city across to the settlement boundary of Crossford. The exact boundary will be defined by the Masterplanning of the Strategic Land Allocation. However, in all instances the land use and policy protection afforded through designation in the Local Plan remains. The proposed route of the western distributor road, required for development to take place on the western side of the city, will also seek to reflect the characteristics of an intact rural landscape. A principal objective remains protecting the city setting.</td>
</tr>
<tr>
<td>DUN 087</td>
<td>Halbeath East</td>
<td>2.7</td>
<td>Area of Mixed Use</td>
<td>Not</td>
<td>Not Applicable</td>
<td>The site will be developed for mixed use,</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
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<td>Use Class/type</td>
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<tr>
<td>DUN 088</td>
<td>Dover Heights</td>
<td>12.4</td>
<td>Area of Mixed Use / Employment</td>
<td>120-220</td>
<td>Scottish Enterprise/Fife Council</td>
<td>Restricted to business, community, leisure and residential uses. Any residential development on site should be linked to the provision of infrastructure on employment land locally through a legal agreement.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.11 High Valleyfield Settlement Plan

High Valleyfield

High Valleyfield is constrained to the north by the A985, to the south by the adjacent settlement of Low Valleyfield, whilst the B9037 provides a western boundary and the valley of the Bluther Burn marks the eastern edge. High Valleyfield is the largest of a group of settlements that include Culross, Low Valleyfield, Newmills and Torryburn and there is scope to centre the provision of employment for the cluster of settlements here. Additional housing would, similarly, serve the cluster of settlements. All benefit from existing public transport links.

Population: 1,668

The planning issues to be addressed in this Local Plan are:

- Supporting the provision of employment land within High Valleyfield to promote economic growth.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>HVF 001</td>
<td>Woodhead Farm</td>
<td>1.5</td>
<td>Housing</td>
<td>31</td>
<td>Private Sector</td>
<td>This site has planning permission for housing. The site is under construction.</td>
</tr>
<tr>
<td>HVF 002</td>
<td>Land to the north of Woodhead Farm Road and East of the B9037</td>
<td>6.1</td>
<td>Other Proposal</td>
<td>50</td>
<td></td>
<td>This site is part of the Strategic Housing Land Allocation for West Villages. The site will also provide employment land to serve a cluster of settlements.</td>
</tr>
</tbody>
</table>
### Provisions

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<tr>
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</table>
| Road     |           |                |                                                             |             | surrounding settlements. A masterplan will be prepared by landowners in conjunction with the council for the full site area showing the allocation of land uses, access and infrastructure arrangements, structural landscaping and development phasing. Key requirements include:  
  - Serviced employment land will occupy approximately 50% of the total developable site area.  
  - A financial contribution from housing development on site towards provision of on site serviced employment land to be secured through an appropriate legal agreement.  
  - Access road from B9037 road to be upgraded.  
  - Open space provision close to spine pathway through the village.  
  - Provision of pedestrian access to the school.  
  - Upgrading of the access route to Valleyfield Woodland Park.  
  - Road and path connections to the surrounding area. |
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<tr>
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</thead>
<tbody>
<tr>
<td>HVF 003</td>
<td>Abbey Street</td>
<td>&lt;0.1</td>
<td>Brownfield Opportunity Site</td>
<td>10</td>
<td>Fife Council</td>
<td>Preferred use housing.</td>
</tr>
<tr>
<td>HVF 004</td>
<td>Chapel Place/Carlisle Street</td>
<td>0.3</td>
<td>Brownfield Opportunity Site</td>
<td>10</td>
<td>Fife Council</td>
<td>Preferred use housing.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.12 Inverkeithing Settlement Plan

Inverkeithing

Inverkeithing lies to the north of the Forth Estuary and to the east of the M90 corridor. It lies within the coastal development zone identified within South West Fife. It is identified as a Strategic Land Allocation area in the Fife Structure Plan 2006 – 2026. The town is physically constrained to the west and south. Inverkeithing Bay and surrounding land uses have been the subject of options appraisal and concept planning since 2004 and these processes have informed this Local Plan.

Development potential on previously developed sites within the town and Inverkeithing Bay is restricted by ground conditions, access and adjacent uses. The Local Plan however addresses the requirement for a Strategic Land Allocation by designating land for future development on brownfield opportunity sites, including Prestonhill Quarry. Housing-led regeneration is the principal theme of the allocation. The objective is to support the future growth of the town in accordance with the Fife Structure Plan, whilst also recognising local need for affordable housing and improved access or environmental improvements at the Bay.

The Strategic Land Allocation will help facilitate the regeneration of existing Council housing stock, specifically that at and adjacent to Fraser Avenue. Re-development of brownfield opportunity sites within the Bay, will integrate with existing and replacement housing, community facilities, open space and road networks through master planning. Regeneration will be delivered by developers, landowners and relevant public agencies with legal agreements ensuring that this is delivered.

The examination of the local plan has concluded that an overall strategy is required for delivering the structure plan housing land requirement in the town, in response to changing circumstances and uncertainty over the future release of land and its capacity for housing. It will consider the possible release of an appropriate area of land at Spencerfield. The strategy will be prepared through the local development plan process.

The town centre is important for local retail provision and services. The Local Plan supports this by designating a town centre boundary and supporting, where opportunities arise, infill development and streetscape enhancement. Within Inverkeithing Conservation Area the area to the east of the town centre contains important historic riggs. These are protected by Local Plan policy.

Population: 5,207
The planning issues to be addressed in this Local Plan are:

- Meeting the housing requirement for the Local Plan period identified in the Fife Structure Plan 2006 – 2026.
- Securing housing regeneration through integrated new development.
- Preventing coalescence with Dalgety Bay.
- Achieving an acceptable after-use for Prestonhill Quarry.
- Addressing the future of the disused Caldwell Mill to secure good quality employment land and premises. Housing development may also be acceptable.
- Identifying the acceptable after use of Cruicks Quarry and redevelopment of the scrap metal merchants.
- Delineating a local neighbourhood shopping area to support retail and local service provision.
- Enhancing and protecting the setting of Inverkeithing Bay.
- Ensuring new development has good walking and cycling links to the town centre and rail station.
- Establishing a long term boundary of the Local Landscape Area.
- The designation of sections of the coastline as both sites of special scientific interest and special protection area.

**Inverkeithing - Local Plan Proposals and Developer Requirements**

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>INV 001</td>
<td>Borelands Reservoir</td>
<td>0.7</td>
<td>Housing</td>
<td>15</td>
<td>Private Sector</td>
<td>This site has planning permission for housing and has been prepared to allow development to commence. A Flood Risk Assessment requires to be undertaken</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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</tr>
<tr>
<td>INV 002</td>
<td>The Royal</td>
<td>&lt;0.1</td>
<td>Housing</td>
<td>8</td>
<td>Private Sector</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>INV 003</td>
<td>Roods</td>
<td>2.6</td>
<td>Housing</td>
<td>50</td>
<td>Private Sector</td>
<td>This site is identified as a Local Plan allocation. New housing must address and resolve any road access constraints.</td>
</tr>
<tr>
<td>INV 004</td>
<td>Inverkeithing Strategic Land Allocation</td>
<td>36.5</td>
<td></td>
<td>418 (600) (Strategic housing land allocation)</td>
<td>Fife Council/Private Sector</td>
<td>The Strategic Land Allocation for Inverkeithing is land at Fraser Avenue and Barr Crescent, Prestonhill Quarry, Caldwell Mill and RM Supplies. This shall be subject of Masterplans completed in conjunction with community engagement for Fife Council approval. Proposals which achieve the vision to enhance Inverkeithing Bay will be supported. The component areas have the capacity to provide for the development of 600 houses which is the Strategic Housing Land Allocation for Inverkeithing for 2006 – 2026. The Structure Plan</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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</tbody>
</table>
| INV 004 (Part)         | Land at Fraser Avenue and Barr Crescent | | Housing | 267 (replacement of existing stock at Fraser Avenue and Barr) | Fife Council/ Private Sector | 2006 – 2026 requires 295 to be built prior to 2016. Of the balance of 305 houses, 205 are proposed 2016 – 2021 and a further 100 for the period 2021 – 2026. Key land use components across all proposed sites are:  
  - Mix of housing tenure and density.  
  - Integration of new development with existing housing stock.  
  - Contributions to replacement housing phased in accordance with a strategy agreed with Fife Council Housing Services.  
  - Provision of footpath and cycleway linkages.  
  - Provision of water, road and drainage networks.  
  This element of the Inverkeithing Strategic Land Allocation will provide for new or replacement housing development ensuring that at least an equivalent number of houses are provided. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
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<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td>Building orientation, and road and path layouts will be configured to integrate new development.</td>
</tr>
<tr>
<td>INV 005</td>
<td>Belleknowes IE</td>
<td>1.9</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>INV 006</td>
<td>Black Shed Site PH1</td>
<td>0.3</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
<tr>
<td></td>
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<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>INV 007</td>
<td>Belleknowes 2</td>
<td>1.1</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>New development will be restricted to business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
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</table>
| INV 012 INV 004 (Part) | Land at Prestonhill Quarry | 11.3 | Brownfield Opportunity Site | N/A | Fife Council/ Private Sector | This site is part of the Inverkeithing Strategic Land Allocation. Preferred use for the land at Prestonhill Quarry is hotel development or leisure and tourism enterprise and housing. Development in this sensitive location will utilise existing quarry features to provide a backdrop for hotel development. Notwithstanding previous permissions or land uses, quarry redevelopment must include:  
  - Restoration which secures the retention or enhancement of locally valued quarry faces to provide a backdrop for new development located within the quarry.  
  - New / improved vehicular access.  
  - Retention and enhancement of the existing Coastal Path with no significant development on the coastal fringe. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 010 INV 004</td>
<td>Caldwell Mill</td>
<td>7.3</td>
<td>Brownfield Opportunity Site</td>
<td>Part of 418 Part of (600)</td>
<td>Fife Council/</td>
<td>This site is part of the Inverkeithing Strategic Land Allocation. The Caldwell Mill site has potential for</td>
</tr>
</tbody>
</table>

Development proposals must take account of the following:
- To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA either alone or in combination with other plans or projects.
- All works on/along the sea wall will be restricted to avoid the winter period (September – March) when SPA birds will use the intertidal area.
- Development will be designed to minimise light pollution of areas supporting SPA birds.”
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
</table>
| (Part)                  |          |           |                |                                                              | Private Sector | housing redevelopment and business, commercial or leisure use subject to addressing the current noise and amenity issues at the scrap merchants opposite. Townhouse or flatted development is envisaged where appropriate. Important considerations are:  
  • Access improvements including local road network upgrades.  
  • Re-establishment and enhancement of town centre footpath links  
  Development designed to address any issues arising from any ongoing presence of adjacent scrap metal operations. This likely to include the siting of non-residential units at bay frontages. Development proposals must take account of the following:  
  • To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including applications |
<table>
<thead>
<tr>
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</tr>
</thead>
</table>
| INV 011 INV 004 (Part) | RM Supplies | 6.9       | Brownfield Opportunity Site | Part of 418 Part of (600) | Fife Council/Private | This site is part of the Inverkeithing Strategic Land Allocation. The scrap merchant site requires environmental improvements including ground for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA either alone or in combination with other plans or projects.  
• All works on/along the sea wall and boundary grassland will be restricted to avoid the winter period (September – March) when SPA birds will use this terrestrial and intertidal area.  
• Development must include the retention and protection of the existing coastal fringe and be designed to ensure that disturbance (including light pollution) of the intertidal area, sea wall and boundary grassland, post development, is minimised to protect SPA birds.” |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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</tr>
</thead>
</table>
| Sector | remediation to allow its eventual redevelopment for housing and other uses. Possible uses were considered in the Inverkeithing Bay Concept Plan which was approved in 2004. These included housing allied to business and recreational development. These are, however, largely dependent on the re-location of RM Supplies. Development proposals must take account of the following:

- To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA either alone or in combination with other plans or projects. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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</tr>
</thead>
</table>
| INV 008                | Cruicks Quarry | 48.1      | Other Proposal      | N/A                                                           | Private Sector | • All works on/along the sea wall will be restricted to avoid the winter period (September – March) when SPA birds will use the intertidal area.  
• Development design including lighting must ensure that disturbance of SPA birds using the intertidal area and sea wall post development is minimised.”  
Possible uses were considered in the Inverkeithing Bay Concept Plan which was approved in 2004. The creation of a marina within a flooded quarry void will be considered.  
Any development is dependent on the completion of quarrying operations. |
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<tr>
<th>Proposals Map Reference</th>
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The proximity to the Firth of Forth SPA means that any proposal at this location will require particular consideration under the Habitats Directive (Directive 92/43/EEC) and the Nature Conservation (Scotland) Act 2004.

Development proposals must take account of the following:

- To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA either alone or in combination with other plans or projects.
- All works along the shore/sea wall will be restricted to avoid the winter period (September – March) when SPA birds will be using several areas in the bay.
- Any future marina development will require
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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</tr>
</thead>
<tbody>
<tr>
<td>INV 009</td>
<td>Inverkeithing Town Centre</td>
<td>Local Shopping Centre</td>
<td>N/A</td>
<td>Fife Council</td>
<td>Proposals which improve and enhance the Town Centre’s role will be supported. Any new development or redevelopment of infill or opportunity sites must respect the historic nature of the Town Centre including the riggs to the rear of the High Street. Streetscape enhancement works including improvements to building facades are supported where opportunities arise.</td>
<td></td>
</tr>
<tr>
<td>Conservation Area Boundary Extension at</td>
<td>N/A</td>
<td>N/A</td>
<td>Fife Council</td>
<td>Conservation area delineated includes the proposed extension of the Conservation Area boundary which would incorporate Friary Gardens and</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

a code of conduct to be produced and implemented for water-based activities or other activities potentially causing disturbance in Inverkeithing Bay itself.

- Development will be designed to minimise light pollution of areas supporting SPA birds.”
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
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<tbody>
<tr>
<td>Friary Gardens.</td>
<td></td>
<td></td>
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<td></td>
<td>N/A</td>
<td>sections of original rigg walls and gardens which are important to maintaining the setting for the Friary. For information only as the extension proposal will be the subject of a separate consultation exercise.</td>
</tr>
<tr>
<td>Conservation Area Boundary Extension at Church Street/High Street.</td>
<td>N/A</td>
<td>N/A</td>
<td>Fife Council</td>
<td>Conservation area delineated includes the proposed extension into land to the rear of properties fronting Church Street and High Street which would extend the Conservation Area boundary to the west. The boundary extension would incorporate the entire garden areas of individual properties where only partial coverage currently exists. The area includes rigg layout and sections of walls. For information only as the extension proposal will be the subject of a separate consultation exercise.</td>
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</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.13 Kincardine Settlement Plan

Kincardine

The new Clackmannanshire Bridge and road network have reduced the impact of through traffic on Kincardine. This, together with the re-introduction of the rail link to Dunfermline and Alloa and beyond provides the catalyst to expand Kincardine and draw upon the benefits of its increased accessibility. The town also benefits from regular public transport, being on the express bus network between Glasgow, Dunfermline, Kirkcaldy and St Andrews. The demolition of the multi storey flats will improve the appearance of the town’s skyline and redevelopment of the site will replace a significant number of the existing dwellings.

Population: 2,807

The planning issues to be addressed in this Local Plan are:

- Co-ordinating the release of housing and employment land.
- Developing new housing in place of the multi storey flats.
- Realising opportunities for clean coal electricity generation by safeguarding the former Kincardine Power Station site whilst recognising opportunities for interim uses.
- Improving the quality of the built environment.
- Delineating a local neighbourhood shopping area to support retail and local service provision.

Kincardine - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
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<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 001</td>
<td>Burnbrae East</td>
<td>2.0</td>
<td>Housing</td>
<td>30</td>
<td>Private sector</td>
<td>This site is identified as a Local Plan allocation. The site is located within the settlement boundary and has potential for residential development.</td>
</tr>
</tbody>
</table>
| KCD 002                 | Kincardine Eastern Expansion Phase 1 | 10.5       | Housing       | 250 (300)                                                  | Private sector/ Registered Social Landlord | The site is an adopted Local Plan allocation and part of the proposed Strategic Land Allocation. Outline planning permission is being sought for this site and awaits the signing of a Section 75 Agreement. The site has a capacity of 300 houses of which 250 were allocated in the Adopted Local Plan and 50 are part of the Strategic Housing Land Allocation for the West Villages to 2016. A development proposal for the entire site including the phased release of this site and those adjacent (KCD 003, 006) should include:  
  - High density development given site location, uses and ground conditions.  
  - Provision of neighbourhood park incorporating a kick-about pitch, an all-weather sports area and informal parkland. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 003</td>
<td>Kincardine Eastern Expansion Phase 2</td>
<td>4.5</td>
<td>Housing</td>
<td>100 (190)</td>
<td>Private Sector/Registered Social Landlord</td>
<td>This site is an adopted Local Plan allocation and part of the proposed Strategic Land Allocation. The site has a capacity of 190 houses of which 100 were allocated in the Adopted Local Plan and can be developed prior to 2016. Of the</td>
</tr>
</tbody>
</table>

- Land for a neighbourhood centre allowing for the future development of a small supermarket (max 10,000 sq m).
- A financial contribution to the Kincardine Community Trust towards the provision of a new community centre.
- Stabilised and serviced land for Class 4 business development.
- 50 affordable houses will be provided by the developer on-site.

Affordable housing will be provided at a rate of 25% after the development reaches a total of 350 houses on sites KCD 002 and KCD 003.

A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<tr>
<td></td>
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<td>balance of 90 houses which form part of the Strategic Housing Land Allocation for the West Villages, 50 houses will be developed 2016 – 2021 and a further 40 houses developed 2021 – 2026.</td>
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<td></td>
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<td>A development proposal for the entire site including the phased release of this site and that adjacent (KCD 002, 006) should include:</td>
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<td></td>
<td>• High density development given site location adjacent uses and ground conditions.</td>
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<td></td>
<td>• Provision of neighbourhood park incorporating a kick-about pitch, an all-weather sports area and informal parkland for informal recreation.</td>
</tr>
<tr>
<td></td>
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<td></td>
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<td></td>
<td>• Land for a neighbourhood centre allowing for the future development of small supermarket.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>• A financial contribution to the Kincardine Community Trust towards the provision of a new community centre.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
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<td></td>
<td>• Stabilised and serviced land for business development.</td>
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<td></td>
<td>• 50 affordable houses will be provided by the developer on-site.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Additional affordable housing will be provided at a rate of 25% after the development reaches a total of 350 houses on sites KCD 002 and KCD 003.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>KCD 004</td>
<td>Kincardine Multi Storey Flats</td>
<td>4.0</td>
<td>Housing</td>
<td>130</td>
<td>Fife Council</td>
<td>This site is a Local Plan allocation for replacement housing to be provided which integrates with existing road and path network.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>KCD005</td>
<td>Land North and East of Burnbrae House</td>
<td></td>
<td>Housing</td>
<td>36</td>
<td></td>
<td>This site will be developed for affordable housing purposes and may include a residential nursing home. Development proposals for the site should include footpath and vehicular access</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
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</thead>
<tbody>
<tr>
<td>KCD 006</td>
<td>Kincardine Eastern Expansion Phase 1 &amp; 2 (Kincardine Bypass)</td>
<td>8.5</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>improvements in the vicinity of Dewar Avenue, Osborne Drive and Toll Road to be funded by the developer. A footpath link should be formed to the proposed development at Burnbrae East (KCD 001) to connect with Toll Road</td>
</tr>
<tr>
<td>KCD 007</td>
<td>Kincardine</td>
<td>45.0</td>
<td>Protected</td>
<td>N/A</td>
<td>Private</td>
<td>This site is a Local Plan allocation for long term: Specialist Industry (Energy). Preferred uses on the site will be business, general industry and storage/distribution. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997. Provision of employment land here is directly funded by housing development adjacent (KCD 002 &amp; 003). Development brief should include 2.02 hectares of stabilised and serviced employment land. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
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</tr>
<tr>
<td></td>
<td>Power Station 4 East</td>
<td></td>
<td>Employment Area</td>
<td></td>
<td>Sector</td>
<td>Specialist Industry (Energy). The council will work with the landowner to consider future redevelopment options for this site to be based on appropriate environmental, technical and land use assessments of the full site of the former power station. The outcome of these assessments will be considered for inclusion in a future local development plan (LDP) A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>KCD 008</td>
<td>Kincardine Eastern Expansion</td>
<td>0.9</td>
<td>Leisure / Community</td>
<td>N/A</td>
<td>Private sector/Fife Council</td>
<td>Provision of allotments to be funded as part of proposed housing development.</td>
</tr>
<tr>
<td>KCD 009</td>
<td>Kincardine Eastern Expansion</td>
<td>0.2</td>
<td>Community / Leisure</td>
<td>N/A</td>
<td>Fife Council</td>
<td>Land for neighbourhood centre allowing for a future development of a small supermarket. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td>KCD 010</td>
<td>Kincardine Eastern Extension</td>
<td>Path / Road /Railway</td>
<td>N/A</td>
<td>Private Sector</td>
<td>To be developed as part of site KCD 002.</td>
<td></td>
</tr>
</tbody>
</table>
| KCD 011                | Kincardine Eastern Expansion | 1.8 | Protected Open Space | N/A | Fife Council | Land safeguarded for open space, recreation or amenity uses.  
A Flood Risk Assessment requires to be undertaken prior to development on this site. |
| Conservation Area Boundary Extension at High Street | N/A | N/A | Fife Council | Conservation area includes the proposed extension to the boundary to include buildings that are important to the character of the area including:  
• Co-op at 25-31 High Street.  
• Land to the rear including storage building.  
• Adjacent housing.  
• For information only as the extension proposal will be the subject of a separate consultation exercise. |
<p>| Conservation Area Boundary | N/A | N/A | Fife Council | Conservation area includes the proposed extension of the boundary to the south west to |</p>
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extension at Regent Street, George Street and Parklands</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>include an area of early 19th century planned streets. Conservation area status would protect the area from development which would not help to preserve or enhance the appearance of the area. For information only as the extension proposal will be the subject of a separate consultation exercise.</td>
</tr>
<tr>
<td>Conservation Area Boundary Extension at Kirk Street</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td>Fife Council</td>
<td>Conservation area includes the proposed extension of the boundary to the north end of Kirk Street to include the church hall which provides the opportunity to enhance the setting of Tulliallan Parish Church. For information only as the extension proposal will be the subject of a separate consultation exercise.</td>
</tr>
<tr>
<td>Conservation Area Boundary Extension at east end of Kirk Brae.</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td>Fife Council</td>
<td>Conservation area includes the proposed extension of the boundary to the north to include an area of attractive 18th and 19th century houses. The extension would help to preserve and enhance the setting of Tulliallan Church,</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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<td></td>
<td>Burnbrae House and the ruins of the 17th century church. For information only as the extension proposal will be the subject of a separate consultation exercise.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.14 Kingseat Settlement Plan

Kingseat

Kingseat is a small settlement to the north-east of Dunfermline with regular bus links between Dunfermline and Kelty.

Population: 740

The planning issues to be addressed in this Local Plan are:

- Providing additional greenspace.
- Area of Protected Open Space has therefore been allocated at Eagle Glen.

There are no settlement proposals for Kingseat.
3.15 Limekilns Settlement Plan

Limekilns

Limekilns is a conservation village on the edge of the Forth constrained by rising ground to the north. The village is noted for its conservation value and the attractive nature of the surrounding landscape. A number of protected areas of Open Space are identified in the village.

Population: 1,008

The planning issues to be addressed in this Local Plan are:

- Establishing the long term boundary for the Local Landscape Area.
- Protecting and enhancing the quality of the built environment

There are no settlement proposals for Limekilns
3.16 Low Valleyfield Settlement Plan

Low Valleyfield

The small coastal settlement of Low Valleyfield is one of a cluster of small settlements within West Villages set in an area of good quality landscape.

Population: 157

The planning issues to be addressed in this Local Plan are:

- Establishing a long term boundary of the Special Landscape Area.
- Supporting sustainable development including increased public transport provision.

Low Valleyfield - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>LVF 001</td>
<td>Forthview 1E</td>
<td>0.6</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>New development restricted to business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
</tbody>
</table>
Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.17 Oakley Settlement Plan

Oakley

The settlement of Oakley is a former mining village which is constrained by the surrounding topography, natural features, the disused railway to the south and the main A907 road to the north. This Local Plan will provide for new employment land to serve the cluster of settlements centred on Oakley (Blairhall, Comrie, Carnock, Saline and Steelend) and new housing, including affordable housing. In the longer term new housing will facilitate a replacement junior football pitch, additional football pitches and road improvements. Oakley is served by regular public transport links to Dunfermline.

Population: 2,362

The planning issues to be addressed in this Local Plan are:

- Phasing the release of housing land.
- Allocating new employment land to the north of the A907.
- Promoting economic growth for Oakley and the associated settlements of Comrie, Carnock and Blairhall and nearby Saline and Steelend by facilitating the provision of good quality employment land.
- Facilitating access by road to the new development opportunities to the north of the A907.

Oakley – Local Plan Proposals

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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<tbody>
<tr>
<td>Proposals Map Reference</td>
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<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td>OAK 001</td>
<td>Woodburn Crescent</td>
<td>0.2</td>
<td>Housing</td>
<td>9</td>
<td>Registered Social Landlord</td>
<td>This is a Local Plan allocation for housing. There is potential to develop the site in conjunction with adjacent OAK 005 site</td>
</tr>
</tbody>
</table>
| OAK 002                | Land at Pavilion & Bowling Green  | 0.5       | Housing        | 15                                                          | Private sector/Fife Council | Sites OAK002, OAK003 and OAK007 are allocated for housing as part of the strategic land allocation for West Villages. In addition, site OAK004 is part of the strategic employment land allocation for West Villages. An adjacent area, OAK006, is allocated for a path/road/railway. Together, the sites will form a significant northern extension of the village. A masterplan for the whole area covered by these sites is required to ensure a well planned development. The masterplan exercise will be carried out by the appropriate landowners and developers, in consultation with the council, and shall cover the matters listed below:  
  - Site layout showing the areas allocated for housing; employment; open space, landscaping and recreational provision; and access roads and footpaths.  
  - Structural landscaping and boundary treatment measures along the northern and western |


<table>
<thead>
<tr>
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<tr>
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<td></td>
<td>boundaries of the combined development areas.</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>• New and existing access arrangements from the A907</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>• Pedestrian connections to the south side of Main Street (A907) including, where appropriate, traffic management measures</td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>• Development phasing and implementation arrangements, including provision for financial or infrastructure contributions and obligations towards the development of new employment land on site OAK004 or other agreed employment related investment in Oakley.</td>
</tr>
<tr>
<td>OAK 003</td>
<td>Land to north of Oakley</td>
<td>3.3</td>
<td>Housing</td>
<td>85</td>
<td>Private Sector</td>
<td>Sites OAK002, OAK003 and OAK007 are allocated for housing as part of the strategic land allocation for West Villages. In addition, site OAK004 is part of the strategic employment land allocation for West Villages. An adjacent area, OAK006, is allocated for a path/road/railway. Together, the sites will form a significant northern extension of the village. A masterplan for the whole area covered by these sites is required to</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
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</tbody>
</table>

ensure a well planned development. The masterplan exercise will be carried out by the appropriate landowners and developers, in consultation with the council, and shall cover the matters listed below:

- Site layout showing the areas allocated for housing; employment; open space, landscaping and recreational provision; and access roads and footpaths.
- Structural landscaping and boundary treatment measures along the northern and western boundaries of the combined development areas.
- New and existing access arrangements from the A907
- Pedestrian connections to the south side of Main Street (A907) including, where appropriate, traffic management measures
- Development phasing and implementation arrangements, including provision for financial or infrastructure contributions and obligations towards the development of new employment land on site OAK004 or other agreed employment.
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>related investment in Oakley. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Private Sector</td>
<td>Sites OAK002, OAK003 and OAK007 are allocated for housing as part of the strategic land allocation for West Villages. In addition, site OAK004 is part of the strategic employment land allocation for West Villages. An adjacent area, OAK006, is allocated for a path/road/railway. Together, the sites will form a significant northern extension of the village. A masterplan for the whole area covered by these sites is required to ensure a well planned development. The masterplan exercise will be carried out by the appropriate landowners and developers, in consultation with the council, and shall cover the matters listed below:</td>
</tr>
<tr>
<td>OAK 004</td>
<td>Land north of Employment Estate</td>
<td>1.9</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>• Site layout showing the areas allocated for housing; employment; open space, landscaping and recreational provision; and access roads and</td>
</tr>
</tbody>
</table>
footpaths.
• Structural landscaping and boundary treatment measures along the northern and western boundaries of the combined development areas.
• New and existing access arrangements from the A907
• Pedestrian connections to the south side of Main Street (A907) including, where appropriate, traffic management measures
• Development phasing and implementation arrangements, including provision for financial or infrastructure contributions and obligations towards the development of new employment land on site OAK004 or other agreed employment related investment in Oakley.
• The amenity of adjoining housing areas shall be protected and the use of this site shall be restricted to business, general industry and storage/distribution uses in terms of Classes 4, 5 and 6 of the Town and Country Planning (Use Classes)Scotland) Order 1997.
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<tr>
<th>Proposals Map Reference</th>
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<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK 005</td>
<td>Holy Name Primary School</td>
<td>1.0</td>
<td>Brownfield Opportunity Site</td>
<td>15</td>
<td>Fife Council</td>
<td>The preferred use is housing. There is potential to develop the site in conjunction with adjacent OAK 001 site. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
</tbody>
</table>
| OAK 006                 | Oakley            | N/A       | Path/Road/Railway       | N/A                                                         | Private Sector | Sites OAK002, OAK003 and OAK007 are allocated for housing as part of the strategic land allocation for West Villages. In addition, site OAK004 is part of the strategic employment land allocation for West Villages. An adjacent area, OAK006, is allocated for a path/road/railway. Together, the sites will form a significant northern extension of the village. A masterplan for the whole area covered by these sites is required to ensure a well planned development. The masterplan exercise will be carried out by the appropriate landowners and developers, in consultation with the council, and shall cover the matters listed below:  
  - Site layout showing the areas allocated for housing; employment; open space, landscaping and recreational provision; and access roads and footpaths. |
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<tr>
<th>Proposals Map Reference</th>
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<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK 007</td>
<td>Land to North of Oakley</td>
<td>11.9</td>
<td>Other proposal including leisure &amp; housing</td>
<td>39 (125)</td>
<td>Private sector</td>
<td>Sites OAK002, OAK003 and OAK007 are allocated for housing as part of the strategic land allocation for West Villages. In addition, site OAK004 is part of the strategic employment land allocation for West Villages. An adjacent area, OAK006, is allocated for a structural landscaping and boundary treatment measures along the northern and western boundaries of the combined development areas. New and existing access arrangements from the A907. Pedestrian connections to the south side of Main Street (A907) including, where appropriate, traffic management measures. Development phasing and implementation arrangements, including provision for financial or infrastructure contributions and obligations towards the development of new employment land on site OAK004 or other agreed employment related investment in Oakley.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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</tbody>
</table>

Together, the sites will form a significant northern extension of the village. A masterplan for the whole area covered by these sites is required to ensure a well planned development. The masterplan exercise will be carried out by the appropriate landowners and developers, in consultation with the council, and shall cover the matters listed below:

- Site layout showing the areas allocated for housing; employment; open space, landscaping and recreational provision; and access roads and footpaths.
- Structural landscaping and boundary treatment measures along the northern and western boundaries of the combined development areas.
- New and existing access arrangements from the A907.
- Pedestrian connections to the south side of Main Street (A907) including, where appropriate, traffic management measures.
- Development phasing and implementation arrangements, including provision for financial or
### Proposals Map Reference

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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</table>

- infrastructure contributions and obligations towards the development of new employment land on site OAK004 or other agreed employment related investment in Oakley.

  A Flood Risk Assessment requires to be undertaken prior to development on this site.

- 

*Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.*
3.18 Rosyth Settlement Plan

Rosyth

Rosyth is the second largest settlement in the Local Plan area after Dunfermline. The town and its port provide a European Gateway to Scotland. The waterfront provides the opportunity for port and employment-related development, in addition to leisure and commercial activities. Land use proposals also reflect commitments to national development projects including sites for additional container freight capacity and the Replacement Forth Crossing construction uses. Rosyth offers the opportunity for significant new employment opportunities and to sustain the existing activities in the Forth Bridgehead area.

Population: 12,852

The planning issues to be addressed in this Local Plan are:

- Making the best use of Rosyth’s road and public transport connections, including the ferry link to Europe.
- Ensuring that land use designations capitalise on the deep water facilities at the Port of Rosyth utilised by the ferry and existing businesses, and encourage the future growth of the port.
- Proposed container based freight shipping use
- Supporting facilities for the Replacement Forth Crossing construction.
- Defining local neighbourhood shopping areas to support retail and local service provision.
- Safeguarding walking, cycling, road and rail transportation corridors.
- Securing the development of derelict and vacant land to enhance the appearance of the area.
- Protecting industrial and employment areas.
- Identifying opportunities for housing development.
- Establishing the long term boundary of the Local Landscape Area.
## Rosyth Local Plan Proposals

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<th>Area (ha)</th>
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<th>Lead agency</th>
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</tr>
</thead>
<tbody>
<tr>
<td>ROS 001</td>
<td>Admiralty Road</td>
<td>0.2</td>
<td>Housing</td>
<td>12</td>
<td>Private sector</td>
<td>The site is identified as a Local Plan allocation.</td>
</tr>
<tr>
<td>ROS 002</td>
<td>Brankholme Lane</td>
<td>0.1</td>
<td>Housing</td>
<td>9</td>
<td>Private sector</td>
<td>The site has outline planning permission for housing.</td>
</tr>
<tr>
<td>ROS 003</td>
<td>Cochrane Hotel</td>
<td>0.7</td>
<td>Housing</td>
<td>54</td>
<td>Private sector</td>
<td>The site has outline planning permission for housing.</td>
</tr>
<tr>
<td>ROS 004</td>
<td>Masonic Lodge, Parkgate</td>
<td>0.1</td>
<td>Housing</td>
<td>12</td>
<td>Private sector</td>
<td>The site has planning permission for housing. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>ROS 005</td>
<td>Granville Way 2</td>
<td>1.2</td>
<td>Housing</td>
<td>35</td>
<td>Fife Council</td>
<td>The site has planning permission.</td>
</tr>
<tr>
<td>ROS 006</td>
<td>Primrose Lane 1</td>
<td>4.0</td>
<td>Housing</td>
<td>33</td>
<td>Private sector</td>
<td>The site has planning permission for housing. Under construction. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
</tbody>
</table>

129
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
</table>
| ROS 007                 | Primrose Lane 2 | 7.1       | Housing        | 175                                                          | Private Sector/Registered Social Landlord | development on this site. The following are required:  
  • A design and access statement for the approval of Fife Council.  
  • Provision of affordable housing development to contribute to satisfying local needs.  
  • Structural landscaping along the boundary with existing employment land.  
  A Flood Risk Assessment requires to be undertaken prior to development on this site. |
| ROS 008                 | Rosyth Europark 3 | 0.6       | Employment     | N/A                                                          | Private Sector | Development will be restricted to business use within Class 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.  
  A Flood Risk Assessment requires to be undertaken prior to development on this site. |
<p>| ROS 009                 | Rosyth Waterfront 1 | 12.1      | Employment     | N/A                                                          | Private Sector | Development will be restricted to business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town |</p>
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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</table>
|                         |                   |           |                |                                                               |             | **& Country Planning (Use Classes) (Scotland) Order 1997.**  
A Flood Risk Assessment requires to be undertaken prior to development on this site. |
| ROS 010                 | Rosyth Europark 1 | 3.3       | Employment     | N/A                                                           | Private Sector | **Development will be restricted to business. Class 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.** |
|                         |                   |           |                |                                                               |             | **A Flood Risk Assessment requires to be undertaken prior to development on this site.** |
| ROS 011                 | Rosyth Europark 2 | 2.4       | Employment     | N/A                                                           | Private Sector | **Development will be restricted to business. Class 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.** |
|                         |                   |           |                |                                                               |             | **A Flood Risk Assessment requires to be undertaken prior to development on this site.** |
| ROS 012                 | Rosyth Waterfront 2 | 13.6     | Employment     | N/A                                                           | Private Sector | **The area is safeguarded for the Replacement Forth Crossing construction or marshalling yard. Environmental and local road network improvements are necessary as part of any development.**  
Following completion of the Crossing, the site will be used |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
</table>
| ROS 013 | Rosyth | 1.0 | Employment | N/A | Private Sector | Proposals will need to demonstrate that the integrity of the for business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Development proposals must take account of the following:  
• To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA either alone or in combination with other plans or projects.  
• All works on/along the sea wall will be restricted to avoid the winter period (September – March) when SPA birds will use the intertidal area  
A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
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<tr>
<th>Proposals Map Reference</th>
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</tr>
</thead>
<tbody>
<tr>
<td>ROS 014</td>
<td>Admiralty Park</td>
<td>7.8</td>
<td>Employment</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Development will be restricted to business, general industry and storage/distribution uses. Classes 4, 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997.</td>
</tr>
</tbody>
</table>
| ROS 015                 | Rosyth Waterfront 4 | 6.4       | Community/Leisure Other Proposal    | N/A                                                         | Private Sector | The proximity of the site to the Ferry terminal provides opportunity to develop a Gateway to Scotland and other tourist and community related developments. Further detail will be necessary as part of any development proposal. All proposals must make use of the existing transport networks and topography.  
Retail development limited to 1,858 sqm floorspace.  
A Flood Risk Assessment requires to be undertaken prior to development on this site.                                                                                                                                 |
<p>| Waterfront 3           |                    |           |                                     |                                                             |              | setting of the scheduled monuments of Rosyth Dovecot and Rosyth Castle is preserved or enhanced. Development will be restricted to general industry and storage/distribution uses. Classes 5 and 6 of the Town &amp; Country Planning (Use Classes) (Scotland) Order 1997. |</p>
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
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</thead>
<tbody>
<tr>
<td>ROS 016</td>
<td>Land adjacent Ferrytoll Road 4.1</td>
<td>Brownfield Opportunity Site</td>
<td>Private Sector</td>
<td>A design and access statement is required. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| ROS 017                 | RD 57 (NPF2 Container Base) 23.9 | Other Transport Proposal N/A | Private Sector | This site will be used for a port container terminal. Section 6, page 114 of the Annex to National Planning Framework 2 sets out matters to be addressed when consent is sought. A development proposal will be supported by:  
  - A feasibility study and operating agreement for improved rail freight network.  
  - Road network, junction and access improvements.  
  - An Environmental Assessment, business case and transport assessment.  
  - A development threshold for use of the site, specifically the number of containers stored and vehicle trips generated must be agreed before development commences.  
  A Flood Risk Assessment requires to be undertaken prior to development on this site. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
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</thead>
<tbody>
<tr>
<td>ROS 018</td>
<td>Rosyth RailHalt Park and Choose</td>
<td>Other Transport Proposal</td>
<td>N/A</td>
<td>Fife Council</td>
<td>This site is allocated consistent with the Area Transport Plan to make best use of the existing and improved public transport links.</td>
<td></td>
</tr>
<tr>
<td>ROS 019</td>
<td>Rosyth Bypass</td>
<td>Path/Road/Railway</td>
<td>N/A</td>
<td></td>
<td>Route to link Motorway A823 (M) to A985 west of Dunfermline.</td>
<td></td>
</tr>
<tr>
<td>ROS 020</td>
<td>Rosyth A985 – Rosyth Strategic Road Link Route 1</td>
<td>Path/Road/Railway</td>
<td>N/A</td>
<td></td>
<td>Possible route for Distributor Road. (Comprises Wood Road and Caledonia Way) Note: Caledonia Way common to both ROS 021 &amp; ROS 019</td>
<td></td>
</tr>
<tr>
<td>ROS 021</td>
<td>Land at Admiralty Road &amp; East of Brankholm Brae</td>
<td>12.5</td>
<td>Other Proposal</td>
<td>Up to 450</td>
<td>Private Sector</td>
<td>This site is identified as a Local Plan allocation. The development of this site is proposed through a charitable foundation with development options including housing, commercial and hotel uses. A development brief prepared for Fife Council approval is therefore necessary to ensure an appropriate mix of land uses</td>
</tr>
</tbody>
</table>
and avoid overdevelopment of the site. Specific development uses may include:

- Housing.
- Community uses including a nursing home or similar special needs accommodation.
- Allotments.
- Hotel.

Development along the southern edge of the site adjacent to Admiralty Road will be restricted to avoid loss of the views to the historic core of Dunfermline.

Development will take account of flooding risk and access issues with no part of the proposed development extending beyond the existing road network. Links with the nearby primary school should also be utilised. Where appropriate this may include incorporation of an improved educational facility within any development proposal.

Structural woodland planting is required at the western edge of the site which abuts the proposed Dunfermline Green Belt.
<table>
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<tr>
<th>Proposals Map Reference</th>
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<th>Area (ha)</th>
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</thead>
</table>

and proposed Local Landscape Area.

A Flood Risk Assessment requires to be undertaken prior to development on this site.

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.19 Saline Settlement Plan

Saline

Saline is a small village on the B914 served by an infrequent bus service. There is limited scope to extend the settlement to the north-east due to the topographical constraints. Development to the west of the Oakley Road is constrained by a pipeline protection zone. The settlement lies near to, and has views over, the derelict and contaminated Comrie Colliery site.

Population: 1,106

The planning issues to be addressed in this Local Plan are:

- Ensuring development does not disproportionately extend the settlement eastwards or westwards.
- Rehabilitating the Comrie Colliery site, which may require financial support delivered by housing development, could, given the proximity of the settlement, justify consideration of the release of land for housing at Saline.
- Establishing a long term boundary of the Local Landscape Area.

Saline - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAL 001</td>
<td>North Main Street</td>
<td>3.6</td>
<td>Housing</td>
<td>10</td>
<td>Private sector</td>
<td>This site is identified as a Local Plan allocation. The preferred use for the site is housing. A design and landscape statement</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td>SAL 002</td>
<td>Land at Kinnedar Mains</td>
<td>3.1</td>
<td>Housing</td>
<td>70</td>
<td>Private sector</td>
<td>The site is part of the Strategic Housing Land Allocation for the West Villages. A design statement will be required, including landscape mitigation measures. The development of the site will contribute to a funding package to secure the rehabilitation, including decontamination, of the nearby Comrie Colliery. The details of how and when this will be implemented shall be confirmed through future planning permissions and associated legal agreements.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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<td></td>
<td>A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.20 Torryburn Settlement Plan

Torryburn

Torryburn is a small coastal settlement along the Forth Estuary. Recent new development is detached from the original village and a further extension could be considered unsustainable.

Population: 445

The planning issue to be addressed in this Local Plan is:

- Establishing the boundary of the Special Landscape Area.

Torryburn - Local Plan Proposal and Developer Requirement

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location/ Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
<th>Lead agency</th>
<th>Status/developer requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOR 001</td>
<td>Craigflower Woodland</td>
<td>18.2 Other Proposal</td>
<td>N/A</td>
<td>Fife Council/ Private Sector</td>
<td>A Woodland Management Plan to be prepared for implementation, monitoring and review. Any proposed work in the management plan must be consistent with the Fife Local Biodiversity Action Plan and local plan Policy E23 in relation to priority habitats and species.</td>
</tr>
</tbody>
</table>
Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.21 Townhill Settlement Plan

Townhill

Townhill is located on the northern edge of Dunfermline. Development in the general area is constrained by poor access to the major road network.

Population: 1,256

The planning issue to be addressed in this Local Plan is:

- Brownfield sites in the Townhill area have potential for re-use for employment or other purposes.

Townhill - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
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</thead>
</table>
| TWH 001                | Townhill Power Station Site | 5.9       | Brownfield Opportunity Site | N/A                                                         | Private Sector | Preferred uses include:  
  • community leisure uses associated with adjacent Park.  
  • hotel, capitalising on the adjacent Park and contributing to leisure uses. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Housing development may be acceptable where it contributes to integrating the uses above with the existing settlement.</td>
</tr>
<tr>
<td>TWH 002</td>
<td>Townhill Loch Car Park</td>
<td>1.2</td>
<td>Brownfield Opportunity Site</td>
<td>N/A</td>
<td>Fife Council</td>
<td>The preferred use of this site is employment. New development must be integrated to respect the Loch setting and provide appropriate separation between the employment and adjoining uses. Housing development may be acceptable where it complements the provision of employment land.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
3.22 Landward Area – Development Proposals Outwith Settlement Boundaries

Landward Area - Development Proposals Outwith Settlement Boundaries

The landward area of the Local Plan area is largely used for agricultural or leisure and recreation purposes.

The planning issues to be addressed in this Local Plan are:

- Securing the restoration of mining sites through imaginative and sustainable re-development.
- Supporting Longannet Power Station as a major employer and identifying it as a long-term location for future non-nuclear power station development.
- Promoting employment uses and fully utilising the land to the east of the M90 at Halbeath, which is in a prominent location.
- Allocating land to provide additional space at Culross Cemetery, Douglas Bank Cemetery, Hillend Cemetery and Tulliallan Cemetery.
- Establishing long term boundaries of Local Landscape Areas.
- Supporting the construction of the Replacement Forth Crossing.

Landward Area - Local Plan Proposals and Developer Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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</thead>
<tbody>
<tr>
<td>LWD 001</td>
<td>Overtoun, Shiresmill, Nr Blairhall</td>
<td>0.9</td>
<td>Housing</td>
<td>6</td>
<td>Private sector</td>
<td>This disused steading has planning permission for housing.</td>
</tr>
<tr>
<td>LWD 002</td>
<td>Knockhill</td>
<td>0.6</td>
<td>Housing</td>
<td>5</td>
<td>Private</td>
<td>This site has planning permission for housing.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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<td>Status/development requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td>LWD 003</td>
<td>Kinnedar Mains, Nr Saline</td>
<td>0.2</td>
<td>Housing</td>
<td>8</td>
<td>Private sector</td>
<td>This disused steading has planning permission for housing.</td>
</tr>
<tr>
<td>LWD 004</td>
<td>Standalane, Nr Saline</td>
<td>0.5</td>
<td>Housing</td>
<td>7</td>
<td>Private sector</td>
<td>This disused steading has planning permission for housing.</td>
</tr>
<tr>
<td>LWD 005</td>
<td>Former British Telecom Depot, Crossford</td>
<td>4.2</td>
<td>Protected Employment Area</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Development in this location will be high quality design with boundary landscape used to complement its location within the proposed Dunfermline green belt.</td>
</tr>
<tr>
<td>LWD 006</td>
<td>Longannet Power Station W</td>
<td>5.4</td>
<td>Protected Employment Area</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Scottish Ministers granted consent (11 March 2010) to Scottish Power under section 36 of the Electricity Act for the Life extension Project Generating Station at Longannet and revision to the Ash Disposal strategy at Valleyfield and Longannet Ash Lagoons. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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</tr>
<tr>
<td>LWD 007</td>
<td>Longannet Power Station E</td>
<td>6.0</td>
<td>Protected Employment Area</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Scottish Ministers granted consent (11 March 2010) to Scottish Power under section 36 of the Electricity Act for the Life extension Project Generating Station at Longannet and revision to the Ash Disposal strategy at Valleyfield and Longannet Ash Lagoons. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
</tbody>
</table>
| LWD 008                 | Land South of Loch Fitty | N/A | Leisure/Community | N/A | Private Sector | The restoration of the St Ninian’s Opencast Site by way of the Land Art Project is supported by the draft Kirkcaldy and Mid Fife Local Plan. There is support therefore for:  
  * Development ancillary to leisure or recreation uses including visitor centre or similar.  
  * Employment generating uses capitalising on the nearby land art project.  
A Flood Risk Assessment requires to be undertaken prior to development on this site. |
<p>| LWD 010                 | Culross Cemetery Extension | 1.9 | Leisure/Community Facilities | N/A | Fife Council | The site would provide an extension to the existing Culross Cemetery, with scope for further extensions to |</p>
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity within Local Plan period (Total Capacity)</th>
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<th>Status/development requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 011</td>
<td>Brankstone Grange</td>
<td>8.8</td>
<td>Leisure / Community Facilities</td>
<td>N/A</td>
<td>Private sector</td>
<td>This site has outline planning permission for one house and subdivision of Brankstone Grange. The site has planning permission for the erection of holiday chalets. A Flood Risk Assessment requires to be undertaken prior to development on this site.</td>
</tr>
<tr>
<td>LWD 012</td>
<td>Saline Road, Oakley</td>
<td>2.3</td>
<td>Brownfield Opportunity Site</td>
<td>N/A</td>
<td>Private Sector</td>
<td>The site is identified as a Brownfield Opportunity site. The preferred use is business.</td>
</tr>
<tr>
<td>LWD 013</td>
<td>Land at Knockhill</td>
<td>N/A</td>
<td>Brownfield Opportunity Site</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Development ancillary to existing leisure or recreation uses to provide potential for further tourism related employment. This includes scope for hotel development.</td>
</tr>
<tr>
<td>LWD 014</td>
<td>Castlehill Mine</td>
<td>6.3</td>
<td>Brownfield Opportunity Site</td>
<td>35</td>
<td>Private Sector</td>
<td>This brownfield site, which is a former colliery site, may provide an opportunity to demonstrate high standards of sustainable development. A housing allocation incorporating environmental principles is anticipated subject to detailed assessment. A development brief for Fife Council approval is necessary. A Flood Risk Assessment requires to be undertaken prior</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
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</tr>
<tr>
<td>LWD 015</td>
<td>Replacement Forth Crossing Landfall and Junction, by North Queensferry</td>
<td>Other Transport Proposal</td>
<td>N/A</td>
<td>Transport Scotland</td>
<td></td>
<td>Indicative allocation safeguarding land and buildings in close to the Replacement Forth Crossing and proposed new junctions. Section 1, page 105 of the Annex to National Planning Framework 2 sets out matters to be addressed when consent is sought.</td>
</tr>
<tr>
<td>Part LWD 016</td>
<td>Comrie Colliery</td>
<td>N/A</td>
<td>Other Proposal specifically Brownfield Opportunity Site, Employment, Leisure / Community Use</td>
<td>N/A</td>
<td>Private Sector</td>
<td></td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
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</tbody>
</table>
| LWD 017                | Halbeath Triangle North East | 0.5 | Other Proposal | N/A | Private Sector | Car showrooms or similar may prove acceptable providing no visual detriment is evident from the trunk road network. Key considerations include:  
- High quality building design.  
- Structural landscaping.  
- Site layout must take account of the multiple views into the site from A92 | restoration and decontamination of the site. This, alongside contributions from any onsite tourism or leisure orientated housing development, will be secured through future planning permission(s) and associated legal agreement(s).  
No specific housing allocation is identified at this time given the nature of ground conditions on site. A specific housing allocation (20) can however be considered where this enables tourism and leisure led activity as part of the sites long term remediation.  
A Flood Risk Assessment requires to be undertaken prior to development on this site. |
<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
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<td></td>
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<td></td>
<td>• High quality building design, orientation and layout enhancing views from and to district road/s and A92.</td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
<td>• Boundary landscaping or signage required in accordance with a design statement prepared for Fife Council approval.</td>
</tr>
<tr>
<td>LWD 018</td>
<td>Halbeath Triangle South.</td>
<td>4.5</td>
<td>Other Proposal</td>
<td>N/A</td>
<td>Private Sector</td>
<td>Car showrooms or similar may prove acceptable providing no visual detriment is evident from the trunk road network. Key considerations include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• High quality building design.</td>
</tr>
<tr>
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<td>• Structural landscaping.</td>
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<td></td>
<td>• Site layout must take account of the multiple views into the site from A92</td>
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<tr>
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<td>• High quality building design, orientation and layout enhancing views from and to district road/s and A92.</td>
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<td>• Boundary landscaping or signage required in accordance with a design statement prepared for Fife Council approval.</td>
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<td>A Flood Risk Assessment requires to be undertaken prior to the submission of a planning application.</td>
</tr>
<tr>
<td>Proposals Map Reference</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Use Class/type</td>
<td>Estimated capacity within Local Plan period (Total Capacity)</td>
<td>Lead agency</td>
<td>Status/development requirements (additional to requirements set by Development Plan policies), and other information</td>
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</tr>
<tr>
<td>LWD 019</td>
<td>Halbeath Triangle North West</td>
<td>5.9</td>
<td>Area of Mixed Use</td>
<td>N/A</td>
<td>N/A</td>
<td>The preferred uses for this site are commercial and business uses. The design should taken account of the prominent location.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals.
4 Local Plan Policies

4.1 Policy Index

The policies contained in this Local Plan form an integral part of the Fife Development Plan. Their purpose is to provide a consistent framework across Fife for the Council in making decisions on planning applications and to inform business when making investment decisions. The policies complement and expand upon current national Scottish Planning Policy (SPP) guidance and strategic policies of the Fife Structure Plan and should be considered alongside these and the policies of the Fife Minerals Subject Local Plan. The policies will also be reviewed and updated in future versions of the Local Plan to reflect the consolidated Scottish Planning Policy.

A development proposal that would be contrary to the key land use based policies and proposals of the Development Plan, and which undermine the spatial strategy of the Development Plan, will be advertised as contrary to the land use policies and proposals of the Development Plan.

The policies should be read in conjunction with the whole Local Plan (which comprises the Plan Statement, Settlement Plans, Proposals Map), Action Programme and electronic Designation Maps (on the CD).

It is important that all of the policies and Designation Maps are considered at an early stage in the planning process to ensure that relevant issues are taken into account.

The policies have been assessed, and will continue to be assessed, as part of the Strategic Environmental Appraisal (SEA) of the Local Plan. As a consequence, they may be subject to change as the Local Plan progresses towards adoption.

Implementation

D1 Developer Contributions
D2 Local Employment Agreements

Growing The Economy

R1 Retail Centres
R2 Convenience Retail Outwith Town or Local Centres
R3 Comparison Retail Outwith Town or Local Centres
R4 Factory Shops
B1 Established Employment Areas - Safeguarding
B2 Protecting Existing Employment/Tourism/Local Community Facilities
B3 Working From Home
B4 Areas of Mixed Use
B5 Tourism and Hotel Developments
B6 Commercial Leisure Development

Meeting Housing Needs
H1 Maintaining an effective 5 year land supply at all times
H2 Affordable and Special Needs Housing
H3 Houses in Multiple Occupation
H4 Gypsy Travellers and Travelling Show People

Safeguarding and Improving the Environment
E1 Development Outwith Town and Village Envelopes
E2 Development Within Town and Village Envelopes
E3 Development Quality – Environmental Impact
E4 Development Quality – Design
E5 Housing Development and Open Space
E6 Contaminated and Potentially Unstable Land
E7 Conservation Areas
E8 Listed Buildings
E9 Demolition of Listed Buildings
E10 Protection of Orchards and Riggs
E11 Historic Gardens and Designed Landscapes
E12 Ancient Monuments and Archaeological Sites
E13 Street Furniture
E14 Public Art
E15 Development in the Countryside
E16 Housing Development in the Countryside
E17 Green Belt
E18 Protection of Agricultural Land
E19 Local Landscape Areas
E20 Water Environment
E21 European Protected Species
E22 Local Biodiversity and Geodiversity Sites
E23 Protection of Biodiversity
E24 Tree Preservation Orders
E25 Trees on Development Sites
E26 New Tree Planting
E27 The Coast
E28 Landfill
E29 Waste Management Sites
Providing For Community Needs
C1 Community and Leisure Facilities
C2 Sports Facilities within Settlements
C3 Sports and Recreational Facilities in the Countryside
C4 Open Space and Urban Parks
C5 Public Open Space
C6 Allotments
C7 School and Further Education Establishment Grounds
C8 Footpaths/Cycleways/Bridleways

Developing the Transport Network
T1 The Transport Network
T2 Traffic Safety in New Development

Infrastructure
I1 Renewable Energy
I2 Combined Heat and Power
I3 Water and Sewerage
I4 Flooding and Water Quality
I5 Sustainable Urban Drainage
I6 Telecommunications
I7 Health and Safety Consultation Zones
4.2 Implementation

**POLICY D1: DEVELOPER CONTRIBUTIONS**

For all new development the Council will seek appropriate contributions from developers to ensure adequate infrastructure provision and to mitigate for any adverse environmental impact brought about by a proposed development. Where relevant, contributions will also be sought to assist with town centre regeneration consistent with the Local Plan strategy. Planning conditions and legal agreements will be informed by a clear methodology to secure appropriate developer contributions related to the impact of each development.

Each Local Plan will include a financial framework which apportions the total cost of infrastructure and services across development(s), and takes into account the locational and cumulative pressures of each. The financial framework will help to illustrate developer requirements within the Local Plan area consistent with statements of national planning policy as set out in Circular 1/2010, and will be reviewed as part of the Local Plan Action Programme.

Developer requirements and contributions will take account of exceptional development costs arising from specific developments, for example in respect of urban regeneration and affordable housing.

The Council will seek either the direct provision of requirements by developers or contributions towards their cost (in whole or part) if these are to be provided by others, including the Council.

Reason

New development can impose a significant burden upon the infrastructure and amenity of a community, stretching existing community resources and creating the need for additional provision or mitigation. Where deficiencies occur, developers will be expected to make an appropriate contribution to any shortfall related to their development as well as providing for all that is required to bring forward that development.

Circular 1/2010 confirms the approach to what are known as “planning obligations” and states that Section 75(1) of the 1997 Act provides that a planning authority may enter into an agreement with any person interested in their district (in so far as the interest of that person enables him to bind the land) for the purpose of restricting or regulating the development or use of that land, either permanently or during such period as may be prescribed by the agreement.

The Council will expect the development industry to provide the essential community infrastructure needed to support their developments, including transportation improvements and facilities. The financial framework associated with this Local Plan will assist by providing specific information on the anticipated infrastructure required. Further details are also contained in Local Plan policies and in supplementary guidance such as Fife Council Affordable Housing Policy 2005, Wind Energy 2008.
and Fife Urban Design Guide 2005. Each is subject to review and will, where appropriate, be monitored within the Local Plan Action Programme.

Contributions from developers will also be essential to ensuring effective town centre regeneration. Accordingly the Council will work in partnership with developers, communities, and other interested parties to ensure the delivery of required community infrastructure or to satisfy other identified regeneration needs.

Examples of community infrastructure include: the provision of education, open space, sport, and healthcare facilities; local shops and services; public transport facilities and services; strategic and local transportation improvements; walking and cycling improvement links; affordable housing; environmental improvements or landscape enhancement schemes; and public art. Community infrastructure may be owned or managed by public agencies other than the council and developer contributions may be sought by these parties.

**POLICY D2: LOCAL EMPLOYMENT AGREEMENTS**

The use of Local Employment Agreements (LEAs) will be supported for all major developments.

**Reason**

LEAs are a tool that can achieve a number of desired community benefits. By targeting the opportunities created from new investment, it may be possible to improve the levels of social inclusion and employment prospects for Fife residents.

Developers are encouraged to enter into initial discussions at an early stage, particularly before submitting planning applications. Following these discussions and prior to gaining planning approval the business will be encouraged to enter into a Local Employment Agreement with Fife Council, the focus of which will be the provision of employment and training opportunities to targeted groups in Fife. Through LEAs, developers and retailers will identify and agree a range of employment opportunities i.e. jobs, interviews and training places. This arrangement will serve to assist the business contribute to economic and community benefits and it will also increase the extent to which the benefits of local development are targeted at local communities.

Within the terms of such an agreement, the developer will:

- commit a number of recruitment/training opportunities to targeted groups;
- be actively involved and committed to cascading the agreement’s obligations down to other contractor(s)/sub-contractor(s) involved in the development;
- liaise with a named member of Development Services staff, initially, to provide guidance on the company’s recruitment and training requirements;
- participate in pre and post recruitment promotional/publicity activities; and
- contribute to evaluation of customised training and recruitment activities.
The local economy will benefit through using this new resource and LEAs will also assist businesses in contributing to economic and community benefits.

LEAs will be negotiated with developers/employers and will form part of legal agreements and Fife Council staff will support their implementation.

4.3 Growing The Economy

**POLICY R1: RETAIL CENTRES**

i) Within the network of centres, proposals for retail floorspace in the form of new
development, extensions or redevelopment will be supported providing that they are
located in town centres. A retail impact assessment will not normally be required for
these proposals.

For other locations, a retail impact assessment will be required for developments of
1,000 square metres gross floorspace or more. For all locations outwith town centres,
the sequential test will be applied.

ii) The loss or change of use of retail premises in town centres and secondary
shopping areas/neighbourhood centres to non-retail uses will only be supported
where:

(a) there is a clear community need for the proposed use which outweighs the
retailing need; or

(b) if part of a group of shops, the loss would not adversely affect the character,
vitality and viability of that group; or

(c) the proposed use would be an acceptable complementary use to the retail role of
the centre; or

(d) the premises are vacant with no demand for other retail use.

**Reason**

Retailing is a key driver of the economy, and appropriate new development should be
encouraged, particularly in town centres. This policy is intended to support new retail
development, direct it to the most sustainable locations, and in doing so, support town
centres strongly. The retail hierarchy is defined as:

<table>
<thead>
<tr>
<th>Type of centre</th>
<th>Definition</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-regional town centres</td>
<td>Dunfermline and Kirkcaldy as defined in the Fife Structure Plan.</td>
<td>Smaller catchment areas than city centres but wider than district town centres and local centres. Provides a broad range of comparison and food shopping, financial, business, and leisure uses.</td>
</tr>
<tr>
<td>District town centres</td>
<td>Glenrothes, Cuper, St Andrews, Leven, and Cowdenbeath as</td>
<td>Provides a smaller range of comparison and food</td>
</tr>
<tr>
<td>Category</td>
<td>Description</td>
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<tr>
<td>Local town centres</td>
<td>Small town centres such as Anstruther, Burntisland, Dalgety Bay, Inverkeithing, Kelty Kennoway, Kincardine, Kinghorn, Lochgelly, Leslie, Methil, Newburgh and Tayport. Local catchment serving either entire settlements and their rural hinterlands or suburban parts of larger settlements. This list is not prescriptive and may vary.*</td>
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</tr>
<tr>
<td>Edge of town centre locations</td>
<td>These will vary between town centres, but they will generally be adjacent to town centre boundaries. They will be within easy and comfortable walking distance of the identified prime retail area. May also overlap with some other commercial centres such as Carnegie Drive Retail Park. Retailing in such locations should be supportive of and complementary to town centres.</td>
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</tr>
<tr>
<td>Secondary shopping areas/Neighbourhood Centres</td>
<td>For example suburban centres such as St Clair Street in Kirkcaldy or St Leonards in Dunfermline. Also neighbourhood centres such as Glenwood Centre (Glenrothes), Duloch Park Centre, Dunfermline Neighbourhood centres serve a local area or part of a settlement in terms of convenience goods. They have a limited role.</td>
<td></td>
</tr>
<tr>
<td>Commercial centres</td>
<td>Retail Parks i.e. Saltire Retail Park, Central Fife Retail Park, Halbeath Retail Park, Carnegie Drive Retail Park; Retail parks specialise in larger format retail units and bulky goods. May have restrictions on the type of goods to be sold.</td>
<td></td>
</tr>
<tr>
<td>Out-of-centre</td>
<td>Examples such as Asda Kirkcaldy and Morrisons St Andrews, Within urban areas but separated from town centres and commercial centres.</td>
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</tr>
</tbody>
</table>

*Includes small town & village centres

To support the hierarchy of the retail centre network, the sequential approach to site selection, as set out in Scottish Planning Policy, will be applied. The sequential approach will also apply to proposals to expand or change the use of existing developments where proposals are of a scale and form sufficient to change their role and function. Any application of the sequential approach will take into account the size and nature of the centre. For example higher order town centres should accommodate larger scale proposals than small town/village centres. Edge of town
centre locations will generally be defined as being adjacent to town centre boundaries, and well linked to and within easy walking distance of the town centre. Policy R1 is intended to assist in making Fife’s town centres more distinctive and competitive, and ensuring that new retailing is accessible to as many sectors of the community as possible. Retail impact assessments for proposals in town centres will not be required in most circumstances, given the Council’s wish to promote these centres for retail use, but the Council reserves the right to ask for such an assessment if it has reason to believe that a proposal will introduce a scale or type of retail use which will be harmful to the role and character of the centre. In cases where retail impact assessments are required, named operators and the range of goods to be sold should be specified.

New development should be designed to a high standard, be consistent with the character, and role of the centre, be accessible to all sectors of the community. Furthermore, it must not adversely affect residential amenity.

The Fife Structure Plan 2006-26 identifies the district town centres as being Glenrothes, Cupar, St Andrews, Leven, and Cowdenbeath, which should complement rather than compete with the sub-regional town centres of Dunfermline and Kirkcaldy.

Proposals leading to the loss of retail and other commercial floorspace (Use Classes 1, 2, 3; and food and drink, hot food takeaways, and licensed premises) will be assessed against the impact which the proposal will have on the role of the town or local centre. The change of use of retail floorspace to non-retail uses within these centres will have to be justified and will therefore be monitored to assess its impact against the need to ensure that town and other commercial centres continue to provide local shopping facilities. This assessment will include consideration of whether the proposed non-retail use will be compatible with the character and role of the centre, and make a positive contribution to its range of facilities and attractions.

In the case of vacant premises, the Council will need to be satisfied that there is no demand for retail use. This is likely to require evidence that premises have been marketed effectively for retail use for at least 12 months without receiving a reasonable response from prospective occupiers.

Town centres are more than just shopping areas and they provide a range of vital civic, leisure and service facilities for the Plan area. The Local Plan seeks to maintain and promote this character and diversity, which will be monitored through annual town centre audits and health checks.

**POLICY R2: CONVENIENCE RETAIL OUTWITH TOWN OR LOCAL CENTRES**

Convenience retail development outwith defined town centres and local centres will be supported where:

(a) it can be demonstrated to the Council’s satisfaction that physical capacity does
(b) it will not have a detrimental effect, either cumulatively or individually, on the
vitality and viability of town and to a lesser extent local centres; and

(c) it will not undermine the viability of proposed town centre developments,
including schemes under construction; and

(d) the scale and character of the development is in keeping with the location or role
of the settlement; and

(e) it provides consumer benefits in terms of choice, quality, minimising the need to
travel, accessibility and convenience.

Where it can be proved to the Council’s satisfaction that no equivalent physical
capacity exists within the town centre then a sequential approach will be used
favouring firstly, local centres, edge of centre locations, followed by neighbourhood
centres, other commercial centres and finally out of centre locations.

Proposals for convenience shopping development should be well located in relation to
the communities they are intended to serve, should be accessible by public transport,
and should minimise the need for travel between settlements. They should be
informed by the most up-to-date retail capacity study. Relocation of existing town
centre stores over 1,000 sq m gross floorspace to locations outwith town centres will
not generally be supported.

Reason

Scottish Planning Policy requires the sequential approach to be applied to retail
proposals, including those for convenience floorspace with a clear preference for town
centre sites. It is essential that developments involving convenience shopping are
easily accessible to all sectors of the community, are well served by public transport
and minimise the need for travel. Food shopping in particular should be located to
satisfy local demand. New development should not adversely affect residential
amenity.

A retail impact assessment will be therefore be required for developments of 1,000
square metres gross floorspace or more to assess the retail impact on the role of the
town centres and may be required to assess the impact on local centres. In cases where
retail impact assessments are required, named operators and the range of goods to be
sold should be specified.

For all locations outwith town centres, the sequential test will be applied, irrespective
of ownership.

**POLICY R3: COMPARISON RETAIL OUTWITH TOWN OR LOCAL CENTRES**
Town centre locations will be the preferred location for comparison retailing, especially personal goods. Proposals for comparison floorspace outwith these locations, will only be supported where:

(a) it can be demonstrated to the Council’s satisfaction that physical capacity does not exist in the existing town centre; and

(b) it will not have a detrimental effect on the vitality and viability, either cumulatively or individually, of town centres; and

(c) it provides consumer benefits in terms of choice, quality, accessibility and convenience; and

(d) the scale and character of the development is compatible with the location.

The sequential approach to physical capacity will be adopted, irrespective of site ownership. Town centre sites will be strongly preferred. If no such opportunities exist then local centre sites will be given preference over edge of centre sites which will be given preference over other commercial centres which in turn will be given preference over out of centre locations.

Modern superstores now provide a range of goods including comparison goods to complement their convenience offering. New superstar proposals outwith town centres will require to demonstrate to the Council’s satisfaction that that the levels of both convenience and comparison impact on established town centres do not harm their vitality and viability. The size of such stores may be restricted. Although a limited display of comparison goods is acceptable to reflect modern retailing trends, the council may seek to set a limit on the floorspace devoted to such goods in order to support Fife’s town centres.
Retail parks will focus on the provision of bulky goods and twin trading may only be permitted where the nature of the goods to be sold is not the same as those available in town centres.

Notes:

1. Proposals for comparison retailing which is ancillary to wholesaling/distributive business (10% or less of turnover) are exempt from this policy.

2. The only circumstances under which percentage floorspace thresholds might be exceeded would be when they are promoted by fife Council as part of an agreed or approved regeneration scheme.

Reason

Scottish Planning Policy requires the sequential approach to be applied to retail and commercial leisure proposals with a strong preference for town centre sites. It is essential that developments are easily accessible to all sectors of the community, are well served by public transport and minimise the need for travel. It is essential that such proposals do not adversely affect residential amenity and can be adequately
accessed by public and private transport. Proposals for comparison retailing, particularly those involving personal goods such as clothing and footwear, will be directed to town centres. With this aim, prospective developers of floorspace not in accord with that approach will require to satisfy the sequential approach (irrespective of ownership), the provisions of Policy R3 and submit a retail impact assessment for proposals in excess of 1,000 square metres gross floorspace. In cases where retail impact assessments are required, named operators and the range of goods to be sold should be specified where possible.

In recent years there has been a tendency for large food superstores to sell an increasing range of comparison goods. Depending upon the location and size of the store in question this can undermine the vitality and viability of nearby town and commercial centres and the Council’s planning strategy is for the continued concentration of comparison floorspace in town centres. Restrictions on the extent of comparison goods sold by food superstores in edge of centre, out of centre and retail park locations may therefore be applied by restricting the proportion of sales area given over to comparison goods if justified by the retail impact assessment. Each application will be judged according to the particular location and circumstances. Generally, superstores in edge of centre locations will be permitted a slightly higher proportion of comparison floorspace than those in out of centre locations, although less than those in town centres.

Retail Parks outwith town centres should focus on the sale of bulky/DIY goods and should complement, not undermine the role of town centres. Conditions restricting the sale of particular goods or the format of individual units will be used in support of the sequential test. Twin trading (the presence of a specific type of retailer in both town centre and out of town centre locations) may only be permitted where the range of goods to be sold are not the same as those available in town centres in order to give preference to town centres as more sustainable locations. The range of comparison goods to be sold from locations outwith town centres such as retail parks will be limited by conditions to exclude the undernoted categories: clothing or footwear; jewellery or watches/clocks; books, CDs, or DVDs/video recordings, including games software.

**POLICY R4: FACTORY SHOPS**

Factory shops which are ancillary to industrial uses and which, sell goods manufactured on the premises will be supported provided that they do not affect the vitality and viability of nearby town centres, commercial centres, or employment land; and the development and its surroundings can accommodate the number of shoppers attracted.

**Reason**

Factory shops which are ancillary to the factory are supported in principle. However, an important consideration is the scale of the proposals and the need to avoid adverse impact on the vitality and viability of nearby town and other commercial centres.
POLICY B1 ESTABLISHED EMPLOYMENT AREAS - SAFEGUARDING

Allocated and established employment areas, as identified on the Proposals Map, and others that in the view of Fife Council serve a valuable employment purpose, will be safeguarded for continued industrial and business use. Proposals for change of use will only be supported where:

(a) they do not prejudice the available supply of development opportunities for the existing designated use classes within the site; and

(b) it is demonstrated that there is no clear evidence of future employment use or development; and

(c) the proposed use would not be likely to restrict the range of uses which can be carried out by existing or potential future businesses on neighbouring employment sites; and

(d) a 7-year supply of employment land is maintained in settlements above 5,000 population and in clusters in rural areas; or

(e) they are appropriate ancillary services that can be demonstrated to meet the needs of employees and complement existing businesses and satisfy the criteria set out in Policy E4.

Reason

The applicant will be required to demonstrate through evidence of marketing at a reasonable rate, which will be determined at the date of the application, for a reasonable time period, that the existing building nor that the site can be redeveloped for employment use classes 4, 5 & 6. Other uses, such as motor showrooms and children’s play centres will not be acceptable in allocated and established employment areas unless it can be demonstrated that there are no sites available within areas identified in the Proposals Map, the proposal satisfies the sequential test, and the proposed development is accessible by public transport and not reliant on the use of the private car. In respect of clause (d), developers may be required to replace lost employment land if development is otherwise acceptable and where the proposal would lead to the 7 year employment land supply (monitored through Fife Council’s Employment Land Audit) not being maintained. In respect of clause (e), ancillary uses will apply only to sites with total employment exceeding 500 jobs or to sites of 6 hectares or more and will relate in scale to the employment area within which they are located.

POLICY B2: PROTECTING EXISTING EMPLOYMENT/TOURISM/LOCAL COMMUNITY FACILITIES

There will be a presumption against the loss of facilities that serve a valuable employment, tourism and/or local community purpose, such as hotels, public houses,
restaurants and leisure facilities. If seeking change of use, applicants will be required to demonstrate that:

(a) the existing business is not viable, and

(b) the existing building cannot be reused for its existing purpose or redeveloped for a similar local community or tourism purpose; and

(c) that equivalent alternative facilities exist for this use elsewhere in the local community

Reason

The Local Plan strategy aims to promote sustainable communities and to strengthen and enhance the role of town and village centres whilst also supporting additional tourism development and the local economy in rural areas. The loss of local facilities that serve a valuable community / tourism purpose can have a significant impact on the local economy and applicants will be required to demonstrate through evidence of marketing at fair market value for the current market use, for a reasonable time period i.e. 18 months, that the existing building cannot be reused for its existing purpose, that equivalent alternative facilities exist in the local community, and that the site cannot be redeveloped for a local community or tourism purpose.

POLICY B3: WORKING FROM HOME

Proposals from occupiers for the part change of use of their house, to permit working from home, will be supported where:

(a) there is no adverse effect on

- the amenity of the occupiers of the house;
- the amenity of occupiers of neighbouring premises;
- the character and appearance of the house and its locality; and

(b) there is no advertising on the premises.

A temporary permission is most likely to be granted to permit the Council to review the situation, and to take account of any changes to the intensity or nature of the activities, including business traffic.

Reason

The growth of e-commerce is likely to fuel an increasing demand for working from home. In this respect, dwellinghouses can provide suitable accommodation for new and small-scale businesses that create no disturbance to neighbours. The Local Plan does not seek to stifle appropriate initiatives, but nevertheless will protect neighbours from disturbance due to noise, odours or increased callers or traffic. Detailed
Guidance Notes on working from home will be produced during the lifetime of the Local Plan.

**POLICY B4: AREAS OF MIXED USE**

The co-location of compatible uses will be supported within the Areas of Mixed Use identified on the Proposals Map.

**Reason**

Rigid segregation of land uses within built-up areas is appropriate for incompatible land uses such as housing and heavy industry. Co-location of compatible uses (i.e. uses which do not require special abatement to be employed at the premises in order to avoid nuisance), however, promotes balanced communities, accessibility to services, and more sustainable travel patterns. Areas of Mixed Use are characterised by a mix of employment sources and commercial and community facilities. Regeneration, and promoting development opportunities within these areas, will expand and diversify the range of facilities and services available to the local population whilst providing localised employment opportunities. Where relevant, the impact upon residential amenity will be an important consideration in assessing development proposals, though it cannot be the sole determinant, as might be the case in entirely residential areas.

**POLICY B5 TOURISM AND HOTEL DEVELOPMENTS**

The development of new hotels, tourist facilities and attractions or the improvement or expansion of existing facilities will be supported where:

(a) the proposal is of a scale, nature and design appropriate to its setting;

(b) the proposal does not have a material adverse impact on the natural and built environment, or on the vitality and viability of town centres;

(c) the proposal is accessible to, or able to be made accessible to, the existing or planned public transport network; and

(d) the traffic generated does not have a material adverse impact upon the road network.

**Reason**

Tourist development is important to the Fife economy. However, it is also important that schemes are well located and site services are available or can be provided. Such development and the resulting scale of increase in visitor pressure are most likely to be acceptable if the proposal forms part of a farm diversification scheme or is located as part of an existing commercial or tourist related business. Holiday accommodation
makes an important contribution to visitor accommodation. The Council is committed to improving visitor accommodation throughout the Plan area. It is, however, important to prevent the use of holiday accommodation such as chalets and caravans as permanent residences and the Council will produce supplementary guidance on this issue during the lifetime of the Local Plan.

**POLICY B6  COMMERCIAL LEISURE DEVELOPMENT**

Commercial leisure development will be supported where:

(a) it satisfies the sequential approach;

(b) it is compatible with surrounding uses;

(c) there is an identified demand for the facility; and

(d) the operation of the proposed facility is, or can be, served by appropriate public transport.

**Reason**

The sequential approach, promoted by Scottish Planning Policy sets out the preferred order of priority of locations for consideration of retail and leisure proposals as follows: first, defined town centres, then edge of town centres, then other established commercial centres including local shopping areas or retail parks, and finally, out of centre sites. Significant commercial leisure development appropriate to an urban area is best located in or close to a town centre where it can complement other visitor attractions offered and provide good public transport links for access by the community and visitors alike.
POLICY H1: MAINTAINING AN EFFECTIVE 5 YEAR LAND SUPPLY AT ALL TIMES

The council shall prepare and approve supplementary planning guidance within 1 year to address the following:

1. Mechanisms to enable the delivery of sites which are in the established land supply and local plan area.

2. A detailed framework, subject to annual monitoring and review, to guide the release of additional housing land in the local plan area where:

   (a) a shortfall in the maintenance of a 5 year effective land supply is identified (the council may identify appropriate triggers in this respect) which cannot realistically be addressed on sites in the established land supply in the local plan area;

   (b) effectiveness can be demonstrated and all constraints addressed in order to secure timely delivery; and

   (c) the proposal will not undermine the development plan strategy and can achieve compliance with structure plan policy SS1 and other relevant development plan policies.

Reason

The council has allocated a surplus of land to meet the structure plan housing requirement. However, the bringing forward of sites for development has been affected by a mix of: physical land use planning and other constraints; infrastructure and facilities, and mechanisms for their delivery; and market conditions, and the ability of the industry to build and sell houses.

The above policy seeks to prioritise development of the established land supply in accordance with the development plan strategy. The council has been exploring alternative approaches to secure the funding of necessary infrastructure and to address developer obligations. A collaborative and flexible approach, working with the development industry, will be required to address these issues.

Given the likely delay in the delivery of the large strategic land allocation at Dunfermline, and of other large sites, some further release of effective housing land may be required. This should help bridge any delivery shortfall, assist the housebuilding industry to meet housing need, and support the local economy. The supplementary guidance shall establish a detailed framework for considering additional housing sites.

The guidance will be subject to annual monitoring and review in order to enable a responsive but cautious approach to address any shortfall. In this context, it may be appropriate to identify the triggers for further release of land. Given that the objective
of this policy is to maintain an effective 5 year housing land supply, it follows that additional sites should only be considered favourably where the site’s effectiveness has been clearly demonstrated and there is a realistic prospect of houses being delivered within the following 5 year period.

**POLICY H2  AFFORDABLE AND SPECIAL NEEDS HOUSING**

The Council will facilitate the provision of good quality affordable housing to meet identified needs. This should be fully integrated into new development and be indistinguishable from other forms of housing. In order to achieve mixed and balanced communities, mixed tenure developments will be promoted: for example, social rented housing, shared equity housing and, low cost housing for sale.

At Housing Market Area (HMA) level, the following overall requirements will apply: (sub areas identified are those where the requirements differ from the HMA)

<table>
<thead>
<tr>
<th>HMA</th>
<th>Sub Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunfermline &amp; West Fife</td>
<td>25%</td>
</tr>
<tr>
<td>Kelty</td>
<td>5%</td>
</tr>
<tr>
<td>Benarty</td>
<td>5%</td>
</tr>
<tr>
<td>Lochgelly</td>
<td>5%</td>
</tr>
<tr>
<td>Cowdenbeath</td>
<td>5%</td>
</tr>
</tbody>
</table>

These requirements will not be sought from sites solely for affordable or special needs housing. Percentage requirements will vary outwith the Local Plan cycle in line with the most up to date Housing Needs and Affordability Study and progress made towards achieving targets. This will be reviewed through the Structure Plan Action Plan and supplementary guidance.

In urban areas, the contribution should be provided on-site for sites of 20 units and above and off-site for sites of between 2 and 19 units, inclusive. In rural areas, the contribution should be provided on-site for sites of 10 units and above and off-site for sites of between 2 and 9 units, inclusive. Reductions will only apply where there are exceptional circumstances, which clearly demonstrate that a contribution is not possible. Where on-site provision is not possible the contribution should normally be provided within the same locality area or, failing that, within the same Housing Market Area.

Proposals in excess of the Structure Plan housing land requirement but solely for the provision of affordable and special needs housing will be supported where they:

(a) are made available for local need, identified in partnership with Fife Council, and will continue to be available for that need; and
(b) are on non-brownfield sites within or adjacent to the identified settlement limits and no alternative brownfield site is available; and

(c) do not prejudice the implementation of Development Plan policies.

The Council’s clear preference will be for built units on site but the provision of serviced land will also be appropriate, depending on local circumstances. Off-site contributions should also take the form of fully serviced land. If this is not achievable, developers may, as a last resort, opt to make a financial contribution to the provision of affordable housing if this is mutually acceptable. The form of the contribution required will be assessed based on development costs and site and market conditions.

The Council will seek provision and retention of affordable housing for successive occupiers/owners through a range of appropriate mechanisms.

Reason

Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes, and will include a range of tenures, including property for rent and/or sale and shared ownership. Provision in excess of the above percentage requirements will be welcomed.

Affordable and special needs housing will be exempt from any permitted change of use to a house in multiple occupation, as detailed in Policy H3. It is important that affordable housing should remain available to meet the future needs of local people and the Council will seek retention for successive owners/occupiers for a minimum of 10 years through the use of planning agreements, negotiations with owners/developers, and other mechanisms.

The Fife Housing Partnership (FHP), established in October 2001, is one of the Strategic partnerships within the Council’s Community Planning Framework. It has, amongst its objectives, the provision of good quality special needs housing and a commitment to agreed priority areas and priority housing needs. Fife Council will work in partnership with key stakeholders within the FHP to help to deliver affordable housing. Detailed supplementary guidance is contained within the Supplementary Guidance on Affordable Housing (November 2005) and the Affordable Housing Policy Implementation Guide (November 2005). Developers are encouraged to enter into pre-application discussions and further advice on Fife Council’s Affordable Housing Policy can be obtained from Fife Council Housing Service.

**POLICY H3: HOUSES IN MULTIPLE OCCUPATION**

The use of a new build house or flat as a house in multiple occupation (HMO) will not be permitted unless the development is purpose-built for that use. The Council will impose this restriction by applying a condition to planning permissions.

A change of use application for an existing property to be used as a house in multiple
occupation will only be permitted if:

(a) in the case of a flat with a shared internal stair or entrance, all other properties sharing the stair and entrance are already in multiple occupancy and have planning permission to operate as a HMO;

(b) it will not be detrimental to pedestrian or traffic safety arising from car or bicycle parking;

(c) it will not be detrimental to the established residential character and amenity; and

(d) the property is not designated as affordable housing provided through policies requiring affordable housing (Policy H2 or the earlier policy equivalents).

Reason

This policy aims to achieve some degree of balance between the competing demands for accommodation and the need to maintain balanced and mixed communities. The Council supports the future development of purpose-built house accommodation which can specifically serve the needs of those who may benefit from this type of accommodation. At the same time there is a need to protect new development from being priced out of the market for general needs and affordable homes. The policy therefore prohibits the use of new houses and flats as HMOs and seeks to control the changes in use of existing property for use as HMOs.

Affordable housing provided as a result of policies requiring affordable housing contributions need to be safeguarded for that purpose to maintain that housing stock. These, too, are protected from change of use to HMOs.

POLICY H4: GYPSY TRAVELLERS AND TRAVELLING SHOWPEOPLE

Fife Council will support proposals identified through the Development Plan or Local Housing Strategy process to establish sites for the accommodation of gypsy travellers and travelling showpeople provided that:

(a) the proposal will not result in the loss of prime quality agricultural land;

(b) the site is not located within or adjacent to residential areas, strategic employment land or recreational area;

(c) there is no adverse effect on sites of ecological value;

(d) the site does not create a danger to the health and safety of travellers;

(e) the proposal would not lead to excessive establishment or servicing costs;

(f) proper management of any site will be undertaken by Fife Council or an
appropriate agency;

(g) the site is accessible to community services required to meet the needs of site occupants; and

(h) the site is not conspicuous from any view from a major road.

In addition, the site must be easily accessible, but not conspicuous from any view from a major road. All road safety concerns must be met in accordance with the Fife Council's Transportation Development Guidelines. Proposals for small, privately owned sites will be assessed against the criteria in this policy.

Reason

Scottish Planning Policy requires local authorities to have regard to the needs of gypsies/travellers through the Local Housing Strategy and the development plan. Through its Co-operation Policy, the Council recognises gypsy travellers’ rights to travel. The Council recognises that it would be inappropriate to use land-use controls to force people to abandon their traditional way of life. Fife Council has, therefore, provided for permanent sites for Gypsy Travellers at: Tarvit Mill, Cupar; Heathery Wood, Kirkcaldy; and Thornton Wood, Kelty. Further public sector provision for gypsy travellers is currently being considered in accordance with Scottish Government Guidance. A total of 6 to 8 sites are required to be found throughout Fife. There is also an opportunity for privately-run sites to be established to meet the recognised demand to accommodate gypsy travellers. Criteria for establishing such sites will help guide site development, which, if completed, will create a better basis on which to enforce action against unauthorised sites.
4.5 Safeguarding and Improving The Environment

<table>
<thead>
<tr>
<th>POLICY E1: DEVELOPMENT OUTWITH TOWN AND VILLAGE ENVELOPES</th>
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<tbody>
<tr>
<td>Outwith the settlement limits as defined by town and village envelopes shown on the Proposals Map, development will only be permitted where it is in accordance with policies E15 to E29.</td>
</tr>
</tbody>
</table>

**Reason**

Town and village envelopes as shown on the Proposals Map define the existing and planned development limits of individual settlements. They prevent the unplanned outward expansion of settlements into the countryside, where developments will be controlled by policies E15 to E29. The envelopes, and the Local Plan allocations within them, have been determined by a variety of factors, including: physical boundaries such as roads, walls, woodlands and landform; the protection of sites of amenity or conservation value; agricultural land quality; whether or not sites have planning permission; and the requirement for additional development land to meet community needs whilst also having regard to the avoidance of settlement coalescence.

<table>
<thead>
<tr>
<th>POLICY E2: DEVELOPMENT WITHIN TOWN AND VILLAGE ENVELOPES</th>
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<tbody>
<tr>
<td>Within the settlement limits as defined by town and village envelopes, development will be supported where:</td>
</tr>
<tr>
<td>(a) it conforms to relevant Development Plan policies and proposals; or</td>
</tr>
<tr>
<td>(b) it is for affordable or special needs housing;</td>
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<tr>
<td>and the proposal:</td>
</tr>
<tr>
<td>• is not prejudicial to the land supply strategy of the Local Plan;</td>
</tr>
<tr>
<td>• is compatible with neighbouring uses; and will not adversely affect the privacy of neighbours;</td>
</tr>
<tr>
<td>• respects the character, appearance and prevailing pattern of development of the adjacent townscape in terms of density, scale, massing, design, external finishes and access arrangements;</td>
</tr>
<tr>
<td>• does not prejudice comprehensive (re)development; and</td>
</tr>
<tr>
<td>• complies with any development brief or other planning guidance which has been agreed or issued by Fife Council.</td>
</tr>
</tbody>
</table>

**Reason**
Where land falls within the settlement limits, it does not necessarily imply that
development will always prove acceptable. Development proposals will still need to
satisfy the criteria in Policy E2 which aim to protect and enhance the amenity of built-
up areas; whilst support is offered to proposals which maximise the potential of
development land. Care must be taken to avoid over-development or damage to any
areas of special character, particularly in conservation areas and also to low-density
areas comprising larger properties, including the development of backland sites.

**POLICY E3: DEVELOPMENT QUALITY – ENVIRONMENTAL IMPACT**

New development must make a positive contribution to the quality of its immediate
environment both in terms of its environmental impact and the quality of place it will
create. This will be achieved through the application of the following principles which
the Council will take into account in assessing planning applications. New
development is required to:

(a) secure the most practicable energy efficiency benefits by use of layout, siting,
    orientation, building design features, and other energy efficient measures;

(b) demonstrate a commitment to landscape protection and improvement taking into
    account linkages to existing landscape features and the need to provide biodiversity
    enhancement;

(c) include measures to promote, enhance, and add to biodiversity;

(d) address foul and surface water drainage issues;

(e) include water and energy conservation measures;

(f) incorporate appropriate waste recycling, segregation, and collection facilities; and

(g) minimise waste by design and during construction

Developers will also be required to have regard to relevant supplementary planning
guidance produced in this regard.

**Reason**

The Council expects high standards of design and environmental quality in all new
developments in order to enhance the built environment and to protect the character of
individual areas, in support of the provisions of Scottish Planning Policy. Policy E3
will be applied proportionally to the scale of each development proposal and seeks to
ensure that all development makes a positive contribution to its immediate
environment.

A key role of the planning system is to support a move towards low and zero carbon
development through the use of energy efficient, micro-generating and renewable
energy systems. Policy E3 will be applied to assist in achieving this aim as new development takes place. This approach is supported by Policy I1 (Renewable Energy) which sets out the specific requirements for all new developments. Light pollution control is an important consideration in the impact of development and energy conservation. Government advice is contained within Controlling Light Pollution and Reducing Energy Consumption (2007).

The role of planning has been enhanced by the introduction of the Climate Change (Scotland) Act 2009, notably sections 44 and 72 and through building standards and the intention for zero carbon homes. The council has also published a Fife Sustainability Checklist.

In 2006 the UK ratified the Council of Europe’s European Landscape Convention, an international treaty which highlights the importance of landscape alongside other areas such as biodiversity and cultural heritage. It promotes the protection, management and planning of all landscapes. The Scottish Landscape Forum, set up in 2006 to discuss and present an approach to better care for Scotland’s landscapes, reported to Scottish Ministers in 2007. The recommendations of the Forum are being taken forward by the Scottish Government, including in the review of Scottish Planning Policy. The Forum recognised the importance of designations as part of an ‘all landscapes’ approach and recommended further action to strengthen local landscape designations. Areas of Great Landscape Value (AGLVs) have been reviewed in preparing this Local Plan, and replaced with Local Landscape Areas.

Opportunities should be taken to promote, enhance, and add to biodiversity through layout, landscaping, overall design and wildlife corridor links to adjoining areas.

The provision of recycling facilities within housing developments will also be required. Current Fife Council guidance requires provision of facilities at a ratio of 1 per 500 houses. Developers are encouraged to enter into pre-application discussions and further advice can be obtained from Fife Council Environmental Services. The design and layout of new houses must also take account of the need to store recycling bins.

Where larger developments are proposed, or where the site is prominent or environmentally sensitive, a detailed development brief and/or masterplan may be prepared by the Council to guide developers on key issues. The developer will be required to demonstrate that the environmental and traffic impacts of the proposals are acceptable by preparing environmental and transport assessments and drainage impact assessments. For major developments a master and phasing plan, showing all land uses and the timescale for implementation, will also be required to ensure an integrated and comprehensive development. In addition, development must take full account of the Fife Urban Design Guide Creating a Better Fife and, where appropriate, the advice in the Fife Masterplans Handbook.

Finally, the environmental impact of waste from new development can be minimised through the lifecycle of the development from design to construction to end use. The Council encourages developers to avoid and then minimise waste from the early stages of development design and in the case of all non-domestic buildings with a footprint in excess of 500 square metres, water recycling systems must be
incorporated into the design of the building, unless it can be demonstrated by the developers that this would jeopardise the commercial viability of the development.

<table>
<thead>
<tr>
<th>POLICY E4: DEVELOPMENT QUALITY – DESIGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>New development must make a positive contribution to its immediate environment in terms of the quality of the development. This will be achieved through the application of the following principles which the Council will take into account in assessing planning applications. New development is required to:</td>
</tr>
<tr>
<td>(a) demonstrate well thought out design, and high standards of architecture in terms of form, scale, layout, detailing, and choice of materials;</td>
</tr>
<tr>
<td>(b) make best use of site attributes – particularly landform, trees and woodland, and natural and built heritage features;</td>
</tr>
<tr>
<td>(c) provide open space which should include individual areas for equipped play, sport, and general recreation appropriate to the scale and nature of the development and secure the long-term maintenance of public and common areas;</td>
</tr>
<tr>
<td>(d) provide safe and convenient access for pedestrians, cyclists and people with disabilities or impaired mobility, including safe routes to school, links to the core path network and for sustainable modes of transport;</td>
</tr>
<tr>
<td>(e) protect personal privacy and amenity; and</td>
</tr>
<tr>
<td>(f) enhance community safety.</td>
</tr>
</tbody>
</table>

The application of innovative design solutions will be supported. To raise and maintain design standards throughout Fife, all development proposals must comply with the principles as described in the Fife Urban Design Guide.

For larger, prominent or sensitive sites, Fife Council will prepare development briefs and masterplans. Developers may also be required to prepare development briefs, masterplans, or design statements and these will be subject to agreement or approval of the Council and must comply with the Fife Masterplans Handbook. Subsequent development will require to conform to the approved guidance.

Reason

The Council expects high standards of design and environmental quality in all new developments in order to enhance the built environment and to protect the character of individual areas, in support of the provisions of Scottish Planning Policy. Policy E4 will be applied proportionally to the scale of each development proposal and seeks to ensure that all development makes a positive contribution to its immediate environment.
Where development in the countryside is acceptable in principle, the design guidelines in Policies E3 and E16 will apply, to ensure high quality. Sensitive location and siting of development is also essential to its successful integration into the natural environment. The Council fully supports the approach set out in PAN44: Fitting New Development into the Landscape and the Scottish Government policy statement Designing Places, the principles of which can be applied to most developments.

New developments shall incorporate proposals to maintain the local diversity and distinctiveness of landscape and townscape character. This includes natural and built heritage features of landscape value such as woodland, hedges, ponds, stone walls, and historic sites/features. Development should also enhance landscape characteristics where they have been weakened and need improvement. Particular consideration should be given to the relationship of the proposed development to the surrounding buildings or landscape. Landscaping using existing or new tree and hedge planting should be included in development proposals to define the edges of development, where appropriate. Developers should also ensure that designs incorporate any requirements for sustainable urban drainage systems (SUDs) at an early stage.

All land forming public open space must be maintained by the developer (or factor on their behalf) or be conveyed to Fife Council for adoption and maintenance on payment to the Council of a lump sum equivalent to a minimum of 25 years maintenance costs, where necessary by binding agreement prior to the granting of planning permission. The refurbishment or restoration of landscape, recreation, and play areas may be needed within this timescale and, where appropriate, a capital sum will also be sought to cover these costs. On larger sites, a landscape bond will be required as security for the adequate provision of public open space. Open space requirements for housing developments are specifically addressed in Policy E5.

It is also expected that privacy, amenity and safety will be properly taken account of in the design of new development. Safety considerations include both road safety by, for example, providing for pedestrian and cycle use, employing traffic calming measures, restricting access to employment uses through residential areas, and the safety of the public from crime by layout and landscape design which provides open and defensible public space. The UK-wide police initiative Secured by Design gives guidance and supports the principles of 'designing out crime' by use of effective crime prevention and security standards. PAN 77: Designing Safer Places highlights the positive role that planning can play in helping to create attractive, well-managed environments which help to discourage antisocial and criminal behaviour.

In addition, development must take full account of the Fife Urban Design Guide Creating a Better Fife and, where appropriate, the Fife Masterplans Handbook.

**POLICY E5: HOUSING DEVELOPMENT AND OPEN SPACE**

Housing proposals and mixed use developments of 10 houses or more or greater than 0.5ha in area shall provide 60m² total open space per household. Provision of accessible and secure equipped play, sport and recreational facilities commensurate with the scale of development is also required. Flexibility may be applied where there
is planned occupancy by single persons or the elderly and, for small sites, town centre sites, brownfield sites and where sites are adjacent to existing public open space.

Developers will be required to ensure that maintenance arrangements and procedures are established for public and common areas. All land forming public open space must be maintained by the developer (or factor on their behalf) or be conveyed to Fife Council for adoption and maintenance on payment to the Council of a lump sum equivalent to a minimum of 25 years’ maintenance costs. The refurbishment or restoration of landscape, recreation and play areas may be needed within this timescale and, where appropriate, a capital sum will also be sought to cover these costs.

Reason

In determining open space requirements for new housing developments, the needs of all age groups should be taken account of, and consideration will be given to existing local provision, the need for open space in the vicinity, and the type of facilities required. The level and type of facilities required will vary with location, type of housing and market segment. As a minimum, 0.6 hectares of usable open space will be required for every one hundred houses proposed on greenfield sites. Smaller schemes will be assessed on a pro rata basis and financial contributions sought for provision, where appropriate. Policies C4 and C5 deal with established areas of open space and seek to prevent its loss.

This requirement for public open space is currently based on the ‘six acre standard’ guidelines prepared by the National Playing Fields Association (now Fields in Trust). In November 2007, the Scottish Government produced revised planning policy in Scottish Planning Policy. This requires local authorities to carry out an open space audit and prepare a strategy to guide the provision of new and improved open space appropriate to local circumstances.

During the lifetime of this Local Plan, the Council will complete its ongoing work to prepare a Greenspace strategy. This work will inform new minimum standards for open space in development.

Developers will be required to ensure that maintenance arrangements and procedures are established for public and common areas. All land forming public open space must be maintained by the developer (or factor on their behalf) or be conveyed to Fife Council for adoption and maintenance on payment to the Council of a lump sum equivalent to a minimum of 25 years’ maintenance costs. The refurbishment or restoration of landscape, recreation and play areas may be needed within this timescale and, where appropriate, a capital sum will also be sought to cover these costs.

On larger sites, a landscape bond will be required as security for the adequate provision of public open space.

POLICY E6: CONTAMINATED AND POTENTIALLY UNSTABLE LAND
Where development proposals involve sites where land instability or the presence of contamination is suspected, the developer will be required to submit details of a site investigation to assess the nature and extent of any risks presented by land instability or contamination which may be present. Where development proposals involve sites where land instability or the presence of contamination is known to be present, the developer will be required to notify Fife Council of the appropriate remediation measures proposed to render the site fit for its intended use. Where possible, remediation strategies must be agreed by Fife Council, in conjunction with the Scottish Environment Protection Agency and the Coal Authority where appropriate, prior to the determination of any planning application.

Reason

Fife Council will work with the Scottish Environment Protection Agency, the Coal Authority, Scottish Water and other agencies, polluters and landowners to prevent or reduce pollution or risk from known contaminants or potentially unstable land. The council seeks the remediation of land known to be contaminated or potentially unstable, particularly where such land is proposed for development and, to this end, has an approved Contaminated Land Inspection Strategy. The terms of Planning Advice Note 33: Development of Contaminated Land – are also relevant.

POLICY E7: CONSERVATION AREAS

Development and demolition within a Conservation Area, or affecting its setting, shall preserve or enhance its character and be consistent with any relevant Conservation Area appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development shall be appropriate to the character of the Conservation Area and its setting. Trees that are considered by the planning authority to have amenity value shall be preserved. Given the importance of assessing design matters, outline planning applications will not normally be considered appropriate for developments in Conservation Areas.

Where an existing building, listed or not, contributes positively to the character of the Conservation Area, Policy E9 on demolition shall apply. Where it does not, proposals for demolition will not be considered in the absence of a detailed planning application for a replacement development that enhances or preserves that character. Demolition will not begin until evidence is given of contracts let for the approved development.

Reason

The Scottish Historic Environment Policy and the guidance notes: Managing Change in the Historic Environment, provide part of the national context for proposals affecting Conservation Areas and Listed Buildings.
Conservation Areas are areas of special architectural or historic interest, the character of which it is important to preserve or enhance. Changes to their character must be very carefully considered if environmental quality is to be maintained. Authenticity of detail and of overall approach is of paramount importance. Proposals that fail to respect the unique character of the Conservation Area within which they are located will be unlikely to succeed in obtaining consent.

Progress with Conservation Area appraisals and management plans will be reported through the biennial Local Plan Action Programme.

**POLICY E8: LISTED BUILDINGS**

Development affecting a listed building, or its setting, shall preserve the building, or its setting, or any features of special architectural or historic interest which it possesses.

The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.

**Reason**

Buildings of special architectural or historic interest are listed by the Scottish Ministers and divided into categories A, B, or C(s). The purpose of listing is to ensure that any demolition, alteration, repair or extension that would affect the building’s special interest is controlled. Listed buildings are part of an important finite asset that should be safeguarded for present and future generations.

The Scottish Civic Trust holds a Buildings at Risk Register. Appropriate repair, reuse and adaptation of listed buildings and buildings in conservation areas are encouraged as a sustainable form of development.

**POLICY E9: DEMOLITION OF LISTED BUILDINGS**

Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the planning authority that the building:

(a) has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser; and

(b) is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report.

RCAHMS shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.
Reason

Listed buildings are part of an important finite asset that should be safeguarded for present and future generations. The Royal Commission on Ancient and Historic Monuments for Scotland (RCAHMS) shall be formally notified of all proposals for demolition of listed buildings to enable features to be fully recorded.

**POLICY E10: PROTECTION OF ORCHARDS AND RIGGS**

New development shall respect traditional orchards and the historic linear pattern of garden riggs. Development that results in the loss of traditional orchards and garden rigg patterns will be resisted.

Reason

A number of settlements in Fife are characterised by traditional orchards and garden riggs that contribute to local distinctiveness. These will be protected from development which would result in their loss.

**POLICY E11: HISTORIC GARDENS AND DESIGNED LANDSCAPES**

Development affecting Historic Gardens and Designed Landscapes shall protect, preserve, and enhance such places and shall not impact adversely upon their character, upon important views to, from or within them, or upon the site or setting of component features which contribute to their value.

Reason

Historic Gardens and Designed Landscapes provide the setting for historic buildings and enrich the diversity of the Fife landscape. A range of elements, either partial or complete, contributes to a sense of place and adds to community well-being.

The Inventory of Historic Gardens and Designed Landscapes was compiled in 1987 by the predecessor bodies of Historic Scotland and Scottish Natural Heritage. This represented only the first count of obvious candidates for protection and work on supplementary volumes is ongoing. There is currently no legislation to give statutory protection to historic gardens and designed landscapes. However, the Inventory is recognised formally within the planning system. Since 1992, planning authorities – under the terms of the General Development Procedure Order (GDPO) (1992) – are required to consult Historic Scotland on applications that affect Inventory sites.

Inventory sites are designated on the basis of their works of art, historical, horticultural, architectural, scenic and nature conservation value, and the Council will protect them from any development that would adversely affect their overall character including their setting or any feature of value. Protection will also be given to non-
Inventory Historic Gardens and Designed Landscapes recorded in Fife Council’s Sites and Monuments Record and to other sites pending their inclusion in the Inventory.

**POLICY E12: ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES**

Scheduled Ancient Monuments and other identified nationally important archaeological resources shall be preserved in situ, and with an appropriate setting. Developments that have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances.

All other archaeological resources shall be preserved in situ wherever feasible. The significance of any impacts on archaeological resources and their settings will be weighed against other merits of the development proposals in the determination of planning applications.

The developer may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis, and publication in advance of development.

Where compatible with their preservation, proposals for the enhancement, promotion and interpretation of ancient monuments and archaeological sites will be supported.

**Reason**

The Council has identified a number of Archaeological Sites of Regional Importance in the Plan area, details of which are available from Fife Council’s Archaeologist. These are amongst the most important examples of their type in Fife, and the Council will continue to oppose development that would adversely affect them or their settings. The list identifies Scheduled Ancient Monuments that have been designated by the Scottish Government as being of national importance and are stringently protected by law. The Council will seek to enhance and secure the sensitive management and, where appropriate, interpretation of sites and landscapes, and will continue to extend Fife’s database of our cultural heritage.

**POLICY E13: STREET FURNITURE**

The design and location of street furniture should be appropriate to local characteristics and, where appropriate, should use materials, colours and styles in keeping with the traditional character of its setting, or with any existing street furniture which is being retained.

The application of innovative design solutions will be supported. To raise and maintain design standards throughout Fife, all development proposals must comply with the principles set out in the Fife Urban Design Guide.
Reason

Street furniture such as telephone call boxes, lamp standards, refuse bins, recycling on the go facilities, public shelters, and posting boxes collectively influence the appearance of urban streetscapes to a great degree. Most items of street furniture are installed by, or are the responsibility of, local authorities and statutory undertakers. The impact of poorly designed or located street furniture can be significant, however, especially in sensitive settings such as Conservation Areas and close to listed buildings. Consequently, the Council will actively encourage, and expect close liaison with, those bodies responsible for street furniture to promote greater sensitivity in the siting and design of these structures. Consideration will also be given to the requirements of the Disability Discrimination Act 1995 and 2005 in the siting of new street furniture and Fife Council will examine its own areas of responsibility, with a view to using more sympathetic designs and materials (for items such as litter bins) in locations where the highest standards of design are required.

**POLICY E14: PUBLIC ART**

The Council will seek the provision of public art in development proposals. For all major developments, and proposals on prominent sites the Council will seek a contribution of at least 1% of the construction cost for the provision of public art as an integral part of the project. For all other applications, an appropriate contribution will be discussed with the developer.

Reason

The aim of this policy is to encourage the inclusion of publicly accessible art and design as part of development proposals. Public art can be permanent or temporary and may include drawing, painting, sculpture, photography, light, sound and music, or live art.

Public art is integral to achieving high quality design. Encouraging public art enhances the appearance of buildings and public spaces and promotes a strong sense of place and community pride. Public art refers to artists working along with local communities, as part of process of creating new spaces and buildings. The Council will encourage developers to involve artists from the start of the planning and design process.

This policy supports a Fife Council wide approach to public art and is in line with national policy and advice. Further guidance is included in the Council's Urban Design Guide - Creating a Better Fife and the Fife Masterplans Handbook. Further supplementary guidance on Public Art will also be prepared during the lifetime of the Local Plan.

POLICY E15: DEVELOPMENT IN THE COUNTRYSIDE

Development in the countryside will be only supported where it:

(a) is required for agricultural, horticultural, woodland or forestry operations; or

(b) is for new enterprises which either diversify the above land-based businesses to bring economic support to the existing business or add local value by using the products of, or servicing, land-based businesses or other established countryside activities; or

(c) diversify or add to the above land-based businesses to bring economic support to the existing business or add local value by using the products of, or servicing, land-based businesses or other established countryside activities; or

(d) is for the extension of established businesses; or

(e) provides for small scale employment land adjacent to settlement boundaries, which contributes to the Council’s employment land supply requirements; or

(f) is for facilities for access to the countryside; or

(g) is for facilities for outdoor recreation or tourism or other development which demonstrates a proven need for a countryside location; or

(h) is for housing (as supported by Policy E16);

and is of a scale and nature compatible with surrounding uses; is well-located in respect of available infrastructure and contributes to the need for any improved infrastructure; will result in an overall enhancement to the landscape and environmental quality of an area; provides employment for local people or supports local services and that equivalent alternative capacity does not exist within the local area (or settlement boundary).

Reason

The countryside is defined as the area outwith the town and village envelopes including green belt shown on the Proposals Map.

Scottish Planning Policy highlights the need to be aware of the increased demand for new types of development in rural areas. A proactive approach needs to be taken to enable new development, including small-scale housing and business opportunities, to take place in appropriate locations.

One of the objectives of the Plan Strategy is to protect the countryside from unplanned development. However, it is recognised that there are activities which require a countryside location or which are important contributors to the
The diversification of farms into new enterprises in order to survive as viable businesses. Small scale employment sites adjacent to settlement boundaries which serve to maintain the Council’s employment land supply requirements (monitored through Fife Council’s Employment Land Audit) and which meet the criteria set out in the policy will also be supported.

The protection and enhancement of the built, natural and historic qualities of the countryside are important considerations and these attributes must be maintained and enhanced wherever possible. There are a range of policies which protect these valued environments and where development will not be permitted if there may be adverse environmental impacts which cannot be mitigated. Policy E19 (Local Landscape Areas) and the Fife Landscape Character Assessment will be important considerations in the determination of planning applications.

**POLICY E16: HOUSING DEVELOPMENT IN THE COUNTRYSIDE**

The development of housing in the countryside will only be permitted where it:

(a) is required for the operational needs of an agricultural, horticultural, woodland, forestry or other business supported by Policy E15 and will be located as an integral part of the business; or

(b) is for affordable housing of modest, limited scale which meets an identified need; or

(c) is for a site within an established and clearly defined cluster of dwellings of 5 houses or more; or

(d) is for the renovation of a substantially complete building (i.e. external walls are complete and sound to wallhead level) last used as a house; or

(e) provides for the rehabilitation and/or conversion of complete or substantially complete existing buildings of traditional long life construction (but excluding proposals involving substantial demolition/rebuilding); or

(f) is for the demolition and replacement of a house: -

(i) which cannot otherwise be brought up to modern standards at a reasonable cost; or

(ii) where the replacement would be of exemplary siting and design resulting in an overall enhancement to the landscape and environmental quality of the area; or

(g) secures the development of a derelict site with ruinous buildings where this would result in an overriding benefit in terms of visual and environmental improvement.

Note: this policy does not apply in land designated as green belt.
In Scottish Planning Policy the Scottish Government has sought to discourage isolated development in the countryside merited by particular circumstances. Housing development in the countryside could result in the gradual erosion of the rural landscape, its character and qualities. Scottish Planning Policy highlights that, through supporting policies, demand for new housing in the countryside can still be met in a way which can bring social, environmental and economic benefits. The replacement of housing of poor design and condition and change of use of a range of redundant rural buildings can help to support rural businesses and maintain vibrant communities. Policy E19 (Local Landscape Areas) and the Fife Landscape Character Assessment will be important considerations in the determination of planning applications.

The delivery of affordable housing development in rural areas may require development in the countryside to meet local housing needs and provide for development of a modest scale which meets rural needs and is of a scale of development suited to its rural setting. In such circumstances and subject to Policies H2 and E16, development for affordable housing may be supported. Policy H2 and Fife Council Supplementary Guidance on Affordable Housing give detailed guidance on overall requirements and site thresholds. Together, these policies allow for some flexibility in meeting affordable housing needs in rural areas in line with national policy.

Where a new house is proposed as part of a business, the business must be operational for at least 2 years and must be capable of providing the whole or main source of livelihood for the occupant.

The Council will complete its ongoing work to prepare supplementary planning guidance to support this policy.

**POLICY E17: GREEN BELT**

- Development in the green belt is required to conform to national and strategic planning policies as defined in Scottish Planning Policy and the Fife Structure Plan.

In all cases, development must:

- be of a scale and nature compatible with surrounding uses;
- maintain the setting and the key views to and from the historic core of the town;
- result in an overall enhancement to the landscape and environmental quality of the green belt;
- improve local infrastructure (which may include improving opportunities for public access between the town and the countryside by linking green spaces);
- create new development of exemplary design; and
- in the case of redevelopment, be within existing development envelopes.
This policy will apply to any existing greenbelt or those identified and adopted within the lifetime of this Local Plan.

Reason

National policy permits development within designated green belt in certain circumstances. These are identified in Scottish Planning Policy and in Fife Structure Plan Policy ENV1 (Green Belts for Dunfermline and round St Andrews). National policy also allows for non-conforming uses to be identified through the Development Plan. Policy E17 specifies those locations and types of use that will be supported as acceptable non-conforming uses within the St Andrews green belt in order to support the continued operation and appropriate development of established businesses and leisure or visitor facilities.

Applications for development which do not conform to the Development Plan, including this policy, shall be subject to the notification arrangements set out in Scottish Office Circular 4/1997: Notification of Planning Applications leading to a referral to the Scottish Government.

The development of land within the inner boundary, and shown for future development beyond the Local Plan period, will take place only as it is released in accordance with phasing to be identified in future Local Plan reviews. A key to the success of the green belt will be proactive work towards environment enhancement and improved public access opportunities. Development within or adjacent to the green belt will be required to address these requirements as part of their proposals.

A major consideration will be maintaining the landscape setting of the town, including its scenic quality and those areas which are valued for their historic, recreational, or ecological interest. It is also expected that the overall landscape attributes will be enhanced, including through improvements to derelict or vacant sites, reuse of buildings of architectural or historic merit, exemplary built and landscape development and linkage of green spaces.

POLICY E18: PROTECTION OF AGRICULTURAL LAND

Irreversible development of prime agricultural land will be supported only if there are overriding national or local circumstances, or if the land is zoned for development in the Local Plan.

Reason

Despite recent changes in agriculture and the trend toward farm diversification, there is still a need to protect prime quality agricultural land as a long-term national resource. Prime quality land is that which falls into Classes 1, 2, and 3.1 as defined by the Macaulay Land Use Research Institute and is the most productive agricultural land.
**POLICY E19: LOCAL LANDSCAPE AREAS**

Development proposed within an Local Landscape Area or outwith the boundary but which may impact upon the designated area, will only be permitted where it has no significant adverse affect on the identified landscape qualities of the area and/or its overall landscape integrity and setting. Proposals must demonstrate through form, scale, layout, detailing, siting, design, materials, and landscape treatment, how the development will contribute to the conservation, restoration, or enhancement of the special landscape area and its associated character and qualities.

**Reason**

Guidance on Local Landscape Designations published by Scottish Natural Heritage/Historic Scotland (2004) recommends designating locally important landscapes as part of a Scotland-wide ‘all landscapes’ approach. This advice sets out a refreshed approach to assessing and evaluating landscape character and qualities.

In Fife, AGLVs have been reviewed in preparing this Local Plan and replaced by Local Landscape Areas as advocated in Scottish Planning Policy (2009). This review has enabled a more robust policy approach to be formulated for both landscape designations and the wider landscape. The Local Landscape Areas are identified on the Proposals Map.

**POLICY E20: WATER ENVIRONMENT**

Development will not be permitted where it would have an adverse affect, either directly or indirectly, on the ecological status of waterbodies or the quality of groundwater.

**Reason**

Rivers, reservoirs, burns, wetlands, marshes, lochs and ponds are a focus for wildlife and native woodland. They are usually a scenic asset, and are often a recreational resource. The Fife Local Biodiversity Action Plan, together with the policies and proposals in the Local Plan, provides the basis upon which the Council will seek to protect these natural assets. Development that may result in pollution, erosion, channelling, major culverting, the loss of habitat, or any other detriment to the amenity and recreational use of the waterbody will not be supported. It should also be ensured that development does not compromise the objectives of the Forth Area Management Plan (Draft) 2005-2015 and/or the River Basin Management (Scotland) Plan.

The Scottish Environment Protection Agency (SEPA), in partnership with Fife Council and Scottish Water, has responsibility for controlling the quality of run-off into open. PAN61: Planning and Sustainable Urban Drainage Systems details the role of the different agencies and gives good practice advice. Further information on ecological status and the implications of the Water Framework Directive may be...
obtained from SEPA. In all development, regard should be had to the terms of Policies I3, I4 and I5.

**POLICY E21: EUROPEAN PROTECTED SPECIES**

Development that will have a significant adverse affect on European Protected Species will not be permitted unless the developer shows that:

(a) the proposed development is in the interests of preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment; and

(b) there is no satisfactory alternative; and

(c) the proposed development will not be detrimental to the maintenance of the population of the European protected species concerned at favourable conservation status in their natural range.

Where a proposed development is likely to affect European protected species the developer must submit a survey of the status of that species at the site. If present, an assessment must identify what impact the development will have on the protected species and a detailed method statement provided of all the mitigation work that is proposed in relation to the European protected species. This will be required before planning permission can be granted.

**Reason**

A number of species identified as European Protected Species (EPS) are protected by the Conservation (Natural Habitats etc.) Regulations 1994 (as amended in 2007) which implements the European Habitats and Birds Directives; this provides a more stringent regime for the protection of species than that found in national legislation.

Developers must be aware of the importance of identifying whether or not European Protected Species are found on or near development sites. If activity, including development, is likely to have an adverse affect on a EPS a licence (issued by the Scottish Government) is usually required to carry out work.

The Council, therefore, has a key role relating to European Protected Species as it must not give permission for any development which cannot, subsequently, meet the requirements for a licence. If a development will have an adverse affect on a European Protected Species the three tests necessary for the granting of a licence [points (a)-(c), in the policy text] must be satisfied.

**POLICY E22: LOCAL BIODIVERSITY AND GEODIVERSITY SITES**

Development that may affect a Local Biodiversity Site or Local Geodiversity Site will
not be permitted unless the developer submits an appraisal which demonstrates that:

(a) the overall ecological integrity of the site will not be compromised; or

(b) any significant adverse affects on the site are clearly outweighed by social or economic benefits of significant local importance.

Where development will adversely affect the Site, the developer's appraisal must identify:

• how any anticipated damage will be minimised or mitigated, including replacement habitat for any losses incurred; and

• proposals for the conservation, protection, enhancement and future management of the natural heritage interest of the Site.

Where appropriate, planning conditions and agreements will be used to ensure these proposals are achieved.

Reason

Fife has many sites that are important for wildlife, geology and the natural processes that shape the landscape. Some of these sites are of international importance and are known as Natura and Ramsar sites. Others, known as Sites of Special Scientific Interest and National Nature Reserves are important in a Scottish context. European Directives and national legislation protect the natural heritage of these areas. Planning policies to protect these sites from damaging development are included in the Fife Structure Plan 2006-26 (Policies ENV2 and ENV3).

Many more sites in Fife are locally important for their natural heritage interest. They are valuable, individually and in combination with other sites, and their number and diversity provides an important network of habitats. It is essential that these sites are not lost entirely or damaged to such an extent that they become isolated and no longer provide a link in the network or cannot remain as viable refuges. This policy aims to protect Fife’s locally important sites from damaging development. The Nature Conservation (Scotland) Act 2004 places a duty on the Council to protect and enhance these sites.

These sites are known in Fife by several names:

• Listed Wildlife Sites;
• Sites of Importance for Nature Conservation;
• Scottish Wildlife Trust Reserves;
• Local Nature Reserves;
• Regionally Important Geological and Geomorphological Sites.

The Council now has the role of establishing and managing a new system of local nature conservation sites and such sites will now be known as Local Biodiversity Sites and Local Geodiversity Sites.

Further information on these local sites is available from the Take a Pride in Fife Environmental Information Centre (TAPIF-EIC).
POLICY E23: PROTECTION OF BIODIVERSITY

Development that may affect national and local priority habitats or species, as identified in the Scottish Biodiversity List or Fife Local Biodiversity Action Plan, will not be permitted unless the developer submits an appraisal showing that:

(a) there will be no adverse affect on the habitats or species; or

(b) any significant adverse affect on the habitats or species is clearly outweighed by social or economic benefits of significant local importance.

Where development adversely affects the habitats or species, the developer's appraisal must show:

- how the damage will be minimised and mitigated, including, where appropriate, replacement habitat for any losses incurred; and
- proposals for the conservation, protection, enhancement and future management of habitats and species (biodiversity). These must ensure that there is net benefit to biodiversity within the development site and also in habitat linkages to the site as appropriate. Particular regard should be given to priority habitats and species of conservation concern identified within the Fife Local Biodiversity Action Plan.

Where appropriate, planning conditions and agreements will be used to ensure these proposals are achieved.

All development should contribute to overall environmental enhancement by taking into account benefits to biodiversity (see Policy E3 Development Quality – Environmental Impact)

Reason

This policy aims to protect priority habitats and species across all of Fife some of which may not fall within the protection afforded by designated sites. Without care, poorly sited and designed development can affect and lead to the loss of species and habitats at any location. To achieve overall benefits for biodiversity it is important to ensure the protection and enhancement of the wider Fife environment wherever development is proposed thus complementing the site protection system, which is at the centre of the biodiversity conservation process, and supporting the regard for landscape features of value to flora and fauna under the Habitats Regulations (Regulation 37).

The Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992 give specific protection to a range of species. The Nature Conservation (Scotland) Act 2004 extended the scope of this protection by placing a duty on local authorities to further the conservation of biodiversity in undertaking their functions and in so doing to have regard to the Scottish Biodiversity Strategy (Scottish Executive, 2004). The Scottish Biodiversity List (2005) was prepared in support of
these requirements. It lists the flora, fauna and habitats considered by the Scottish Ministers to be of principal importance for furthering the conservation of biodiversity.

The Scottish Biodiversity Strategy has a key objective of halting the loss of biodiversity and continuing to reverse previous losses through targeted actions for species and habitats. The Fife Local Biodiversity Action Plan 2003-2006 includes a series of actions to protect habitats and species and is the local means of meeting the objective of the Scottish Strategy whilst also taking forward action local to Fife. The Fife LBAP is currently being reviewed along with draft species and habitat action plans.

Further information on species and habitats in Fife is available from the Take a Pride in Fife Environmental Information Centre (TAPIF – EIC).

**POLICY E24: TREE PRESERVATION ORDERS**

Tree Preservation Orders will be designated where a tree or group of trees has an important amenity value, particularly where under possible threat. Support will not be given for works to a tree or woodland protected by a Tree Preservation Order unless it is demonstrated that:

(a) the health and appearance of the tree will not be impaired and
   • the works are necessary for its continued retention and consistent with good arboricultural practice; or
   • in the case of a woodland, the proposed works are consistent with the principles of sound woodland management and good arboricultural practice; or

(b) the tree is dead, diseased or dangerous, in which case felling may be necessary.

Where felling is necessary under the terms of this policy, appropriate replacement planting will be required.

**Reason**

The Council cannot provide protection to all trees and woodlands. It can, however, designate Tree Preservation Orders, control the felling of trees for development, and enter into agreements with owners of trees and woodlands to encourage proper management and public access. Tree Preservation Orders provide protection in law for significant trees. In assessing the value of a tree or group of trees, the Council will consider the aesthetic, recreational and wildlife value, the rarity, and the value as an example of a particular species. Trees in Conservation Areas are given similar protection to those protected under a Tree Preservation Order.

**POLICY E25: TREES ON DEVELOPMENT SITES**


Where development is proposed on a site where trees are present, consideration will be given to whether, and in what form, development should be supported, having regard to the desirability of retaining and protecting mature and semi-mature trees, and other examples likely to become attractive in amenity terms, or of a rare species. Trees, woodlands, and hedgerows that have a landscape, amenity and/or nature conservation value will be protected from development.

When submitting a proposal for development for a site where trees are present, the developer shall be required to:

(a) submit a comprehensive tree survey;
(b) identify on site any affected trees; and
(c) submit for agreement a programme of works, details of tree protection and landscaping proposals, including any appropriate tree planting.

Reason

Throughout the Plan area, trees and woodlands support wildlife, provide a diversity of habitats, enhance the amenity of the countryside and built environment and improve air quality. They also provide an important contribution towards recreation and tourism. Their protection and management is an important objective of this Local Plan, particularly where they have been identified by the Inventory of Ancient, Long-Established, and Semi-Natural Woodland.

The Council recognises that trees and woodlands will require sound management which often requires work to the trees themselves. All tree work must comply with BS 3998: 1991 - Recommendations for Tree Work. This will ensure best practice. Tree felling may also require a Felling Licence which requires replanting irrespective of the presence of Tree Preservation Orders (detailed guidance is given in “Tree Felling and Permissions” available from the Forestry Commission). Work to preserve trees solely for reasons of residential amenity will not generally be supported. Policies E24 and E25 will also apply to the protection of street trees, particularly where affected by duct-laying operators. Considerable damage can be caused to trees by the installation of utilities. Work should be carried out in accordance with the guidance set out by the National Joint Utilities Group Publication 10 - Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees, April 1995.

**POLICY E26: NEW TREE PLANTING**

New on-site tree planting will be sought as an integral part of new development. Planning agreements will be used to achieve off-site or other additional tree planting and partnerships encouraged to secure tree planting and sustainable woodlands.

Reason
Where trees have to be felled as an element of site development, or are affected by development, it is essential that this is professionally overseen. Replacement planting will be specified to compensate for the loss of any trees. Works should be carried out in accordance with the guidance set out by the National Joint Utilities Group and BS5837: 2005 - Trees in Relation to Construction. There are frequent concerns that trees, particularly when they become mature, will fall on adjacent property. Detailed consideration of the relationships between existing trees and new development is needed and professional arboricultural advice must be sought to ascertain potential conflicts. The choice of species for new planting in relation to existing buildings, and within and around development sites, should be influenced by the physical and technical restrictions posed by the site. Planting should seek to relate to existing features and build on local landscape character as identified by the Fife Landscape Character Assessment. Native species should be encouraged and shall be located to maximise the green network wherever appropriate. Works should be carried out in accordance with the detailed recommendations in BS5837:2005- Trees in Relation to Construction. The Policy on Control of Woodland Removal (2009) also provides the Scottish Government’s advice on this matter.

Development on sites adjacent to woodland can affect drainage patterns not just through the development site but also through the woodland. To avoid potential damage to the woodland resource, developers will be held responsible for ensuring that drainage from their site is effectively prevented from entering the adjoining woodland.

**POLICY E27: THE COAST**

Development on the undeveloped coast will not be supported unless it can be demonstrated that:

(a) there is a proven need for a coastal location;

(b) the proposal avoids the use of greenfield sites and can reuse of vacant land

(c) the proposal demonstrates high standards of design and siting and is of appropriate scale and character

(d) the proposal does not contribute to or is at risk of coastal erosion;

(e) the proposal is not subject to nor will it contribute to flood risk;

(f) the proposal safeguards cultural and natural heritage resources

(g) the proposal does not prejudice the footpath and/or cycle network

(h) the proposal does not result in the coalescence of coastal villages; and

(i) the proposal ensures that obtrusive lighting is minimised.
Development which is proven to require a coastal location or which contributes to the economic regeneration of coastal settlements should be located on the developed coast in the first instance.

Reason

The Fife coast has a varied and distinctive nature with a role to play in the Fife economy. It is a major focus for economic activity, recreation and tourism and will be protected from unnecessary and unsympathetic developments. Provision will be made for development that requires a coastal location, reuses brownfield land or contributes to the local economy. The coastal zone, the land related to and influenced by the coast, includes land up to 0.25km inland from Mean High Water Springs the coastal landscapes defined in the Fife Landscape Character Assessment and coastal habitats.

The developed coast has been defined as settlements with a population greater than 2,000 and where there is existing large-scale development for industry, tourism and recreation outwith settlement limits. To maintain and enhance the high quality of the coastline, development that does not require a coastal location will be resisted. Development that, for operational reasons, requires a coastal location, e.g. boatyards, water-based sports, will in the first instance be directed to the developed coast.

The undeveloped coast includes agriculture and forestry land, low intensity recreational uses and smaller settlements which depend on the coast for their livelihood. Development on the undeveloped coast should only be considered where there are no feasible alternative sites within settlements or on previously developed land and where the proposal can be expected to yield social and economic benefits which outweigh any potentially detrimental impact on the coastal environment.

Development proposals will require to provide a full and robust justification for their coastal location. In the case of greenfield sites, developers will be required to explain why there are no suitable alternative brownfield sites.

**POLICY E28: LANDFILL**

Proposals for new landfill sites will not be supported.

Proposals for the improvement or restoration of land by the deposit of residual waste will only be supported where the purpose is for:

(a) agricultural land improvement where a significant improvement in the agricultural land classification grade will be achieved; or

(b) land restoration as part of a regeneration project or programme.

Applicants will be required to demonstrate that the improvement is essential for the use of the land and cannot be achieved by other measures. Applicants will also be required to demonstrate that the proposal will not compromise the objectives of Scotland’s Zero Waste Plan; and will not have a detrimental impact on ground or...
There may be circumstances where disposal of inert residual waste to land may be justified as part of land reclamation for either agricultural land improvement or as part of a regeneration project or programme. This would be acceptable where there is a genuine need for this to be achieved. There will need to be specific justification for the tipping of waste as the only method of returning land to effective use.

### POLICY E29: WASTE MANAGEMENT SITES

Existing waste management sites (and sites with extant consents), as identified on the Proposals Map, will be safeguarded for future waste management use and protected from development which may prejudice their existing or future use for waste management. Where appropriate, sites will be safeguarded for expansion, in keeping with the requirements of the Fife Area Waste Plan.

Proposals for new waste management facilities located within or immediately adjacent to existing waste management facilities on suitable industrial land, on brownfield or previously contaminated land, will be supported where they are accompanied by an assessment demonstrating that the following issues have been addressed:

- **a)** proximity to the sources of waste, the best practicable environmental option and minimisation of the transport of waste, particularly by road;
- **b)** the impact of emissions, odour and noise on the environment and communities;
- **c)** the requirements of Scotland’s Zero Waste Plan.;
- **d)** the impact on ground or surface water resources.

### Reason

Proposals for waste management facilities will be assessed against the principles of Scotland’s Zero Waste Plan. Scotland’s Zero Waste Plan provides a framework for the development of waste management facilities to meet landfill diversion targets. Proposals for new waste management facilities should therefore be accompanied by an environmental statement that demonstrates that those principles outlined in Scotland’s Zero Waste Plan, and other issues arising, have been addressed.

Proposals for new waste management facilities are likely to be acceptable in general industrial areas provided that the proposed site is not in a prominent location or a prime site for industrial development. Such locations are likely to be the most appropriate due to being less likely to conflict with the surrounding land uses, while such locations tend to benefit from good access and road links. Where appropriate,
cycle, and pedestrian access will be permitted to waste management facilities subject to overriding health and safety legislation and guidance.

In considering proposals for any type of new development the Council will also take into account the extent to which they effectively manage and promote the reduction, reuse, recycling and recovery of waste during the construction and operation of the development including any measures for waste separation and collection at source.

Note: Policies I1 and I2 deal with renewable energy and combined heat and power respectively.
4.6 Providing For Community Needs

**POLICY C1: COMMUNITY AND LEISURE FACILITIES**

The development of community and leisure facilities will be supported where:

(a) they will satisfy an identified demand for the facility; or

(b) they are located within an edge-of-centre or neighbourhood centre or edge-of-town centre and it can be demonstrated that no suitable sites or premises exist within a town and local centre;

and they:

- do not on their own or cumulatively adversely affect the vitality and viability of town and local centres;
- are easily accessible by and can be served by a choice of means of transport during their hours of operation; and
- are compatible with neighbouring uses.

**Reason**

At a time of limited financial resources, Fife Council’s programme of proposals for community and leisure facilities is restricted, and unlikely to meet the full range of demands. Considerable emphasis is therefore placed on attracting national agencies and private enterprise to contribute to meeting future needs in the Plan area. Fife Council will seek to take advantage of grants to improve recreational provision, and encourage landowners and local groups to do likewise.

This policy confirms the applicability of the sequential approach, particularly for indoor facilities. Outdoor Class 11 uses within built-up areas tend not to be located in, or be appropriate for, town centres. Suitable proposals could be linked with open space, educational, or ‘green corridor’ land, subject to the Local Plan policy position relevant to these areas.

**POLICY C2: SPORTS FACILITIES WITHIN SETTLEMENTS**

New sports facilities within settlements will be supported in principle where they are compatible with adjacent land uses.

Development which would result in the loss of existing sports facilities will not be permitted except where one of the following circumstances apply:

(a) the proposed development is ancillary to the principle use of the site;

(b) the proposed development involves a minor part of the sports facility which
would not affect its use and potential for sport and training;

(c) the sports facility that would be lost as a result of the proposed development would be replaced by:

i) a new sports facility of a comparable or greater benefit for sport and in a location that is convenient for its users; or

ii) the upgrading of an existing sports facility to provide a better quality facility, either within the same site or at another location that is convenient for its users and that maintains or improves the overall playing capacity in the area.

(d) it can be demonstrated that there is a clear excess of sports facilities to meet the current and anticipated future demand in the area and that the site in question could be developed without detriment to the overall quality of provision.

Reason

Sport and physical recreation are recognised as being key elements in maintaining a healthy lifestyle. The provision of such facilities can contribute to the health and well being of the community and enhanced quality of life. The council has also prepared the “Sport Facilities Strategy for Fife 2008-20”, which sets out a strategic framework for the development of sports facilities in Fife and provides further information on current needs and provision of facilities within the area. To support town centres such facilities should ideally be placed here, thereafter the sequential approach applies. Sport Scotland will be consulted on any planning application for development that is likely to prejudice or lead to the loss of land used as a sports facility or playing field.

Whilst not an exhaustive list, sports facilities include sports pitches and playing fields, athletic tracks, golf courses, bowling greens and tennis courts.

POLICY C3: SPORTS AND RECREATIONAL FACILITIES IN THE COUNTRYSIDE

Proposals for the provision of formal sports and recreational facilities in the countryside will be assessed against the following criteria:

(a) the proposal must be of a scale, nature and design appropriate to its setting;

(b) it must not have a material adverse impact on landscape, nature conservation or archaeological interests;

(c) the traffic generated must not have a material adverse impact on landscape, nature conservation or archaeological interests;

(d) there is a locational justification for the development;
(e) the proposal would not compromise public safety in the locality;

(f) the developer has demonstrated that the use/re-use of vacant or derelict land and buildings and land previously affected by mineral development or forestry schemes has been first considered; and

(g) if relevant, must be consistent with Policy E17 (Green Belt).

Reason

The countryside may have potential to accommodate a range of formal sports and recreational facilities. These can range from golf courses and driving ranges to more noisy and potentially intrusive sports facilities such as those for water/jet skiing, motor sports, clay target shooting, flying and paintball/war games. Activities such as these can introduce a level of use that may be alien to the surrounding area. Careful attention must therefore be given to ensuring that uses such as these can be accommodated on sites where the potential risk of damage or disturbance can be managed within an acceptable level. The re-use of previously developed sites should therefore be considered. Attention will be given to the detailed guidance contained in Scottish Planning Policy when dealing with individual applications.

**POLICY C4: OPEN SPACE AND URBAN PARK**

Existing or proposed open spaces which are identified on the Proposals Map, or others which serve a valuable amenity, wildlife, or recreational purpose, will be protected from development.

Reason

Open space is both a major urban land use and an essential part of the townscape. It provides land for leisure, play, and relaxation through parks, playing fields and children’s play areas. It can act as an amenity buffer between developments and between housing and traffic. In built-up settings, open space can provide an attractive landscaped backcloth and allow views of surrounding buildings, and its enhancement can help towards achieving the objectives of the Fife Local Biodiversity Action Plan. Given the importance of amenity and recreational open space, existing areas will be safeguarded. Development ancillary to the use of land as open space will be considered acceptable. This includes provision of changing facilities and extensions to existing facilities. The Proposals Map shows the main parks, playing fields and amenity space in each community. Other, smaller areas of public open space will also be protected where they serve a valuable amenity or recreational purpose.

It should also be noted that during the lifetime of this Local Plan, the Council will complete its ongoing work to prepare a Greenspace Strategy. This work will inform new minimum standards for open space provision in settlements.
POLICY C5: PUBLIC OPEN SPACE

The change of use of public open space to private garden ground will not be supported, where it results in any of the following:

(a) a loss of visual amenity; or

(b) a reduction in the amount of space available for recreational purposes; or

(c) a reduction in open space which has amenity value; or

(d) the creation of difficulties in maintaining the remaining open space; or

(e) a detrimental impact upon the ecological or nature conservation interest and integrity of the open space.

Where the area affected contains trees, these should be retained.

Reason

The incremental loss of small amounts of open space, often in areas which may be less well-used or poorly maintained, can individually or collectively lead to significant reductions in open space which are to the detriment of local amenity. Commonly, such losses are as a result of changes of use or a reduction in the ease and efficiency with which the remaining open space can be maintained. Such changes of use will be resisted where any of these impacts are likely to occur.

Where open space is provided as part of a private development, developers will be required to ensure that maintenance arrangements and procedures are established for public and common areas. All land forming public open space must be maintained by the developer (or factor on their behalf) or be conveyed to Fife Council for adoption and maintenance on payment to the Council of a lump sum equivalent to a minimum of 25 years’ maintenance costs. The refurbishment or restoration of landscape, recreation and play areas may be needed within this timescale and, where appropriate, a capital sum will also be sought to cover these costs.

On larger sites, a landscape bond will be required as security for the adequate provision of public open space.

In determining open space requirements for housing developments, consideration will be given to the existing localised provision, the need for open space in the vicinity, and the type of facilities required. Developers should have regard to open space standards as outlined in Policy E5.

POLICY C6: ALLOTMENTS

The provision of new allotments will be supported for all major developments.
The change of use of allotments to other purposes will not be supported where the allotments remain in use or there is a demonstrable demand for their use, unless appropriate alternative provision is made.

Reason

Alternative uses will not be supported which result in the loss of allotments that are still being cultivated or there is a local demand that could be met by the site. During the lifetime of this Local Plan, the Council will complete its ongoing work to prepare an allotments strategy, which will inform new minimum standards for allotment provision. This work has been considered within the wider context of Fife Council’s emerging Fife Greenspace Strategy and Scottish Planning Policy.

Some Settlement Plans identify development requirements for allotments in major developments. These requirements will require the scale and nature of the allotments to be agreed with the Council. Major developments are those defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

POLICY C7: SCHOOL AND FURTHER EDUCATION ESTABLISHMENT GROUND

School and further education establishment grounds will be protected from non-educational development not related to the educational use of the site.

Reason

School grounds make a significant contribution to the provision of recreational open space. A number of schools are also designated as Community Schools and their grounds are available for wider use. Fife’s Grounds for Learning scheme supports the creation of wildlife areas and environmental improvements within school grounds as part of the school curriculum. The Proposals Map identifies boundaries of primary and secondary schools, and the development of school grounds for non-education purposes will be resisted unless it can be demonstrated that they will not be required in future by the school or wider community. This policy will also be applied to further education establishments.

POLICY C8: FOOTPATHS/CYCLEWAYS/BRIDLEWAYS

Existing rights of way and established footpaths, cycleways, and bridleways will be safeguarded and kept open and free from obstruction. Where development affecting such routes is deemed appropriate, suitable re-routing must be provided before the development commences, or before the existing route is removed from use. The Council will seek to maintain and extend the network, where appropriate, for multi-use including walkers, cyclists, horse riders and paths accessible to people of all abilities, by establishing a Core Path Network, and will support new development that contributes to this end.
Reason
There are many paths in the towns, villages and countryside that provide important connections and recreational routes. The Council recognises the value of these paths as safe, convenient and attractive facilities for walkers, cyclists and horse riders. It continuously seeks to identify and signpost established paths in consultation with landowners. As funds permit, a programme of upgrading works will be undertaken to improve the path network. Location plans indicating known routes are available for inspection at Development Services offices, and from the Countryside Ranger Service. Fife Council is also preparing a Core Path Plan for Fife as required under the Land Reform (Scotland) Act 2003, which will identify core paths for walking, cycling, horse riding and use by the disabled across Fife.
4.7 Developing The Transport Network

POLICY T1: THE TRANSPORT NETWORK

New development must:

(a) be accessible to, or able to be made accessible to, the existing or planned public transport network;

(b) be located where road network capacity is or can be made available, but only after access by other more sustainable modes has been maximised and there is no creation or worsening of a road safety problem;

(c) provide for safe and convenient cycle and pedestrian access or through-routes;

(d) provide for, and do not prejudice existing, safer routes to schools and further education sites;

(e) provide for secure and convenient cycle parking;

(f) provide for the protection and integration of existing routes; and

(g) provide for safe routes to stations and major public transportation interchanges;

(h) provide multiple points of access with the surrounding public road network.

Reason

Developers must make adequate provision for pedestrian and cycle movement in proposed schemes, commensurate with the scale of the development proposal. Footpaths and cycleways should be planned to link housing with employment, commercial and leisure areas. They should be segregated from traffic wherever possible, conveniently located for public transport and designed to ensure the personal safety of users. Fife Council’s Transportation Development Guidelines and Supplementary ‘Designing Streets’ Guidance (April 2009) together with design criteria contained in the Fife Urban Design Guide seek to integrate facilities for pedestrians and cycle movement. These guidelines will be applied in determining development proposals. The supplementary guidance also specifies that multiple points of vehicular and pedestrian access should be provided, but there may be justification to relax these standards for small scale development. The requirements of clause (h) of this policy will therefore be subject to agreement on a site by site basis with Fife Council Transportation Services.

POLICY T2: TRAFFIC SAFETY IN NEW DEVELOPMENT

Measures to improve pedestrian safety for all road users are required in all new developments, including footway provision and improvements, construction of
suitable traffic calming measures, and the reduction of speeds in residential areas to 20MPH or less where appropriate.

Road layout, construction, access and parking provision should conform to Fife Council’s Transportation Development Guidelines and Supplementary ‘Designing Streets’ Guidance, the principles set out in the Fife Urban Design Guide and other National Policy Standards where appropriate e.g. Scottish Planning Policy and the Design Manual for Roads and Bridges. Development proposals likely to generate a significant amount of traffic should be accompanied by Transport Assessments, including, where appropriate, Travel Plans, and Environmental Impact Assessments. Cumulative Transport Assessments will be required to be prepared and funded by developers/landowners working in partnership with the Council where multiple development sites require to be assessed on a cumulative basis. Developers should also have regard to the Fife Air Quality Development Guidelines and potential need for an air quality impact assessment.

Reason

A safe residential environment requires that the design and use of roads in exclusively residential streets is delivered in a manner which builds in appropriate traffic calming. New residential development should take account of PAN 76: New Residential Streets, which provides advice on the design of better quality residential streets and focuses on key factors which can create successful street design.

The Council will ensure that all new developments meet satisfactory road safety and traffic management standards for all road users including pedestrians, cyclists, children and the elderly. This will be achieved through the application of Fife Council design criteria contained in the Fife Urban Design Guide, Fife Council Transportation Development Guidelines and Supplementary ‘Designing Streets’ Guidance (April 2009) and other standards, which provide a uniform approach to parking, servicing, layout, road construction and other relevant issues. Compliance with these standards allows roads to be adopted and ensures long-term maintenance and safety.

In the case of both major planning proposals and new road proposals, Transport Assessments and Environmental Impact Assessments will be required to allow the fullest consideration of all relevant issues. Travel Plans may also be required to demonstrate how sustainable travel options can be achieved in cases where development proposals will give rise to significant levels of commuting and/or customer-related travel.

Where roads are to be private, Fife Council will require to be satisfied at the time of granting planning permission that adequate arrangements will exist to ensure maintenance, repair, cleanliness and, in the long-term, replacement of roads/drains/lighting.
POLICY II: RENEWABLE ENERGY

A range of technologies for renewable energy generation, including micro-renewables, will be encouraged. Renewable energy developments will be supported provided that:

(a) there is no significant adverse impact on local communities, tourism, sport and recreational interests and/or the built and natural environment;

(b) they provide employment opportunities, particularly diversification of the rural economy; and

(c) they make use of brownfield or contaminated land, where possible.

All proposals will be required to provide detailed information on associated infrastructure required; including roads and grid connections, impact during construction and operational phases of the development, including visual impact, noise, and odour issues; and provisions for the restoration of the site.

All new developments should make a positive contribution to environmental quality by incorporating on-site zero and low carbon technologies contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 Building Regulations carbon dioxide emissions standard.

Proposals for combustion of biomass, composting, landfill gas and other technologies will be supported where:

(d) they make use of brownfield or contaminated land; or

(e) they provide rural employment opportunities and are consistent with other Development Plan policies.

Biomass fuel processing and energy production facilities will be supported where it can be demonstrated that generating efficiency will be enhanced by co-location and, subject to transportation impact, siting and design.

Proposals to abstract geothermal energy from groundwater and other sources will be supported throughout Fife provided that the drilling, engineering and abstraction operations do not:

(f) cause unacceptable impacts on the built and natural environment, and residential and other sensitive properties; and

(g) do not cause pollution of groundwater.

Proposals for hydro power developments will be supported throughout Fife’s river network provided that they do not cause damage to fisheries, fish and other aquatic
Reason

Renewable energy technologies can be used to generate electricity, heat water and provide space heating. The technologies can be developed on a domestic, community or commercial scale. They may be incorporated into new development proposals and introduced to existing development. There is a range of technologies which could be exploited in Fife, including wind, hydro, biomass, waste, geothermal, heat exchange, solar (direct and photovoltaic) and passive solar design. There is also scope for offshore wind-powered developments and other technologies that operate on the coast and on or under the surface of the sea.

A key role of the planning system is to support a move towards low and zero carbon development through the use of energy efficient, micro-generating and decentralised renewable energy systems. The policy requirement for a minimum of 15% accords with national guidance contained in Scottish Planning Policy. Further detailed advice on specific requirements and calculations are contained in PAN 84 : Reducing Carbon Emissions in New Development. It should be noted however that the 15% requirement will be subject to review when the Building Regulations are amended (anticipated 2010) but applicants will be required to provide clear evidence using Standard Assessment Procedure (SAP) 2005 or equivalent, to demonstrate their proposals comply with the policy targets when submitting a planning application or discharging a planning condition. Advice on calculating carbon footprint is available at:

- http://www.carbontrust.co.uk
- http://www.themertonrule.org

In order to ensure that all future development contributes to sustainable principles, Fife Council is also currently preparing a ‘sustainability checklist’ which will be used as a basis for assessing applications for development.

Fife Council also has direct control over renewable energy developments below 50MW (mega watts) and hydro schemes below 1MW and consultee status for larger scale proposals. Scottish Planning Policy, PAN 45: Renewable Energy Technologies and the Annex to PAN 45 dealing with microgeneration, together with guidelines on and PANs, guide how Fife Council will address the wide range of renewable technologies that may be developed in Fife during the Plan period.

Whilst some technologies will be suitable for sites within built-up areas (e.g. industrial estates), others will be constrained in their location e.g. landfill gas. There is potential to develop further hydro powered schemes within the Fife river network and potential for abstracting energy from a range of sources of geothermal energy. All schemes must accord with Policy E20 unless there is an over-riding socio-
economic reason in favour of development in accordance with Article 4 of the Water Framework Directive 2000.

Solar power can be used for electricity generation, water and space heating and optimum use should be made of site layouts through passive solar design techniques. Coastal applications and landfall installations must not cause or exacerbate coastal flooding or erosion and undergrounding of cables should be used to minimise the impacts in sensitive locations. There is potential for renewable energy technologies in the water off the coast of Fife utilising wind, wave and tide sources. Fife Council will only be a consultee in respect of such proposals. Shoreline installations of less than 50MW and landfall installations from offshore generating plant above the low water mark will be controlled by Fife Council.

The sources of potential commercial and community renewable energy are likely to be in the rural areas of the Plan area and will be considered in the context of the Plan's natural, built and historic environment policies. Within this context, the Council will take a positive view of renewable energy proposals, recognising the wider benefits inherent in the development of renewable energy technology for electricity generation and the employment and economic benefits that they may bring. Any commercial renewable energy electricity generation project will usually require connection to the electricity distribution grid. This can involve the siting of overhead cables or the laying of cables underground. In both instances, visual amenity and protection of the environment will be primary considerations, paying particular regard to the terms of the Fife Landscape Character Assessment. Policy E3 – Development Quality – Environmental Impact will also apply.

The exploitation of energy crops and forestry and farm waste are also likely to require countryside locations, both for the crop itself and the associated generating plant as there are benefits of co-locating crops and combustion plants. Such uses may be appropriate in the countryside subject to detailed consideration of their visual impact, noise, traffic generation and pollution control. Where timber is the energy crop full account must be taken of the Indicative Forestry Strategy. Combined heat and power combustion plants remote from crop growing areas may be supported.

All proposals will be assessed against the policy protection given in the Plan to the natural and built environment. Every proposal will be assessed against a range of criteria including landscape, visual, and noise impact as well as the effect on wildlife. While there is scope for commercial and community exploitation of a number of technologies, it is anticipated that the main pressure will be from wind power. Proposals for commercial wind farms will be assessed in relation to Policy R1 of the Fife Structure Plan, and to Fife Council Supplementary Planning Guidance (April 2008) – Wind Energy. The Local Plan Designation Map also identifies ‘Areas of Search for Wind Turbine Development’ to guide development proposals.

Further detailed guidance on the development of renewable energy technologies is also included in Fife Council Planning Customer Guideline ‘Renewable Energy in Fife’ and can be viewed at www.fifedirect.org.uk. Information regarding the licensing requirements for hydro schemes and authorisations for the abstraction of geothermal energy from groundwater can be found at www.sepa.co.uk.
POLICY I2: COMBINED HEAT AND POWER

Proposals for combined heat and power plant will be supported where:

(a) the heat or electricity generated contributes to the on-site requirements; and/or

(b) any surplus heat or electricity can make a contribution to the wider energy grid or other consumers.

(c) there is no significant adverse impact on local communities and/or the built and natural environment;

(d) they provide employment opportunities, particularly diversification of the rural economy; and

(e) they make use of brownfield or contaminated land, where possible.

All proposals will be required to provide detailed information on associated infrastructure required; including roads and grid connections, impact during construction and operational phases of the development, including visual impact, noise, and odour issues; and provisions for the restoration of the site.

Reason

Conventional fuel combustion electricity generating units, or heat only industrial operations, are not energy efficient. Their efficiency can be significantly improved by using heat, for example for space or water heating purposes. In formulating proposals for fossil fuel powered combustion operations, developers should fully evaluate the potential for utilising heat energy released. Residual waste and biomass are potential heat sources. The Area Waste Plan identifies that there may be a need for additional facilities in the form of a thermal treatment or combined heat and power plant by 2013 to meet landfill diversion targets. Further guidance on thermal treatment of waste is provided in SEPA’s 2009 Thermal Treatment of Waste Guidelines which apply to all thermal treatment plants recovering energy from municipal waste and/or commercial and industrial waste. The guidance is available at http://www.sepa.org.uk/waste/waste_regulation/energy_from_waste.aspx.

POLICY I3: WATER AND SEWERAGE

A public sewer connection must be used, if available, at any development site. Development proposals involving the provision of private waste water treatment plant, biodiscs, septic tanks or similar, will only be supported where:

(a) the site is not served by the public sewerage system and it cannot be connected to the public system at reasonable cost;

(b) there is no additional detrimental effect to water bodies;
(c) the proposed septic tank, biodisc or similar, and associated soakaway is within the application site, is no less than 15 metres from adjoining habitable properties, is no less than 5 metres from the application site boundaries for a single house; and

(d) the developer enters into a legal agreement to cover ownership and maintenance where shared drainage systems are involved. (This agreement should also secure connection with public infrastructure if and when that becomes available).

Reason

Private drainage systems, septic tanks and bio-discs have traditionally been important for new development in locations outwith public-sewered areas. There is concern, however, over the potential for pollution and environmental hazard, including the effect private systems can have on both ground water and surface water bodies. The general approach adopted will be to discourage private sewerage systems in areas served by a public sewerage system regardless of whether or not there is capacity within the system.

Any discharges to the environment from private systems need authorisation by SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). SEPAS’s position on waste water treatment can be viewed at http://www.sepa.org.uk/customer_information/planning/waste_water_drainage.aspx.

POLICY I4: FLOODING AND WATER QUALITY

Development will not be supported if:

(a) it would increase the risk of flooding

- by reducing the capacity of flood storage or conveyancing areas or by altering the flow characteristics of a river channel, or increasing flows within an area known to flood; or
- through the discharge of additional surface water; or
- by harming flood defences; or

(b) it would be at risk from flooding and adequate provision is not made for access to watercourses for maintenance

unless adequate mitigation measures can be secured by conditions attached to a planning permission or a legal agreement.

In areas at known risk from tidal flooding and coastal erosion, development will not be supported unless it is related to coastal defence works. On functional floodplains, built development will only be supported in exceptional circumstances; such exceptional development should not adversely affect the ability of the floodplain to store and convey water and should not either be at risk of flooding or increase the risk of flooding elsewhere.
In all instances, developers will be required to provide both flood risk appraisals, in support of applications for development in low and medium-to-high known flood risk areas, and drainage impact assessments. Developers will be required to provide or contribute towards costs associated with flood management works. Further guidance is provided in Scottish Planning Policy (Flooding and Drainage). In addition, the Fife Flood Appraisal Group is currently preparing a guidance note for use in assessing development proposals. The terms of Policy I5 in relation to SUDS are also applicable.

Reason

Government guidance in Scottish Planning Policy (Flooding and Drainage) (2010) emphasizes that the susceptibility of land to flooding is a material consideration in planning decisions. Under new duties placed upon local authorities by the 2009 Flood Risk Management (Scotland) Act, local authorities are also responsible to exercise means to reduce overall levels of flood risk. In making decisions regarding possible flood risk, the Council will apply the precautionary principle; that is, taking action now to avoid possible environmental damage even when the evidence for acting may be inconclusive but the potential impact could be great. Comprehensive information on areas susceptible to flooding is not available at present but, if and when it becomes available, the Council will incorporate it into the Local Plan at the earliest opportunity.

Proposals that include flood mitigation measures will be considered in light of the expected life span of the development and may require provision by the developer for the continued maintenance of these measures. A planning approval will not imply the absence of flood risk. The Risk Framework outlined in Scottish Planning Policy characterises areas for planning purposes by their annual probability of flooding and gives the appropriate planning response. In areas classified as medium to high risk for watercourse and coastal flooding, where the probability of flooding is greater than 0.5% (1:200), new development should be focussed on built-up areas and all development must be safeguarded from the risk of flooding. Where there is a perceived risk of flooding, the Council will require to be satisfied that adequate mitigation measures can be put in place to avoid or minimise such risk. Developers will be required to submit a Flood Risk Assessment. Detailed technical advice on preparing flood risk assessments and SEPA’s Indicative River and Coastal Flood Map (Scotland) is available from SEPA directly or from their website (www.scotland.gov.uk/topics/environment/water/flooding/advisory-groups/ntag#top and www.sepa.org.uk/flooding/flood_risk.aspx).

**POLICY I5: SUSTAINABLE URBAN DRAINAGE**

Development proposals involving surface water run-off will only be supported where Sustainable Urban Drainage Systems (SUDS) or similar appropriate measures are undertaken. SUDS or similar appropriate measures should:

(a) maintain public safety;
(b) provide or enhance wetland habitat and biodiversity;

(c) provide sufficient attenuation to surface water flows as appropriate; and

(d) ensure there is adequate treatment of surface water flows, such that there is no diminution in quality of any receiving watercourse.

Agreement on the design and long-term maintenance of SUDS will be required prior to the commencement of development.

Reason

The Scottish Environment Protection Agency (SEPA), in partnership with Fife Council and Scottish Water, has responsibility for controlling the quality of run-off into open watercourses. PAN61: Planning and Sustainable Urban Drainage Systems details the role of the different agencies and gives good practice advice. The use of SUDS techniques will be required for new developments to achieve attenuation on sites where downstream flooding may be an issue, to improve the quality of water being discharged, and to introduce diverse wildlife habitats into newly created ponds and wetland areas. Development will not be permitted to commence until full details of any SUDS scheme is approved. Specific guidance on appropriate measures and best practice is available from SEPA (www.sepa.org.uk) or refer to the Construction Industry Research Information Association SuDs Manual C697.

**POLICY I6: TELECOMMUNICATIONS**

Proposals for the installation of telecommunications masts and related infrastructure will be supported, provided that:

(a) they cause minimal adverse effects on the character and appearance of the surrounding area; and

(b) it can be demonstrated that the environmental impact will be minimised by:

- use of the least obtrusive infrastructure necessary to satisfy the operators’ network requirements;
- consideration of opportunities to share existing masts or telecommunications sites;
- consideration of opportunities to locate on existing buildings or other structures;
- including details to conceal or disguise the installation;
- the siting, scale, design, and colour of the installation, taking account of townscape, landform, built and natural features—with particular reference to the impact on the skyline or horizon, ridges and hilltops;
- its relationship to the natural and built heritage; and
- in the case of equipment replacing existing installations, ensuring that the replacement infrastructure will be less visually intrusive than the existing
Reason

For effective operational purposes, telecommunications antennae require relatively clear lines of sight. This has led to a proliferation of masts in environmentally sensitive locations. The challenge is to balance this operator requirement with the need to ensure that new telecommunications development is an unobtrusive feature of urban and rural areas. This requires sensitive, imaginative and creative design and siting solutions with full consideration of the options available, as set out in PAN 62: Radio Telecommunications.

Masts/antennae should be located where they cause the least environmental impact. Low profile locations on or adjacent to existing telecommunications apparatus, on other isolated structures such as electricity pylons or on high structures such as chimneys are preferred. Only where operators demonstrate that such opportunities are not possible or where these are not the most sensitive environmental options will the Council consider the case for new ground based masts.

It is often possible to conceal apparatus from public view by the use of small-scale equipment, the judicious use of buildings or landscape features and disguise. PAN 62 gives extensive advice on these matters.

Particular attention has to be paid to the siting and design of telecommunications networks and infrastructure where they affect Areas of Great Landscape Value, coastal areas, public open space, green corridors, nature conservation sites, wildlife sites, historic gardens and designed landscapes, conservation areas, listed buildings and scheduled monuments. Operators should refer to the relevant policies within the Plan if any of the above are likely to be affected. Where proposals are in close proximity to schools a visual representation of the beams of greatest intensity strength at various points within the area surrounding the mast must be provided.

Where new masts must be provided, they should avoid visually prominent locations. Masts that are sited on ridges or hilltops or that break the skyline are not generally desirable and should be viewed as a last resort.

Within urban areas, industrial and commercial, as opposed to residential, locations are likely to be more acceptable. Masts should be slim and simple in form and disguised within the landscape or townscape. Large lattice towers should only be used as a means to secure mast sharing. Operators of masts located on prominent roadside locations and in urban areas will also be required to be demonstrate how the equipment is to disguised or concealed.
Site boundaries and landscaping should be designed in a sensitive manner and respect local topography, and local building and planting traditions.

Where existing equipment is being replaced, the new infrastructure shall be less visually intrusive. When equipment becomes redundant, it must be removed and the site left in good order at the operator’s expense.

**POLICY I7: HEALTH AND SAFETY CONSULTATION ZONES**

Development proposals within the safeguard consultation zones and pipeline consultation corridors identified on the Proposals Map will be determined in consultation with the Health and Safety Executive and the facility's operators/owners.

**Reason**

Certain sites and pipelines are designated as notifiable installations by virtue of the quantities of hazardous substance present. The siting of such installations will be subject to planning controls, for example under the Town and Country Planning (Hazardous Substances) (Scotland) Regulations 1993, aimed at keeping these separated from new development with which such installations might be incompatible from a safety viewpoint. In accordance with Circular 5/93, Fife Council will consult the Health and Safety Executive (HSE), as appropriate, about the siting of any proposed notifiable installations. Fife Council and operators prepare emergency contingency plans in respect of these hazards, and have regard to the terms of the Planning (Control of Major Accident Hazards)(Scotland) Regulations 2000.

These installations are subject to the Control of Major Accident Hazard Regulations 1999 (COMAH), the Pipelines Safety Regulations 1996, and the Health and Safety at Work Act 1974. There are likely to be severe restraints on certain types of development. The Health and Safety Executive operates a precautionary policy in assessing risks, consequences and tolerability of risks; and in doing so has regard to the terms of its own document, 'Risk Criteria for Land Use Planning in the vicinity of Major Industrial Hazards' in giving its advice.
5 Glossary

This glossary is designed to explain terms that are common in planning. It aims to help readers who are not used to the planning system. More detailed definitions of planning terms can be found in the Fife Structure Plan (published by Fife Council), and Scottish Government Planning Policy (SPP) and Planning Advice Notes (PANs), both published by the Scottish Government.

**Arboriculture**: the cultivation and management of trees within the landscape.

**Accessibility**: how easy it is to travel within, into, and between places.

**Adoption**: the bringing into force of a Local Plan as part of the Development Plan through a resolution of the Council as Planning Authority.

**Affordable Housing**: housing of a reasonable quality that is affordable to people on modest incomes. It includes property for rent or sale (or both of these) and shared ownership. It could also include small low cost starter homes and self build plots.

**Amenity**: a term used to describe the factors that can make a place pleasant to be or live.

**Appropriate Assessment**: process required of the Birds Directive 79/409/EEC and Habitats Directive 92/43/EEC to avoid adverse effects of plans, programmes and projects on Natura 2000 sites and thereby maintain the integrity of the Natura 2000 network and its features.

**Archaeological Area of Regional Importance (AARI)**: a defined geographical area within which a number of related archaeological sites and monuments exist.

**Area of Mixed Use (AMU)**: an area where various types of development are acceptable, for example homes, shops, offices and leisure facilities. The Local Plan will define what uses are preferred in each individual AMU.

**Area Transport Plan (ATP)**: a plan that translates the Local Transport Strategy into local policies and projects. Fife has ATPs covering West, Central and East Fife.

**Area Waste Plans**: set out the way that waste will be handled in 11 areas across Scotland.

**Article 4 Direction**: an Order approved by the Scottish Government allowing the Council to extend its planning controls over development in Conservation Areas that would otherwise not normally require planning permission.

**Basic Community Facilities or Services**: everyday facilities such as a shop, post office and school and places of worship.

**Best Practicable Environmental Option (BPEO)**: the outcome of a systematic and consultative decision-making procedure, which emphasises the protection and conservation of the environment across land, air and water. The BPEO procedure
establishes, for a given set of objectives, the option that provides the most benefits or the least damage to the environment as a whole, at acceptable cost, in the long-term as well as the short-term.

**Biodisk**: a form of private waste water treatment.

**Biodiversity**: the variety of living things and how they interact with the environment they exist in. A Biodiversity Action Plan (BDAP) encourages and protects this diversity.

**Biomass**: living and recently dead biological material that can be used for energy production.

**Brownfield**: land or a site that has previously been developed. This could include: vacant or derelict land;

- infill sites (sites in a built-up area such as a town or village);
- land occupied by redundant or unused buildings; and
- land that has already been developed where the Council considers that the purpose it is currently being used for could be intensified, for example adding shops or houses.

It does not include mineral workings, temporary uses, parks and gardens, sports and recreation grounds, woodlands and amenity open spaces (landscaped areas that improve an area’s appearance).

**Built Environment**: all buildings and structures including archaeology.

**Built Heritage**: buildings, (including archaeology) and structures of historic interest and importance.

**Campus**: group of buildings with a similar or linked use.

**Capacity (Housing)**: the estimated number of houses that can be built on a site.

**Capacity Constraint (Transportation)**: too much traffic for the existing road or rail system.

**Census Output Area**: the smallest Census Area used, formed by analysing postcodes and accurately nesting these output areas within larger areas such as Council Areas.

**Class 2 - Offices**: use for financial, professional, and other services as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

**Class 4 - Business**: use for office, research and development, or any industrial process (which can be carried on in any residential area without detriment to amenity) as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.
Class 5 - General Industry: use for industrial process other than one falling within Class 4 as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Class 6 - Storage or Distribution: use for storage or as a distribution centre as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Clean Manufacturing: industrial or commercial processes which have a low environmental impact.

Coalescence: when towns or villages, which were previously separate, merge.

Coastal Zone: lands and waters adjacent to the coast that exert an influence on the uses of the sea and its ecology, or whose uses and ecology are affected by the sea. Includes land up to 250 metres inland from Mean High Water Springs, the coastal landscapes defined in the Fife Landscape Character Assessment, and coastal habitats.

Combined Heat and Power (CHP) Schemes: the generation of heat and power in a single process. CHP schemes generate electricity and use the otherwise wasted heat in industrial applications or in community heating projects.

Commercial Recreation: leisure and recreation facilities provided by the private sector as a business enterprise.

Community Facilities or Services: such as shops, post office, schools, leisure, entertainment, recreation, transport, places of worship and use class 10 facilities.

Community Planning: the process by which organisations come together to set a joint agenda in the Community Plan for improving the wellbeing of Fife. The Community Plan can be accessed at, and downloaded from, www.fifedirect.org.uk.

Committed Sum/Payment: a sum payable for the provision of, for example, affordable housing or serviced employment land elsewhere in an area as a result of an obligation on another site.

Comparison (Non-Food) Shopping: shopping where the purchaser will compare the prices, quality and quantity before a purchase is made. e.g. clothes, fashion merchandise, electrical goods, furniture, etc.

Conservation Area: an area designated by a planning authority in accordance with Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character or appearance of which it is desirable to enhance or preserve.

Constraints: anything that may limit the development potential of a site.

Contaminated Land: land covered by or containing any substance which is:

• causing or is presenting a significant possibility of causing harm; or
• likely to be causing pollution of controlled waters.
**Convenience (Food) Shopping:** broadly defined as food shopping, drinks, tobacco, newspapers, magazines, confectionery, etc., purchased regularly for relatively immediate consumption.

**Co-operative or Co Housing:** housing where facilities can be shared; by being owned or managed by a group of people with common interests.

**Core Paths Plan:** a plan that defines a basic network of paths sufficient for the purpose of giving the public reasonable access throughout their area.

**Countryside:** all areas outwith the settlement boundaries, as defined in Local Plans.

**Density:** the number of houses per hectare.

**Departure Procedure:** special consultation and advertisement procedure that enables the public to make known their views on development proposals that are not included in the Development Plan.

**Derelict Land:** previously developed land that has fallen into a ruinous state and requires treatment or clearance before it can be brought back into beneficial use.

**Developed Coast:** defined as within settlements with a population greater than 2,000 or where there is existing large-scale development for industry, tourism and recreation outwith settlement limits.

**Development:** the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in the use of buildings or other land (a legal definition can be found in the Planning etc (Scotland) Act 2006).

**Development Brief:** guidance prepared on the layout, design, and planning requirements for a defined area of land.

**Development Framework:** see Strategic Development Framework.

**Development Opportunity:** sites available for redevelopment, for example for housing, business or leisure uses.

**Development Plan:** Structure Plan and Local Plan(s) that together provide the statutory planning framework for Fife. See also Structure Plan and Local Plan.

**Fife Development Plan Scheme:** sets out the programme for preparing and reviewing local development plans and what is likely to be involved at each stage.

**District Town Centre:** the town centres of Inverkeithing, Rosyth and Kincardine as identified in the Fife Structure Plan 2006-2026.

**Domestic Renewable Energy:** such as small scale wind turbines, geo-thermal heat pumps and solar panels.
**Eco, Environmentally Friendly or Low Impact Housing:** housing that is built to a high environmental specification that reduces its energy use and impact on the environment.

**Edge-of-centre:** a location adjacent to, or within easy walking distance of the town centre.

**Effective Housing Supply:** the part of the established land supply that is expected to be free of constraints in the 5-year period under consideration and be available for construction of houses.

**Employment Areas:** all land allocated for employment use in Structure and/or Local Plans, or that has a valid planning consent for such a use. This is split into 3 categories:

- Strategic Employment Land – undeveloped land allocated for specific purposes within Proposal PE1 of the Fife Structure Plan 2006-2026
- Allocated Employment Areas – undeveloped land allocated for employment use in Structure and/or Local Plans and/or land that has a valid planning consent for these uses. Does not include land identified as a strategic allocation.
- Existing Employment Areas – land developed for employment use which should be safeguarded for continued employment use.

**Employment Land:** all land identified for business (Class 4) and industrial (Classes 5 and 6) uses.

**Employment Land Audit:** an annual audit used to monitor the supply and development of employment areas. The audit, which is available at www.fifedirect.org.uk, should be referred to for a fuller explanation of the terms associated with employment areas.

**Environmental Impact Assessment:** procedure set out in Environmental Impact Assessment (Scotland) Regulations 1999 that must be followed for assessing likely significant environmental effects of certain types of project, before they can be given development consent.

**Established Housing Land Supply:** the remaining capacity of sites under construction, sites with planning consent, sites in adopted local plans and, where appropriate, other buildings and land with agreed potential for housing development.

**Farm Diversification:** using farms for purposes other than farming.

**Fife Landscape Capacity Study:** a study undertaken to assess the capacity of the landscape to accommodate new development adjacent to settlements in Fife.

**Fife Minerals Subject Local Plan:** a Fife-wide Local Plan concerned solely with minerals.
**Fife Partnership:** a partnership of public and private sector bodies with lead responsibility for community planning in Fife. The Fife Partnership brings together Fife Council, NHS Fife, Fife Constabulary, CVS Fife, Scottish Enterprise Fife, and Fife’s Further and Higher Education establishments to direct action and monitor progress towards achieving the Fife Community Plan.

**Financial Framework:** provides guidance on and sets out the basis of the Council’s approach to developer contributions. Part of the Local Plan.

**General Needs Housing:** housing not intended for use by a specific type of resident (for example elderly, infirm, frail or disabled people, or students).

**General Permitted Development Order (GPDO):** part of planning law that defines what does and does not require planning permission. (Full details are in the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 1997.

**Geothermal Energy:** a form of renewable energy derived from the heat within the earth’s crust. The heated groundwater which is produced by the processes involved can be used to heat homes and to produce electricity.

**Green Belt:** areas adjacent to settlements designated to direct planned growth, protect the character, landscape setting and identity and preserve existing views to and from of the settlement’s historic core and to protect and give access to open space.

**Green Burial Site:** where burial usually takes place in a biodegradable coffin or shroud. A tree, shrub or wild flowers are planted as a memorial instead of having a headstone.

**Green Transport Plan:** a plan or strategy that seeks to reduce travel by car. It seeks to enhance opportunities for employees or visitors to travel by walking, cycling, or public transport.

**Greenfield:** a site which has never previously been developed or used for an urban use or land that has been brought into active and beneficial use for agriculture or forestry i.e. fully restored derelict land.

**Greenfield Release:** releasing a Greenfield site for development.

**Ground Issues:** usually refers to concern about to an area that has had previous mining activity or industrial uses.

**Housing Land Audit:** an annual survey of all housing sites in Fife for the purposes of monitoring the housing land supply and identifying those sites within the established housing land supply which are expected to be effective within the period under consideration.
**Housing Land Requirement**: the number of houses needed, informed by the Housing Needs and Demand Analysis and the Local Housing Strategy. It includes an element of flexibility to allow for uncertainties.

**Housing Market Area**: a geographical area which is relatively self-contained in terms of reflecting people’s choice of location for a new home, i.e. a large percentage of people buying a house in the area will have sought a house only in that area.

**Housing Need**: for the purposes of the Local Plan, housing need is demographic, as indicated by the change in the number of households. Also refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

**Hydro-Power**: a system of converting the energy created by water flow into electricity.

**Infill Development**: the development of vacant areas of land between existing buildings.

**In Situ**: in the original position.

**Indicative Development Framework**: Demonstrates in a conceptual form, a possible means of developing a site by demonstrating key design, development, layout and possibly phasing principles. It can include principal pedestrian and vehicle connections, arrangement of open spaces and also some density and capacity expectations.

**Indicative Forest Strategy**: a document published by Fife Council to indicate the suitability, or otherwise, of areas for afforestation.

**Industry**: the making of any article or part of any article including a ship or vessel; the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or the getting, dressing or treatment of minerals.

**Infrastructure**: basic services such as roads, water, sewerage, gas and electricity, which are necessary for development to take place; may include schools and community facilities.

**Inventory of Gardens and Designed Landscapes**: Historic Scotland and the former Countryside Commission for Scotland in 1983 published the Inventory. It covers Scotland's most outstanding historic gardens and includes parks and cemeteries.

**Inward Investment**: the attraction of businesses and enterprises to an area.

**Knowledge-based Industry**: an industry that is recognised as being highly innovative as a result of knowledge and intellectual creativity.
**Knowledge Economy:** employment related to University or college education, such as research and development, and medi-science.

**Landfill:** permanently disposing of waste above or below the ground.

**Landfill Diversion Target:** a target that Fife Council is striving to meet to reduce the quantity of waste disposed in landfill sites.

**Landfill Site:** an area of land used for the disposal of waste.

**Landscape Capacity:** the capability of landscape to absorb new development.

**Landscape Character Assessment:** assessment undertaken by Scottish Natural Heritage which defines the strategic elements which make up the landscape character of the area.

**Listed Building:** a building of special architectural or historic interest designated by Scottish Ministers and categorised A, B or C.

**Local Development Plan:** The Planning etc (Scotland) Act 2006 provided for the replacement of Local Plans with Local Development Plans. These will form part of the Development Plan.

**Local Landscape Areas (LLAs):** a valuable local landscape area that merits protection for its special character and qualities. (These supersede the former Areas of Great Landscape Value.)

**Local Town Centre or Local Centre:** the centres of settlements of less than 8,000 population serving their local catchment.

**Local Housing Strategy:** the Housing (Scotland) Act 2001 requires local authorities to lead in the assessment of housing supply, needs, demands, and conditions and, through the development of a shared understanding of the operation of local housing markets, to plan and implement a long-term strategy for housing improvement.

**Local Nature Reserve:** designated by Local Authorities where they own or lease the land or have an agreement with the landowner. Designation is usually the result of both a site’s natural heritage interest and its value for education and informal recreation.

**Local Plan:** part of the Development Plan setting out a detailed land use framework for an area. (Note that these will be replaced by Local Development Plans.)

**Local Transport Strategy (LTS):** document explaining the local authority’s transport policies and strategies to the public and setting out the strategic vision for transport provision and an integrated transport network. It is used to support funding bids to the Scottish Government and other bodies.

**Masterplan:** a comprehensive plan to guide the long-term physical development of a particular area.
Micro-Generation (Micro-Renewables): the production of heat less than 45 kilowatts (Kw) and/or electricity less than 50 Kw from zero or low carbon sources.

Mixed Tenure Housing: usually a mix of social rented, affordable and open market housing.

Modal Choice: particular mode of transport.

Modification: a change that Fife Council makes to an unadopted Local Plan; or that the First Minister makes to a finalised (but not approved) Structure Plan.

Multi-function Service Centre: a building or property with multiple uses, users, or both.

National Nature Reserve: a site designated by Scottish Natural Heritage, which is considered to be of national importance for its natural heritage interest. National Nature Reserves are managed with nature conservation as the primary objective.

National Planning Framework (NPF): a strategy for the long-term development of Scotland's towns, cities and countryside, prepared by the Scottish Government.


National Waste Strategy: sets a framework within which Scotland can reduce and deal with waste in sustainable ways.

National Transport Strategy: a national framework for transport to be produced by the Scottish Executive in 2006.

Natural Environment: geology, wildlife, habitats and landscape.

Natura 2000 Site: part of a European network of Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

Night Time Economy: economic activity, usually leisure and entertainment, that takes place after 5pm.

Non-Effective Site: a housing site not expected to contribute to the Housing Land Requirement due to constraints. Such sites may become effective if their constraints are addressed.

Non-Food (Comparison) Shopping: shopping where the purchaser will compare the prices, quality and quantity before a purchase is made e.g. clothes, fashion merchandise, electrical goods, furniture, etc.

Open Space: includes green space consisting of any vegetated land or structure, water or geological feature, within or on the edges of settlements, including
allotments, trees, woodland, paths and civic spaces consisting of squares, market places and other paved or hard landscaped area with a civic function.

**Outline Planning Permission:** where Fife Council has given permission to the principle of a certain type of development. Replaced by ‘Permission in Principle’ in The Planning etc (Scotland) Act 2006.

**Out-of-centre:** a location that is separated from a town centre but within an urban area including programmed extensions in approved or adopted development plans.

**Park & Choose:** scheme combined with Park & Ride (bus and/or rail) to increase the flexibility of journey choice, thereby increasing the attractiveness of car sharing, using public transport or cycling to increase car occupancies on congested corridors.

**Park & Ride:** scheme enabling motorists to leave their vehicles at edge-of-town car parks and travel into town centres by public transport or bicycle.

**Planning Advice Notes (PANs):** documents issued by the Scottish Government providing advice on good practice and other relevant information.

**Planning Agreement:** see Section 75 Agreement.

**Planning Customer Guideline:** a guidance note produced and approved by Fife Council to give detailed advice on a specific topic.

**Plan Examination:** a legal process to scrutinise a Local Plan. Examinations are held by an appointee from the Scottish Government’s Directorate for Planning and Environmental Appeals. After the Examination the appointee makes a recommendation on how the Council should proceed.

**Planning Permission:** where Fife Council has given permission for a certain type of development, for example new houses or business premises. The planning permission will set down any conditions which must be followed.

**Policy:** a statement of attitude or intent in response to certain planning issues or circumstances.

**Precautionary Principle:** principle adopted by the UN Conference on the Environment and Development (1992) that in order to protect the environment, a precautionary approach should be widely applied, meaning that where there are threats of serious or irreversible damage to the environment, lack of full scientific certainty should not be used as a reason for postponing cost-effective measures to prevent environmental degradation.

**Pressured Area Status:** where a shortage of affordable housing creates difficulties in meeting demand for social rented housing and where these difficulties have been exacerbated by the operation of the Right to Buy (RTB), local authorities may propose that specific areas be designated by the Scottish Government as "pressed areas" for purposes of suspending the RTB for some tenants.
**Prime Agricultural Land:** Classes 1, 2, and 3.1 of the Macaulay soil survey of Scotland. The classes are termed “land capability” reflecting the range of crops that the different soils could sustain.

**Private Sector Housing:** housing for sale or rent provided by private developers or other commercial organisations. The term 'owner-occupied sector' excludes the private rented element.

**Proposal:** a specific development project that involves physical land use change.

**Public Transport Infrastructure:** all facilities used by trains, buses and ferries.

**Public Transport Integration:** all modes of public transport working together.

**Public Transport Corridor:** a route used by public transport.

**Ramsar Site:** a wetland site for birds protected through the Ramsar Convention on Wetlands of International Importance (1971). These sites contain habitats that have declined worldwide and are often important for waterfowl and other wetland birds. Ramsar sites receive the same level of legal protection as areas that have been designated as Special Protection Areas under the EC Birds Directive or Special Areas of Conservation under the Habitats Directive.

**RCAHMS:** the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) is the public body responsible for recording, interpreting and collecting information about the built environment.

**Regeneration:** bringing economic and social activity and environmental improvement into an area.

**Regionally Important Geological and Geomorphological Site (RIGS):** a geological or geomorphological site identified as being of local interest or value in educational or research terms due to its geology or geomorphology. Geomorphology is the science of the physical features of the earth (rocks, for example) on land and below water.

**Registered Social Landlord:** a landlord such as a Housing Association registered with and regulated by the Scottish Housing Regulator or Local Authority such as Fife Council.

**Regulations:** laws that set down procedures that people must adopt.

**Renewable Energy:** energy that flows from the sun, wind and water. Includes energy that can be generated from renewable resources such as crops and waste.

**Retail Capacity Study:** a retail study to assess the capacity of an area to accommodate additional shopping floorspace over a given period.

**Retail Impact Assessment:** a detailed appraisal of the effects of a proposed retail development on the existing shopping facilities within the catchment of the proposal.
**Retail Leakage**: the net loss of retail expenditure from the population of a defined area to other places outside that area.

**Retail Warehouse**: a large individual retail store with at least 1,000 square metres of selling space with car parking, selling non-food goods such as DIY, furniture/carpets, electrical goods, gardening goods, and toys.

**Review**: the revision by the Council of an adopted Local Plan, or of an approved Structure Plan, with a view to publishing a replacement.

**Right of Way**: a right of passage over private property by a route more or less defined, created by usage which exists through common law.

**Rural Economy**: economic and employment activity that takes place in the countryside, includes agriculture, forestry, tourism and local facilities.

**Scheduled Ancient Monument**: a monument, existing above or below ground, which by virtue of its national archaeological importance has been statutorily protected under the Ancient Monuments and Archaeological Areas Act 1979.

**Scottish Index of Multiple Deprivation (SIMD)**: Scottish Government research that identifies the most deprived areas across Scotland. It is based on 31 indicators in the six individual domains of Current Income, Employment, Housing, Health, Education Skills and Training, and Geographic Access to Services and Telecommunications, giving a comprehensive picture of relative deprivation across Scotland.

**Scottish Planning Policy**: issued by the Scottish Government and providing statements of Government policy on nationally important land use issues and other planning matters.

**Scottish Water**: the government body responsible for the water and drainage network.

**Scottish Transport Appraisal Guidance (STAG)**: Scottish Government guidance refreshed by Transport Scotland in 2008 which involves the appraisal of generated options which could potentially address identified problems and opportunities against a range of criteria. Available at [www.transportscotland.gov.uk/scot-tag](http://www.transportscotland.gov.uk/scot-tag)

**Section 75 Agreement**: legally binding agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 used to control appropriate planning matters outwith the scope of planning conditions. See Circular 12/1996.

**SEPA**: the Scottish Environment Protection Agency; the public body responsible for environmental protection in Scotland, established by the Environment Act 1995.

**Sequential Approach**: the preferred order of priority of locations for consideration of retail and associated leisure proposals. The order of preference is: 1, town centres; 2, edge-of-town centre; 3, secondary shopping areas and neighbourhood centres; 4, commercial centres, and 5, out of centre.
**Service Sector**: enterprises that provide services (rather than or in addition to products).

**SESplan**: the name of the Strategic Development Planning Authority (SDPA) for Edinburgh and South East Scotland. Membership comprises the City of Edinburgh Council, East Lothian Council, Fife Council, Midlothian Council, the Scottish Borders Council and West Lothian Council. North Fife is also a member of the TAYplan SDPA.

**SESTRAN**: The South East of Scotland Transport Partnership.

**Settlement**: term used to identify towns and villages.

**Settlement Envelope**: the line drawn around a town or village in the Local Plan that defines what is within the settlement and what is countryside. Also called Settlement Boundary.

**Shared Sources of Energy**: usually refers to combined heat and power plant shared by a number of users.

**Shared Ownership Housing**: a mixed tenure between renting and home ownership.

**Site of Importance for Nature Conservation (SINC)**: a site identified by a local authority as being of regional or local importance in terms of its nature conservation interest.

**Site of Special Scientific Interest (SSSI)**: a site notified by Scottish Natural Heritage (SNH) under the Wildlife and Countryside Act 1981 as an area of land or freshwater or seawater to the Mean Low Water Mark of Ordinary Spring Tides, which in the view of SNH is of special interest in a national context. SSSIs form the main national designation, which underpins other designations including those of international status.

**Small Housing Sites**: housing sites of fewer than 5 units.

**Solar Power**: can be used passively to heat and light buildings and/or used to harness the sun’s energy by collecting and transforming it to generate electricity.

**Special Needs Housing**: housing specifically intended for use by particular groups (e.g. older people with additional needs, those with disabilities, people with learning difficulties).

**Special Areas of Conservation (SACs)**: an area defined by international statutory designation as important beyond its national context for the conservation of natural heritage, wildlife, habitats, geology or scenery.

**Special Protection Areas (SPAs)**: an area defined by international statutory designation as important beyond its national context for the protection of natural heritage, wildlife, habitats, geology or scenery.
**Strategic Development Framework**: a framework to inform future more detailed masterplanning work. It identifies appropriate areas for development and establishes core design and development principles. Not a Masterplan.

**Strategic Development Plan**: The Planning etc. (Scotland) Act 2006 provided for the replacement of Structure Plans and the creation of Strategic Development Plans (SDPs). It gave Ministers the power to designate groups of Planning Authorities to work together to prepare and review these new plans. Fife is involved in two of these; TAYplan which includes north Fife and SESplan which includes central and west Fife.

**Strategic Employment Site**: an allocation in the Structure Plan identified in the Local Plan. See also Employment Land Audit.

**Strategic Environmental Assessment (SEA)**: an environmental assessment of certain plans and programmes which complies with the EU Directive 2001/42/EC, carried out under the terms of the Environmental Assessment (Scotland) Act 2005. The environmental assessment involves the preparation of an environmental report; carrying out of consultations; taking into account of the environmental report and the results of the consultations in decision making; provision of information when the plan or programme is adopted; showing that the results of the environment assessment have been taken into account.

**Strategic Land Allocation (SLA)**: an area for development allocated in the Fife Structure Plan 2006-2026, with a minimum of 300 houses.

**Strategic Transport Improvements**: transport improvements identified in the Fife Structure Plan 2006-2026 or the Fife Local Transport Strategy 2006-2026.

**Structure Plan**: part of the Development Plan prepared by the Council and setting out broad policy on matters such as housing, transport, infrastructure, economic development, and the environment. These will be replaced by Strategic Development Plans.

**Suburban Sprawl**: the spreading of towns and suburbs over rural countryside at the edge of settlements.

**Supplementary Guidance**: additional information on a particular subject, subject to consultation and approved by the Council.

**Superstore**: a single level self-service store selling mainly food, or food and non-food goods, usually with at least 2,500 square metres of trading floorspace with dedicated car parking.

**Sustainable Communities**: usually communities that have community facilities and employment and are well served by public transport.

**Sustainable Development**: development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
**Sustainable Travel Options:** usually walking, cycling or public transport.

**Sustainable Urban Drainage System (SUDS):** technique for dealing with problems of flooding and surface water quality using the best practicable environmental solution.

**TAYplan:** the name of the Strategic Development Planning Authority (SDPA) for Dundee, Perth, Angus and North Fife. Membership comprises Dundee City Council, Angus Council, Fife Council and Perth and Kinross Council. Fife is also a member of the SESplan SDPA.

**Townscape:** a picture or view of a town or a part of a town.

**Town and Village Boundaries:** the line drawn around a settlement (town or village) in the Local Plan that defines what is within the settlement and what is countryside. Also known as a Settlement Envelope.

**Town Centre Action Plan:** a means of identifying, addressing and implementing initiatives to promote and protect town centres.

**Traffic Calming:** measures, often applied in residential areas, to reduce traffic speeds.

**Transport Assessment:** an assessment of the full transport impact of a development proposal.

**Travel Plan:** a plan or strategy that seeks to reduce travel for business purposes by car. It seeks to enhance opportunities for employees or visitors to travel by walking, cycling or public transport.

**Travel to Work Area (TTWA):** Government-defined areas that show the employment catchment of the main towns in Scotland and which are used for presenting statistical data on employment.

**Tree Preservation Order (TPO):** an order made by the Council to ensure the efficient management of a tree or a group of trees.

**Trunk Road:** a major road that is the responsibility of the Scottish Government.

**Undeveloped Coast:** the coast outwith settlements with a population greater than 2,000 or areas of existing large-scale development for industry, tourism and recreation, it includes agriculture and forestry land, low intensity recreational uses and smaller settlements which depend on the coast for their livelihood.

**Urban Capacity Study:** an assessment of the potential for further housing development within settlement boundaries, particularly on previously developed land and through conversions of existing buildings.
**Urban Regeneration Company**: a non-profit making company set up to encourage and deliver local or regional development.

**Use Classes Order**: The Town and Country Planning (Use Classes) (Scotland) Order, 1997 defines 11 classes of development. Planning permission is required to change uses between classes.

**Vacant and Derelict Land Survey**: a survey undertaken to establish the extent and state of vacant and derelict land and the amount of land that has been reclaimed since the previous survey.

**Visibility Splays**: these are areas around a road junction or access that should be free from obstruction so that motorists can see traffic and pedestrians.

**Waste Arising**: all waste materials to be disposed of.

**Waste Management**: the reduction, re-use, recovery, treatment, and disposal of waste.

**Windfall site**: a site not specifically allocated for development in a Local Plan but for which planning permission for development is granted. For the purposes of the Structure Plan, it is a site not included in the base effective housing land supply calculations.