This document is called the Proposed FIFEplan Local Development Plan.

It describes where and how the development will take place in the area over the 12 years from 2014-2026 to meet the future environmental, economic, and social needs, and provides an indication of development beyond this period.

To request an alternative format or translation of this information please use the telephone numbers below.

The information included in this publication can be made available in any language, large print, Braille, audio CD/tape and British Sign Language interpretation on request by calling 03451 55 55 00.

Calls cost 3 to 7p per minute from a UK landline, mobile rates may vary.

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Calls cost 3 to 7p per minute from a UK landline, mobile rates may vary.

Są to informacje na temat działań usług mieszkaniowych przy władzach lokalnych Fife. Aby zamówić tłumaczenie tych informacji, prosimy zadzwonić pod numer 03451 55 55 44. Koszt połączenia wynosi 3-7p za minutę z brytyjskich telefonów stacjonarnych, koszty połączeń z telefonów komórkowych mogą być różne.

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I am pleased to introduce Fife Council’s first Adopted Local Development Plan – FIFEplan.

FIFEplan can build on those elements, recognised as being essential to making Fife a better place for its communities, providing housing to meet the needs identified by the Housing Needs Assessment and in playing its full part in the Scottish economy in both Edinburgh and Dundee City regions, and creating better places for Fife’s citizens and visitors to enjoy.

FIFEplan does not exist in a vacuum. It complements and supports the Council Plan, Local Community Plans, and the Fife Economic Strategy. It also supports the Council’s aims of providing more good quality affordable homes and builds on the success of the 2,700 affordable homes that have been built in the last 5 years. It is also a way of attracting and retaining investment in Fife by signalling our ambitions and our intent.

At the Proposed Plan stage, FIFEplan was amongst the first Local Development Plans in Scotland to apply the Scottish Planning Policy published in 2014 by the Scottish Government. Fife is also putting its town centres first by promoting policies to breathe new life into them and protect them from development which would undermine that aim.

This plan rolls forward the recently adopted Local Plans. But there are new features including a revised policy framework, and greater use of maps and diagrams to explain how the plan will work.

Thank you to everyone who took time to comment on the Main Issues Report and additional consultation in 2013 and Proposed Plan consultation in 2014. We received over 7,200 comments through these three consultations. These, together with the town centre summits held between 2012 and 2013 and the design led ‘charrette’ workshops in Leven/Methil and Kirkcaldy, have contributed to the proposals in FIFEplan.

By Cllr Lesley Laird,

Depute Leader and Executive Spokesperson
for Economy, & Planning

I am pleased to introduce Fife Council's first Adopted Local Development Plan – FIFEplan.

It is an important document for promoting Fife as a place to invest in and to protect its varied and rich natural and built heritage. And, importantly, it is intended to shape the land use and planning for Fife and its communities over the next 10 years.

It is also a plan with challenges because it promotes development at a time when the economy and development sector are still in recovery and many people ask why we need more land to be identified for development. It is also a plan that reflects our ambition for continued growth in Fife’s economy and sets the scene for change in the medium and longer term.

We have used the themes of People, Economy, Place in preparing this plan. It is an unashamed lift from Patrick Geddes’ “Place, Work, Folk”: the elements key to a successful society. Geddes is widely regarded as the father of town planning, and had strong Fife connections.
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**Policies**

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Policy 3: Infrastructure and Services .......................................... 416
1. This Local Development Plan – FIFEplan – sets out the policies and proposals for the development and use of land across Fife. The policies in the Plan and supplementary guidance will be used to determine planning applications and give guidance to communities and investors on where development can and cannot take place, what type of development is allowed, how it should be laid out and designed and how environmental and cultural assets will be protected.

2. This version of the Plan – the Adopted Plan - was adopted by Fife Council in September 2017 and supersedes the previous local plans: the Fife Minerals Subject Local Plan (2011); the Dunfermline & West Fife Local Plan (2012); Mid Fife Local Plan (2012); and St Andrews & East Fife Local Plan (2012).

3. Planning Circular 6/2013 Development Planning explains that development plans are spatial, land use plans which are primarily about place. They guide the future use of land in urban and rural areas by addressing the spatial implications for economic, social, and environmental change. The Circular also explains the development plans should be a corporate document for the planning authority and its community planning partners and apply the land use elements of the Community Plan and other Council and Government strategies into an overall spatial plan for the local area providing a means to join up messages about place and delivery.

4. Scottish Ministers want development plans to be succinct and map-based with emphasis on the written material explaining the spatial strategy and the policies and proposals shown on the maps.

5. FIFEplan has three main parts to it. First, the strategy outlines what this Plan is intended to achieve over the ten year period from its adoption as Council policy. The Plan carries forward proposals from the previous Local Plans it replaces. Both the strategy and proposals will be updated at regular intervals as the Plan is reviewed, at most, every 5 years.

6. Second, the policies are the Council’s statements on how land will be used and developed. The policies are set out in a manner that reflects how development proposals and planning applications are assessed: that is, by first of all considering whether the proposal complies with the development plan and, if it does not, setting out the factors that will be taken into account and deciding whether development can be supported. A number of topic-based policies set out the criteria and conditions which will be used to determine the acceptability of planning applications.

7. Third, proposals for towns and villages across Fife are listed in the settlement plan proposals with references which identify which areas or pieces of land are affected by these proposals. The settlement plans also list additional information on town centres and commercial centres, as well as available information on strategic development areas/strategic land allocations.

8. The Glossary in the plan explains certain terms that are used in the plan. The reader should refer to it to see which terms have a particular meaning.

9. A proposals map identifies the location of development proposals and where policies apply. The proposals map includes the inset larger scale maps for towns and villages. The Plan should be read as a whole.

10. Supplementary guidance prepared in connection with a Strategic Development Plan or Local Development Plan, subject to meeting consultation requirements, will form part of the Development Plan and be known as statutory supplementary guidance. Supplementary guidance adopted and issued in this manner will provide further information or detail connected with the policies or proposals in this Plan and will be referred to in the relevant policies or proposals.

11. Fife Council will prepare – or review – and adopt supplementary guidance in connection with:

- Minerals;
- Planning obligations;
- Making Fife’s Places;
- Affordable housing;
- Low Carbon;
- Houses of Multiple Occupancy.

The Council will also continue to use existing non-statutory guidelines listed in the annual Development Plan Scheme and will prepare other guidance on a range of planning matters as required. These will be listed in the annual Development Plan Scheme.
12. The Local Development Plan has an accompanying Action Programme to identify the timescale and agencies responsible for the delivery of the development proposals shown on the settlement plans.

**Strategic development plans**

13. The FIFEplan Local Development Plan forms part of Fife’s Development Plan together with the approved SESplan and TAYplan Strategic Development Plans. The Development Plan as a whole provides the statutory policy framework for land use planning, strategy, policy and decision making in Fife. Local Development Plans should be prepared within two years of the approval of related Strategic Development Plans.

14. Reviews of the two Strategic Development Plans started in 2014 but it should be noted that this Local Development Plan has been prepared within the framework set by the existing TAYplan and SESplan Strategic Development Plans approved in 2012 and 2013, respectively.

**Development Plan Scheme**

15. Fife Council publishes a development plan scheme on an annual basis. The scheme sets out the council’s programme for preparing and reviewing the development plan and includes timescales for the associated strategic development plans covering Fife: TAYPlan and SESPlan. The development plan scheme includes a participation statement stating when, how, and with whom consultation in the plan will take place. The proposed plan was accompanied by a report on conformity with the approved participation statement and was considered by the reporter in the examination of the proposed plan.

**General duties**

16. There are general duties set out in legislation which Fife Council, as planning authority, must comply when preparing development plans. These include:

- **Sustainable development and climate change** – by carrying out development planning functions with the objective of contributing to sustainable development and including policies requiring all developments in the plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use (Circular 6/2013, para 14). In assessing sites submitted for inclusion in this plan, their potential to be low carbon development was included in the assessment criteria and the plan policies encourages new development to contribute to the low carbon principles using placemaking, design, and the use of greenspace, and locations which take advantage of the transport network to reduce unnecessary travel.

- **Equalities** – planning authorities should perform their functions in a manner which encourages equal opportunities and the Equality Act 2010 introduced the public sector equality duty requiring Scottish public authorities to have due regard to the need to eliminate unlawful discrimination, advance equality of opportunity, and foster good relations. The related duties include one to assess and review the impact of policies and a duty to publish in a manner that is accessible (Circular 6/2013, paragraph 15). The Council’s discharged this duty using the methods included in the aforementioned report on conformity with the approved participation statement.

**Further information and contact**

17. We are interested in how you find using this Plan and invite you to let us know. If you wish to contact us about that or any general matter concerning the Plan, you can do so by contacting the Development Plan team in one of the following ways:

- [www.fifedirect.org.uk/fifeplan](http://www.fifedirect.org.uk/fifeplan)
- Follow us on twitter:@FifePlanning
- Email - fife.devplan@fife.gov.uk

Economy, Planning, & Employabilty Services, Fife Council
Kingdom House, Glenrothes, Fife, KY7 5LY
Phone - 03451 551122
FIFEplan - Local Development Plan timetable

2012
- Information gathering: ‘Community Matters’

2013
- Main Issues Report published
- Consultation on the Preferred Development Strategy

2014
- Prepare the Proposed Plan
- Publish the Proposed Plan

2015/16
- Examination

2017
- Fife Council Adopts FIFEplan
- Version 4; HRA; Post Adoption Statement

We are here

Strategic Environmental Assessment / Habitats Regulations Appraisal
1. This is a plan for Fife’s people, economy, and places. The land use strategy for FIFEplan supports the creation of a place in which, by 2026, economy activity has recovered, and building is at a higher level of activity than at present resulting in sustainable economic growth.

2. This will be achieved by allocating land for new homes to be built and for investment in economic growth and regeneration. The Plan policies encourage new, high quality development to achieve these outcomes.

3. The Local Development Plan contributes to making Fife the best place to do business. Growing business activity and employment will build the economy, offer more job opportunities, and allow more people to improve and maintain their living standards. The Plan strategy combines growth ambitions with improving Fife as a place to live and work in – keeping safe our rich environmental assets and improving and protecting the quality of our towns and villages as they change.

4. FIFEplan’s spatial strategy is a Fife-wide statement of how Fife should develop over the 10 years to 2026 after the Local Development Plan is adopted as Council planning policy. It is framed by national and regional policy set by the National Planning Framework and the two strategic development plans covering Fife: SESplan and TAYplan, shown in Figure S1.
Figure S1 - Strategic Development Plan & Housing Market Area Context
5. Other strategic policies and Fife Council corporate objectives also shape the land use strategy as illustrated in Figure S2.

6. The strategy will be reviewed and updated as necessary when the Local Development Plan is reviewed in four years’ time.

7. Taking account of the two Strategic Development Plans, FIFEplan’s housing land supply will be met by proposing development focused on towns and villages having regard to the range of facilities, local need, and likely impact on their location. Proposals for employment, housing, and local services are, where possible, located in close proximity to encourage sustainable and healthier lifestyles and to make integration with existing communities easier. The Strategy diagram, Figure S3, is shown overleaf.

Figure S2 - Policy Context of Local Development Plan
Figure S3 - Spatial Strategy

* There is currently no commitment or approval for these proposals from Transport Scotland.
8. Supplementary guidance for housing land in the SESplan area determines the scale of the housing requirements to be met in the SESplan part of Fife through new housing land allocations in the Local Development Plan for the periods up to 2024.

9. The majority of new development in the north of Fife is within the principal settlements identified in TAYplan. The Local Development Plan also includes allocations in other towns and villages able to accommodate and support growth.

Homes

10. Housebuilding rates have recovered marginally since the market depression and still remains at only just over 50% of 2006/07 levels. FIFEPlan will help accelerate the rate of housebuilding through the revised policy framework and by providing for a continuous effective housing land supply and ensuring a consistent approach across Fife.

11. Land is allocated to support anticipated housing need and demand in the period to 2026. The housing land requirement is provided with Policy 2 (Homes).

12. A particular issue in villages and rural communities is lack of accommodation, including care homes, for older people. Innovative solutions on sites within the heart of rural villages will be sought. This could free up single-occupancy homes while enhancing care for the elderly in the community.

Employment Land

13. Employment land supply and distribution is a core part of the FIFEplan spatial strategy and supports the Fife Economic Land Strategy. There remain areas of Fife with significant deprivation and physical dereliction where economic and social performance falls below the Fife average. Many settlements lack a local supply of readily available employment land to meet demand from local businesses or to attract new investment. Furthermore, much of Fife’s commercial property stock is ageing and does not meet business’s current requirements thereby putting Fife at a competitive disadvantage. Through investment in business infrastructure, Fife will modernise its economic assets. This process has already begun through the development of John Smith Business Park, the Energy Park, Fife, Fife Renewables Innovation Centre, and remedial and other infrastructure works at Rosyth (including the new Forth Road Crossing Bridge).

14. The Fife Employment Land Strategy has identified sites across Fife for employment investment. These are included in this Plan and protected by policy to provide a sufficient land supply in Fife’s key towns. The development of strategic sites is important for long term economic growth and employment purposes, locally, regionally and nationally. Uncertainty over the delivery of strategic sites can undermine investor confidence, and can deter investment decisions, particularly in the current economic circumstances. As certainty is essential to such investment decisions, the plan includes an Employment Land and Property policy to protect and safeguard employment land.

15. The prospect for improving the economic prospects of Fife through longer term improvements to the A92 road corridor from the Tay Road Bridge to the existing duelled road at Preston roundabout will require to be investigated during the early part of this plan period. This will also assess the A911 road and access to the Tay Road Bridge for traffic from energy related developments at Levenmouth. Strategic transport interventions at Redhouse, Bankhead, Preston, and Balfarg are identified as key elements of this strategy and will be funded through planning obligations.

Town Centres

16. Town centres across the country are in a period of transition. They should be the heart of our communities and so the Local Development Plan strategy and policies support Fife’s town centres as hubs of activity which adapt to changes in their role so they can remain centres for commercial, community, and cultural activity. Fife Council facilitated summits in each of the key town centres in Fife, working with local businesses and residents to develop a range of actions. Two town centres, Kirkcaldy and Dunfermline, have developed Business Improvement Districts and a similar approach is being considered in St Andrews.

17. The Plan includes a Town Centres First policy. Town centres will be the location of choice for new shopping, commercial, leisure, entertainment, and leisure uses likely to attract large numbers of people, and to encourage more homes there to achieve a better mix of uses and activity - and not just during normal business
day. The key is for people to be together and close to the range of activities best placed in town centres. That requires Fife’s town centres to be attractive as places to live in and visit. The Plan emphasises the importance of the design and layout of new development to achieve this result.

18. The FIFEplan strategy supports people having homes in and close to town centres as an important ingredient to help transform those centres and make them successful. This supports community planning objectives and is reflected in the community based Town Centre Action Frameworks.

Low Carbon and Energy

19. In the field of energy the Fife Energy Corridor is recognised in National Planning Framework 3 as an area of regional importance for the energy sector and where the focus of investing in the energy sector has brought wider economic benefits. The Fife Energy Corridor covers some of the most scenic stretches of the Fife Coast and the protection of the natural attributes of the area will be addressed when individual development proposals are being implemented or considered.

20. Fife will continue to be a leading centre in the field of low carbon developments. The University of St Andrews’ proposal for low carbon and sustainable energy related research, development, and industry in Guardbridge is expected to be an important addition to Fife’s assets in energy and renewables. It will complement the Energy Park at Methil and biomass proposals at Rosyth which are key components of the National Renewables Infrastructure Plan and also support the needs of the oil and gas industry.

21. The potential for coastal employment sites in Fife to develop further is shown in the investment in the first phase of the Energy Park Fife and the studies to investigate the potential for further growth which may include some land reclamation.

22. The Plan also includes a Low Carbon Fife policy to promote more sustainable generation and energy efficient buildings. The Council will support proposals to develop district heating networks based on low carbon and renewable sources, or that facilitate the more efficient use of heat from existing energy generation or other processes.

23. The Fife Heat Map has been developed to support the planning and deployment of local low-carbon energy projects in Fife and will be an important tool for developers to review potential heat demand of a proposed development, as well as opportunities to link with existing heat supply and demand.

24. Several wind farms and turbines are already in operation in Fife, and these will be added to by several other consented wind turbines and wind farms during this plan period. The policy approach to onshore wind energy takes account of the need to prepare a new spatial framework which is in line with national policy. Work has also been undertaken on potential landscape capacity for wind energy development because of possible adverse and cumulative effects. While wind energy will be supported in principle as an important element of providing a mix of renewable energy, the assessment of proposals will take into account a range of impacts, including landscape, communities, aviation and defence interests, the natural heritage, and the historic environment.

Minerals

25. Minerals are an essential to the economy. They can only be worked where they are found and the impact of extracting or processing them requires careful management to do so in a manner which takes account of environmental impact. The areas of search set out in the adopted Minerals Subject Local Plan for sand and gravel extraction have been updated and are now being included in supplementary guidance being published with FIFEplan. The supplementary guidance provides the detailed policy guidance on other minerals extraction, including hard rock, gas, and coal. The guidance will replace the Subject Local Plan once it is adopted as Council policy.

Heritage

26. Fife’s rich natural, built and cultural heritage assets attract tourism to the area and encourage investment. These assets are protected by policies in the Plan. Preserving the local character of settlements and landscapes across Fife, (particularly where these are considered to have distinct and special qualities), and avoiding the loss or degradation of natural resources are fundamental principles of the Plan.
Rural Areas

27. Rural areas' economy and communities will be supported by allowing appropriate scale and location of development that complements existing village layouts and character. Tourism plays an important role across Fife and, often more so, in rural areas. Fife’s culture and heritage and key destinations visitor destinations with their assets of golf, coast and countryside, food and drink combine to be a package which and bring more visitors who, in turn, can boost the economy in these areas. The Plan’s policies are intended to help diversify the economy and allow investment in the infrastructure tourism needs.

28. The prospect of the Forth Bridge becoming a UNESCO World Heritage Site and proposals for a visitor centre is a major addition to Fife’s heritage assets. More investment will be investigated during the life of this Plan to improve the built heritage at North Queensferry and, on a rolling basis, across Fife’s conservation areas using Conservation Area Renewal Schemes.

29. Fife’s rural environmental assets are protected by a suite of policies covering matters such Dunfermline’s and St Andrews’ green belts, controls over development in open countryside, and managing impact of development on natural assets. Prime agricultural land and food security is a continued concern and in assessing development sites for this Plan, the Council has sought to minimise irreversible development in these areas and provided policy protection.

30. FIFEplan carries forward existing Development Plan commitments but also sets the scene for the future and a focus on redeveloping previously developed land - commonly referred to as ‘brownfield’ - and remediating contaminated land. This will be a medium to long term transformational change but early starts are anticipated from the Kirkcaldy Charrette work undertaken in 2014 for the town’s Victoria Road/Nairn Street corridor.

Planning Obligations

31. Planning obligations are increasingly used to require development to provide or pay for new or improved infrastructure needed to serve new development or address impacts on infrastructure such as roads and schools. These will be delivered through developer obligations as required by this Plan’s policies and applied using methods described in supplementary guidance which accompanies the Plan.

Quality of Place

32. This Plan marks a step change towards a more sustainable Fife where new development is of a high quality and Fife contributes towards Scotland becoming a more energy efficient country. Quality of life and access plays a part in a sustainable economic development. Supplementary guidance is being prepared to raise standards in providing and enhancing greenspace and green network opportunities and ensuring these principles are incorporated in development proposals.

33. The importance of creating successful places and the beneficial effect they have on communities, local economies, the environment and individual’s quality of life is stressed in national planning policies. The policies in the Plan look for all new development to demonstrate that it meets the six qualities of successful places (distinctive; welcoming; adaptable; resource efficient; safe and pleasant; and easy to move around and beyond). Supplementary guidance will provide detail on the applying these six qualities in Fife.

34. FIFEplan recognises that with two Strategic Development Plans and a variety of needs across the region, area strategies are needed to meet the different local needs.

West Villages Area Strategy

35. The West Villages area has around 600 houses already allocated. Much of this allocation is still to be developed although some sites are showing signs of progress. Although this area lies outwith the two new Strategic Development Areas introduced by SESplan, it is appropriate that further allocations are made in this area due to its proximity to jobs, services, and other infrastructure which allows access to the rest of Fife and the wider region.

36. The Plan encourages improvements to employment land in the area, particularly at Hillend and Donibristle Industrial Estate, to support the economic strategy for the area and promote reinvestment in this strategically important employment area.
37. The wider area around Rosyth, Inverkeithing, and Dalgety Bay to the Forth bridgehead is well placed for access to the central Scotland economy and regional job markets. That makes this location attractive for business, residential, and tourism investment in Fife which the opening of the Queensferry Bridge in 2016 will further enhance.

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

Dunfermline Area Strategy

39. Dunfermline is a main focus for a large amount of development over the Plan period; however this will be progressed in a manner that protects the historic centre of the town and its landscape setting. Dunfermline is also the location of existing Strategic Land Allocations to the south-west, west and north-west of the City. Development proposals are progressing to the south-west and north-west of the City and SESplan directs further development to the north of the City so land has been identified across the north of the city in line with those requirements, up to 2026. In the north-west, the new sites add to the existing proposals identified in earlier development plans and, in the north-east, a new allocation is identified at Halbeath.

40. The provision for a northern relief road and a western distributor road is essential to the delivery of these strategic developments. These will work alongside the new park and ride at Halbeath and the improved access to the Forth Bridge to provide a range of travel options. The delivery of a Rosyth bypass remains a priority for the Council. There is also potential for improved rail connectivity through the introduction of a rail link between Inverkeithing and Halbeath, consistent with the Strategic Transport Projects Review.

41. Dunfermline is supported as an important tourist destination by creating an engaging city centre experience with a mix of good quality retail and restaurant/bars attractions which will create a vibrant mix for residents and visitors. The retention of the Rosyth rail link is a strategic priority and vital to safeguarding the economy, jobs and port related facilities for future generations.

42. A green belt continues to be identified to the south west of Dunfermline to protect the setting of its historic centre. The Dunfermline green belt constitutes an area where the majority of development uses should not happen and, as a consequence, the Local Development Plan policies protect this area from inappropriate development.

Glenrothes and Ore/Upper Leven Valley Area Strategy

43. The Glenrothes and Ore/Upper Leven Valleys area is identified as a focus for further development by SESplan to encourage regeneration on and around the Fife Circle rail link which, together with the A92 gives good links around southern Fife and to and from the Edinburgh area. Glenrothes town centre regeneration is encouraged to support its place as a strategic town centre. Opportunities to develop housing and leisure uses in and around the town centre consistent with the Plan’s policies will be encouraged. Cowdenbeath and Kelty also remain important town centres and the towns are also the focus for development proposals in the Local Development Plan.

44. The prospect for improving the economic prospects of Glenrothes through longer term, improvements to the A92 corridor from the town to the Tay Road Bridge will be investigated during the early part of this plan period.

45. Opportunities will be sought to increase retail and leisure provision in Glenrothes town centre with particular focus on the evening economy.
46. Additional development has also been identified in Thornton, Cardenden, Kinglassie and Glenrothes due to the changing housing context in SESplan. This continues the approach of locating development around the northern arc of the Fife Circle rail line and in locations which have good access to local and regional services and employment opportunities.

47. Lochgelly carries forward strategic scale development proposals reflecting the outcomes of the community consultation (charette), which took place in 2010 and considered the long term development of the town.

Kirkcaldy Area Strategy

48. Kirkcaldy is the location for two Strategic Land Allocations. Between them, these sites will provide around 3,800 houses. Progress has been made with both these sites, particularly at Kirkcaldy East and their development will continue through this Plan period.

49. A long term development framework diagram is included for Kirkcaldy’s Victoria Road/Nairn Street corridor based on the community engagement event held in Pathhead in February/March 2014. The framework identifies development opportunities to aid renewal in the area and will be used as a basis of regeneration discussions with the community, and local landowners and businesses.

50. The Plan strategy continues to safeguard the development of a cross-Forth transport link between Kirkcaldy and Edinburgh should this project move forward in the Plan period.

Levenmouth Area Strategy

51. Levenmouth Strategic Land Allocations is the main focus of development in the area and will provide 1,650 new homes and supporting community facilities. It is also associated with improved access to Methil docks and will link in closely with the new secondary school. Road access (the Levenmouth Link Road) from the energy cluster and Strategic Land Allocations via the A911 road will be investigated during the early part of this plan period.

52. FIFEplan safeguards the Thornton to Leven rail link for future reinstatement as a passenger rail line. There is a renewed impetus to promote this link to provide direct access to the central Scotland rail network and the services and employment opportunities there. An economic and transport case for the link will be developed further during the plan period.

53. A community planning consultation in 2013 – the Bawbee Bridge Charrette – focussed on the regeneration of Leven’s High Street area. This project will be taken forward as a local community planning initiative and key land use requirements will be supported in this Plan and future reviews. This will include developing an understanding of the potential strain on the road network within the area, most notably around the pinch point at the Bawbee Bridge, which is subject to a weight restriction of 18 tonnes at the present time.

54. The current increase in activity within the Fife Energy Park has underlined the need to look at local infrastructure to ensure that it continues to develop and grow to the benefit of adjacent communities. The Plan strategy and policies are support proposals to improve key infrastructure.

Cupar and Howe of Fife Area Strategy

55. Cupar North Strategic Development Area is an established strategic proposal and has continued support through TAYplan and this Local Development Plan. Development here is linked with the provision of a relief road to the north of the town and key infrastructure that will make a significant difference to the environment of the town. Development will only proceed once a comprehensive programme of infrastructure delivery has been committed to by key delivery partners. Employment land is also identified to support the future economic needs of the town. New development opportunities are not supported in close proximity to Cupar to avoid competing with the Strategic Development Area.
56. The strategy for the wider area is to provide opportunities for additional small and medium scale development that complement this existing allocation. Development proposals are identified in Auchtermuchty, Falkland, and Newburgh because of the availability of services and ability to accommodate development of the scale proposed.

57. The prospect for improving the economic prospects of Fife through longer term improvements to the A92 corridor from the Tay Road Bridge to the existing duelled road Preston roundabout will be investigated during the early part of this plan period.

Tay Bridgehead Area Strategy

58. Newport, Wormit, Tayport, Leuchars, and Guardbridge continue to be identified as the best options for locating development due to their accessibility to the wider region and the services available. The area has around 600 houses already allocated through previous Local Plans. With much of the development still to happen, further large scale allocations are not required during this plan period.

59. Potential development options may arise due to the changing role of RAF Leuchars, and, as more information becomes available during the life of this Plan, the development proposals may require to be updated. When further information is available the Council will pro-actively work with the MoD to address any land use issues that arise.

60. The proposed Park and Ride facility at the Tay Bridgehead area will improve access to Dundee and provide a range of travel options. This, along with the investigation for upgrading the A92 corridor from the Tay Road Bridge to the Preston roundabout will recognise the corridors role as a strategic route through Fife, particularly between New Inn and Preston roundabouts. This will help to improve travel and business access through this part of Fife, assist with the regeneration of Mid Fife and improve connections to the wider Dundee city region and beyond to the north east.

St Andrews Area Strategy

61. Under the provisions of TAYplan, St Andrews has a Strategic Development Area to the west of the town which continues from the previous Local Plan. There is no significant change from the established strategy for this area. The historic centre of the town will continue to be protected and any new development proposals in and around this area will be required to complement its historic character.

62. The importance of the St Andrews green belt is underpinned by TAYplan and the policies in this Plan. There is a need for a new secondary school in the St Andrews area to replace the existing Madras College. The council, as planning authority, in its assessment of the alternative locations will have proper regard to planning considerations.

63. The University of St Andrews' proposed Sustainable Power and Research Campus (SPARC) at Guardbridge will develop a new University Campus that is focussed on renewable energy production, research, education, and industry engagement surrounding low carbon and sustainable energy. This will contribute both to the University's ambition of becoming carbon neutral and help with Fife meeting its 2020 Heat and Carbon emissions targets.

East Neuk Area Strategy

64. The strategy for the East Neuk area is a continuation from the previous Local Plan. No further major development allocations are proposed with the exception of an extension to Crail to include employment land, as proposed in the previous plan for this area, and development at Elie.

65. The proposed development at Elie has been identified through a coordinated strategy - the East Neuk Community Action Plan (ENCAP). This has been established to work with elected members, public agencies, and community organisations to look at the rural economic and social challenges in the area. It
also provides a means through which the rural economy and the housing needs of East Neuk communities can be accommodated and is likely to develop as a community major stakeholder in Development Plan preparation.

66. This will address opportunities to accommodate longer-term growth and future iterations of this Plan will take account of land use proposals for the East Neuk.
A Guide to Countryside and Settlement Plans

Settlement Plans are prepared for each town and village that have 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 Development Plan proposals are built. The Settlement Plan is an important part of the Local Plan, as it sets out in detail the range, type and scale of development the Council will support. Therefore, Settlement Plans are useful documents for local communities and developers as they highlight the future development potential of an area.

Definitions for any additional terms used in the Settlement Plans can be found in the glossary.

In addition to the Settlement Plans, an Action Programme is published along with the Local Development 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

Notes for all Settlement tables:

1. See Action Programme for programming and site details, including the lead agency likely to implement the proposals.

2. Planning obligations will be sought for development proposals dependent on the scale, location and particular circumstances of the proposal. In all cases obligation levels for transport, community and education needs will be proportionate to the type of development and its impact and consistent with Circular 3/12 Planning Obligations and Good Neighbour Agreements. Further details are contained in the Council’s Supplementary Guidance on Planning Obligations.

3. The defined policy areas for Conservation Areas and Hazard Pipeline Consultation Zones/Sites on the paper FIFEplan maps reflect a snapshot date of February 2017. The FIFEplan interactive online mapping displays the latest data available.
How to read the settlement plan proposals table

<table>
<thead>
<tr>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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Status, additional development requirements, and other information - This site is under construction.

*New or extended housing and housing opportunity sites (which were not identified in the previous adopted Local Plans) are marked with an asterisk in the settlement plans and associated mapping.*

**Settlements with no proposals**

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<td>'Thorn'</td>
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<tr>
<td>'Newburgh'</td>
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<tr>
<td>'Newport on Tay'</td>
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<tr>
<td>'Oakley'</td>
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<tr>
<td>'Pittenweem'</td>
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<tr>
<td>'Wormit'</td>
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<td>'Wormit'</td>
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<tr>
<td>'Wormit'</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>'Countryside Area (outwith town and village boundaries)'</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Aberdour

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABD 001</td>
<td>Hillside School</td>
<td>4.2</td>
<td>Housing Opportunity Site</td>
<td>70</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as a potential redevelopment opportunity for residential development. This will fund the provision of replacement school facilities and associated employment uses. Development will require sensitive redevelopment of existing listed buildings on the site.

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 also be required:

- Transport Assessment (TA) and Road Safety Audit (RSA)
- A detailed business case must be submitted with any planning application. This will inform a legal agreement that will ensure housing proposals contribute appropriate funding for the replacement school and employment uses.
- A phasing plan will identify timescales for delivery.

- A Flood Risk Assessment must be undertaken in support of the development.
- A detailed landscape assessment will be required to address boundary treatment, including tree planting and structural landscaping to address landscape visual impacts on the Local landscape Area.
- The site for the replacement school and for the employment uses is to be agreed prior to planning permission being granted for residential development.
- Retention of a minimum of 30% of the site for employment purposes.

A 6m buffer strip between the development and the watercourse is required.

No development should be within 10m of adjacent area of woodland.

**Green Network Priorities:**

- Deliver a north-south green network link to connect and provide access through the site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABD 002*</td>
<td>Land at Wester Aberdour</td>
<td>1.6</td>
<td>Housing</td>
<td>20</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site is suitable for single-storey houses only.

Access from Inverkeithing Road must incorporate visibility splay areas that accord with council design standards.

A footway that is two metres wide must be provided along the frontage to Inverkeithing Road and be continued along that part of Inverkeithing Road that adjoins the grounds of the house at 30 Bellhouse Road. The footway must then be continued eastwards to connect with the existing footway immediately east of Avandale. This last part of the footway may, if unavoidable, be less than two metres wide but must not be less than 1.3 metres wide.

A crossing must be provided so that pedestrians may cross Inverkeithing Road between the new two metres wide footway and the existing footway on the north side of the road.

Vehicle and pedestrian access must be provided from the site to Bellhouse Road.

A flood risk assessment is required. Design of development must take account of the findings of the flood risk assessment.

**Green Network Priorities:**

- High-quality landscaping must be provided on the Inverkeithing Road frontage, taking into account that this location is the entrance to the village. New hedging to replace hedging removed to provide visibility splays will be required.
- A high-quality edge must be provided along the western boundary of the development.
- Built development must be no closer to the trees that adjoin the site than a distance that is equal to the height of the trees plus five metres.
- A wildlife habitat area incorporating a SUDS drainage feature must be provided in the south of the site.
- A pedestrian link must be provided between the site and the woodland that adjoins the south part of the site.

*This is a new or extended housing or housing opportunity site.*
### Anstruther and Cellardyke

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANS 001</td>
<td>Cellardyke Caravan Park</td>
<td>10.7</td>
<td>Housing</td>
<td>331</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANS 002</td>
<td>Crichton Street</td>
<td>0.1</td>
<td>Housing</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is under construction.
### Status, additional development requirements, and other information

- This site is a residential development opportunity. A Flood Risk Assessment is required before development takes place.

### Status, additional development requirements, and other information

- This site is a residential development opportunity. Before development takes place, access arrangements should be secured through legal agreement with neighbouring property owner.
### Green Network Priorities for this site are:

- Establish a high quality development edge along the western boundary (and with the Dreel Burn in the south west corner) which delivers landscape and habitat enhancements, alongside new north-south access provision.
- Maintain and enhance the setting of the core path route that runs along the northern boundary of the site, through an appropriate boundary treatment and new planting.
- Provide an east-west access connection through the site to provide a safe route to school and cycle route (and allow for potential future link to Pittenweem).

### Status, additional development requirements, and other information -

Vehicle access via B9131.

Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).

Retain scope to link site to the established employment area to the south.

Safer route to school to be safeguarded (indicated on the proposals map).

A flood risk assessment is required before development takes place.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANS 007</td>
<td>Anstruther</td>
<td>-</td>
<td>Allotments</td>
<td>-</td>
<td>Fife Council/Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - NB: No map annotation. Fife Council is actively pursuing the identification of appropriate land for allotment use in the Anstruther area.
### Auchtermuchty

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUC001</td>
<td>East of Stratheden Place</td>
<td>0.7</td>
<td>Housing</td>
<td>18</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A Flood Risk Assessment is required before development takes place.

**Green Network Priorities for this site are:**
- Consider the appropriateness of an off-site contribution to enhance the quality and multi-functionality of the existing greenspace to the west.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUC002*</td>
<td>Land west of Millflat</td>
<td>1.3</td>
<td>Housing</td>
<td>30</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A Transport Statement is required to identify the most suitable access points.

A Drainage Impact Assessment is required. No development should be within 10m of boundary trees/hedgerows.
**Status, additional development requirements, and other information** -

Classes 4 (business), 5 (general industrial) & 6 (storage & distribution). Site boundaries and details to be determined by Planning Application. A Flood Risk Assessment is required before development takes place.

**Green Network Priorities for this site are:**
- Protect and retain the existing mature trees along the western boundary of the site and incorporate as part of a high quality edge to the development. Enhance through appropriate new planting and boundary solutions which reflect the strong rural character of the approach to Auchtermuchty from the south along the B936 and will improve the setting of the greenspace on the opposite side of the road.

*This is a new or extended housing or housing opportunity site.*
### Auchtertool

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUT 001</td>
<td>Camilla Farm</td>
<td>0.6</td>
<td>Housing</td>
<td>16</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is currently under construction.
### Ballingry

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BGY 001</td>
<td>Flock House South</td>
<td>1.7</td>
<td>Housing Opportunity Site</td>
<td>40</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission for housing.

**Green Network Priorities for this site are:**

- Consider in association with LHR001.
- Establish a north-south green network connection through the site which provides connectivity with the Ballingry Meadow wildlife site that sits to the north and contribute to wetland, woodland, and grassland habitat through appropriate new planting.
- Establish a new high quality landscape edge to provide a setting for the development and enhance the settlement edge.
### Ref | Location | Area (ha) | Description | Est. capacity (Housing) | Lead Agency
---|---|---|---|---|---
BGY 002 | Land to the east of Ballingry | 4.2 | Housing Opportunity Site | 105 | Private Sector

### Status, additional development requirements, and other information -

The site must have two vehicular accesses from the B920:

- a 4 arm roundabout at the existing junction of the B920 and Hill Road; and
- a T-junction south of the existing junction of the B920 and Kirkland Farm.

The development will require:

- the existing junction of the B920 and Kirkland Farm to be stopped up;
- the provision of a 2 metre wide footway along the front of the site on the B920; and
- a controlled pedestrian crossing on the B920.

The site borders WS04 Ballingry Meadow Wildlife Site to the south, where careful design of the development in the vicinity of the mutual boundary will be required.

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

Buffer strips of widths to be determined and agreed shall be provided adjacent to the Lochty Burn along the northern boundary of the site and the watercourse along the southern boundary of the site.

### Green Network Priorities for this site are:

- Establish a new high quality landscape edge to provide a setting for the development and enhance the settlement edge.
- Establish a north-south green network connection through the site which provides connectivity with the Ballingry Meadow wildlife site that sits to the south and contribute to wetland, woodland, and grassland habitat through appropriate new planting.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BGY 003</td>
<td>Ballingry Road</td>
<td>0.9</td>
<td>Housing Opportunity Site</td>
<td>25</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Development Brief for site approved June 2005. Capacity reflects approved development brief.

**Green Network Priorities for this site are:**
- Maintain connectivity and enhance the existing core path as a key entrance into Loch Ore Meadows Country Park.
- Develop a high quality landscape edge with the Country Park, through appropriate new planting and boundary treatment which helps provide a landscape setting for the development and offers views into the Park.

<table>
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<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BGY 004</td>
<td>Former Benarty Centre</td>
<td>2.7</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has been demolished and has potential to be redeveloped. A Flood Risk Assessment requires to be undertaken prior to development on this site.

**Green Network Priorities for this site are:**
- Establish green street frontages along the northern and southern edges of the site, which would improve the quality of the public realm along this route through the village.
Balmerino and Kirkton of Balmerino

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAL 001</td>
<td>Opposite Balmerino Abbey/ Memorial Cottages</td>
<td>0.6</td>
<td>Housing</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Planning permission 09/00408/EFULL for 5 houses was granted on 04/08/2011.

Tourist car park for visitors to abbey/village.

Public realm improvements are required – including landscaping and protection of the view of the Abbey from the main road through Balmerino.

Larger gardens in rural setting adjacent to the Conservation Area.
Balmullo
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLO001</td>
<td>Balmullo Farm</td>
<td>0.9</td>
<td>Housing Opportunity Site</td>
<td>23</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site includes a category B Listed Building. The site is a development opportunity, with potential to contribute 23 houses to the housing land supply. A flood risk assessment is required before development takes place.
### Status, additional development requirements, and other information -

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

No development should be within 10m of adjacent woodland, boundary trees/hedgerows.

Potential sewer capacity issues.

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<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLO 002*</td>
<td>Land at Burnbrae Nursery, Clay Road</td>
<td>1.6</td>
<td>Housing</td>
<td>20</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

Green Network Priorities for this site are:
- Incorporate the site’s existing strong landscape framework into development proposals for the site.
- Deliver a high quality edge with the Balmullo Burn which enhances the riparian corridor through appropriate new planting.
- Retain and incorporate the existing hedgerows where possible, as local character defining feature.

*This is a new or extended housing or housing opportunity site.
**Blairhall**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</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>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - New development on this site will:

- Fund on-site infrastructure including vehicular access from South Street.
- Provide a financial contribution to contribute to the overall restoration of the Comrie Colliery site during the lifetime of the Local Plan.
- Account must be taken of the ancient woodland in the north western part of the site. It is likely that a protective strip will be required, the extent of which should be determined following a detailed survey.
- Provide for substantial structure planting along the site’s southern, western and eastern boundaries.

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

The details of how and when this will be implemented shall be confirmed through future planning permissions and associated legal agreements.

**Green Network Priorities for this site are:**

- Consider alongside BLA 004.
- Take suitable measures to protect the existing mature trees and area of woodland along the northern and western boundaries of the site and incorporate as part of a recreational green network which runs east-west, along the northern boundary of the site; include potential to develop a future access link connecting west to the B9037 and east, as a possible future path connection to Dean Wood. Deliver a high quality development frontage on to this green network.
- Deliver an access connection north-south through the site and include potential to develop a future access link south to provide a direct connection on to the West Fife Way NCN route, as an important active travel link.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLA002</td>
<td>Comrie Castle</td>
<td>1.0</td>
<td>Housing</td>
<td>15</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site also includes the proposed siting of a care home subject to satisfactory layout plan arrangements and design.

Account must be taken of the ancient woodland in the western part of the site. It is likely that a protective strip will be required, the extent of which should be determined following a detailed survey.

**Green Network Priorities for this site are:**

- Allow for road, pedestrian and cycle links to adjoining areas.
- Ensure that the existing trees on the western boundary of the site are retained.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<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>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Low density development is required to take account of the need to protect trees on the site, including designated ancient woodland. A detailed tree survey is required to identify appropriate protective strips and separation distances between trees and development.

New development on this site will:

- Allow for new and existing road, pedestrian and cycle links to adjoining areas.

**Green Network Priorities for this site:**

- Deliver an east-west green network connection through the site.
- Ensure that the remainder of site is retained for woodland with public access.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLA004</td>
<td>South Avenue</td>
<td>0.8</td>
<td>Housing Opportunity Site</td>
<td>15</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

New development on this site will:
- Be required to relate sympathetically in design and orientation to existing adjacent development.
- Include areas of open space.

**Green Network Priorities for this site are:**
- Consider alongside BLA001
- Deliver a high quality development frontage along the northern edge of the site, where it bounds Wilson Street greenspace; incorporates an access point form the development into the greenspace.
- Take suitable measures to protect the existing mature trees and area of woodland along the eastern and southern boundaries of the site and incorporate as part of a good quality development edge; potential to provide recreational access from the development and Wilson Street greenspace into this woodland resource, to create a future round recreational route.
- Consider the appropriateness of an off-site contribution to enhance the quality of Wilson Street greenspace.
### Buckhaven

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BKN 001</td>
<td>Denbeath Parish Church, Buckhaven</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>12</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.

### Green Network Priorities:

- Integrate a high quality pedestrian and cycle route along the southern perimeter of the site to provide a more direct route into and out of Buckhaven. (Consider in relation to Muiredge employment land).

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BKN 002</td>
<td>Factory Road, Buckhaven</td>
<td>0.6</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Public access along the Coastal Path to the west of the site must be maintained at all times both during and after development.
### Lead Agency

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BKN 003</td>
<td>Energy Park Fife</td>
<td>19.8</td>
<td>Energy park</td>
<td>-</td>
<td>Scottish Enterprise</td>
</tr>
</tbody>
</table>

### Status, additional development requirements, and other information -

The site as suitable for use classes 4, 5 and 6 (energy).

Energy Park Fife, Methil is a project of national importance and is designated within the Scottish Government’s National Renewables Infrastructure Plan. This facility will create energy assembly, fabrication, and research and development facilities. Land reclamation as a part of this is being investigated. In addition, the potential exists to demonstrate renewable energy generation on site where appropriate.

The Levenmouth Link Road project (LVA 002) proposes road enhancements to make Lower Methil, the waterfront area and Energy Park Fife more accessible.

A Flood Risk Assessment is required.

### Green Network Priorities:

- Fully consider the intertidal area’s SPA designation and reclaimed land issues when developing site proposals.
- Integrate habitat, SUDS and greening within the layout of the energy park. This would offer multiple benefits within an efficient land use – public access would not necessarily be required.
- Develop a high quality landscape edge along the western and northern perimeter of the site, incorporating active travel and contributing to the landscape setting.

### Habitats Regulations Appraisal Mitigation:

- Further detailed assessment (e.g. numerical modelling) required at project level to ascertain any likely significant effect and the need for additional mitigation measures;
- Avoid or use alternative sites – if at the individual project level land reclamation is proposed and could result in the permanent loss of habitat within the SPA, this should be discussed at the earliest opportunity with Fife Council as the competent authority and SNH to ascertain what additional consideration may be required;
- Additional mitigation measures might include modifying construction design to avoid loss of habitats and recharging sensitive areas subject to erosion with sediment.
- As a precautionary measure all works adjacent to the sea wall must be restricted to avoid the winter period (September – March);
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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.
### Burntisland

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 001</td>
<td>Alcan site</td>
<td>5.5</td>
<td>Housing</td>
<td>96</td>
<td>Private Sector</td>
</tr>
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</table>

**Status, additional development requirements, and other information** - This site has planning permission and is currently under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 002</td>
<td>Grange Farm</td>
<td>2.8</td>
<td>Housing</td>
<td>37</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a Local Development Plan allocation. Development density must take account of the slope of the site, the effect on adjacent listed buildings, potential overlooking of existing dwellings and appropriate landscaping of the site.

**Green Network Priorities for this site are:**
- Deliver a path connection across the site.
### Status, additional development requirements, and other information -

This site is identified as a Local Development Plan allocation.

Any access taken from the east should avoid the listed boundary walls around Brae House.

There are known archaeological remains to the north of the site. Appropriate archaeological mitigation measures need to be submitted as part of any planning application submission.

A Transport Assessment will be required to ensure adequate road and access arrangements are provided.

A flood risk assessment requires to be undertaken prior to development on this site. Design of development must take account of the findings of the flood risk assessment.

### Green Network Priorities for this site are:

- Establish a high quality edge on to Haugh Road, which is fronted by development. Provide good access from the development on to Haugh Road and safe points of crossing to access the SUDS/wetland park on the north side of the road and to Red Mud Pond greenspace, via Haugh Road.
- Deliver an access link east which connects the development to Kirkton Road, as an important, direct link to the town centre and railway station.
- High quality landscape and habitat edge with the railway line. No development should be within 10m of adjacent area of woodland along the southern and western boundaries.
- Consider appropriateness of an off-site contribution to enhance the quality and multi-functionality of Red Mud Pond greenspace.

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<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 003*</td>
<td>Land at Haugh Road</td>
<td>2.3</td>
<td>Housing</td>
<td>20</td>
<td>Fife Council/Private Sector</td>
</tr>
<tr>
<td>Ref</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Description</td>
<td>Est. capacity (Housing)</td>
<td>Lead Agency</td>
</tr>
<tr>
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<td>---------------------</td>
</tr>
<tr>
<td>BUR 004</td>
<td>Former cinema site, High Street</td>
<td>0.1</td>
<td>Development Opportunity</td>
<td>40</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site can provide a commercial development opportunity for the town centre, residential uses will be supported above ground floor level.

New development must provide active frontage onto the High Street.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 005</td>
<td>Grange Distillery</td>
<td>1.8</td>
<td>Housing Opportunity Site</td>
<td>49</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The redevelopment of the listed distillery buildings are a priority for this site and must be addressed through any proposal submitted for the site.

Grange Road would need to be upgraded to provide access to this site.

A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 006</td>
<td>Greenmount Hotel</td>
<td>0.8</td>
<td>Housing Opportunity Site</td>
<td>20</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Access to this site should be relocated to Greenmount Road North with an improved junction at Greenmount Road North and Kirkcaldy Road.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 007</td>
<td>Lammerlaws Road</td>
<td>0.5</td>
<td>Sports Facility</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for a floodlit synthetic turf pitch and multi-use games area.
### Status, additional development requirements, and other information

- **This site is identified as a Local Development Plan allocation for Class 4 (business) - office development.**

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

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<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 008</td>
<td>Roundhouse, North of Lammerlaws Road</td>
<td>0.6</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

- **This site is identified for employment uses, Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).**

  A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>kRef</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUR 010</td>
<td>Railway Sidings</td>
<td>1.6</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
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</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified for employment uses.

Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).

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

Green Network Priorities for this site are:

- Improve access and public realm as part of any development proposals in the harbour area.
- Incorporate green infrastructure providing habitat, SUDS and contributing to the landscape setting, including in areas where public access is impracticable or inappropriate due to the nature of site use.

*This is a new or extended housing or housing opportunity site.*
Cairneyhill

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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</thead>
<tbody>
<tr>
<td>CNH001</td>
<td>Pitdinnie Road</td>
<td>0.7</td>
<td>Housing Opportunity Site</td>
<td>10</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
This site is identified as a Local Development Plan allocation. New development on the site will:

- Provide a financial contribution to help fund the provision of multi-use community facility (per CNH 004).

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

A 6m buffer strip between the development and the watercourse is required.

**Green Network Priorities for this site are:**
- Establish a high quality landscape edge with the Torry Burn, which delivers landscape and habitat enhancements, alongside high quality SUDS provision.
- Provide structural landscaping to the eastern edge of the site.
- Deliver an access connection north-south through the site and connect from the development on to the existing core path to the north; upgrade the core path along the northern edge of the site – as a key route to access wider recreational assets.
A Transport Assessment will be required to support planning application requirements. The following access arrangements must be provided:

- Vehicular access from A994 by means of a 4-arm roundabout located mid-way between Glen Moriston Drive and give-way line on the A994/A985 roundabout.
- Any further access requirements and the vehicular and pedestrian relationship between this site and sites CNH 004, CNH 005 and CNH 006 shall be determined through the master plan process.

A Flood Risk Assessment requires to be undertaken prior to development on this site. A 6m buffer strip between the development and the watercourse is required. This site along with site CNH004, CNH005, and CNH006 will contribute to providing settlement wide improvements to the local flooding and drainage network and provide new Sustainable Urban Drainage Scheme (SUDS) solutions to resolve issues associated with localised flooding.

No development should be within 10m of wetland habitat and hedgerow/boundary trees.

**Green Network Priorities:**

- Deliver a high quality landscape edge along the northern and western boundaries of the site, given the site’s prominence at this busy road junction and as an important gateway to the village.
- Boundary treatment, including tree planting and structural landscaping must be provided to mitigate any potential landscape and visual impacts.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNH003</td>
<td>Conscience Bridge South</td>
<td>0.9</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is within an area with planning permission in principle for mixed use, residential and business development, with associated infrastructure.

The details of how and when this will be implemented shall be confirmed through future planning permission(s) and associated legal agreement(s).

**Green Network Priorities:**

- Deliver a high quality landscape edge along the northern and western boundaries of the site, given the site’s prominence at this busy road junction and as an important gateway to the village.

Attenuation pond within the early phase of development is to confirmed via a Flood Risk Assessment. This may include a location to the south west of the development phase and is to address water course capacity issues due to pluvial flood risk.

Flood risk mitigation must also include the implementation of a 6m buffer strip between the development and the watercourse.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNH 004</td>
<td>Land to North of Cairneyhill</td>
<td>-</td>
<td>Leisure/ Community Facilities</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is a Local Development Plan allocation. Together, with CNH002 and CNH005 the site will form a northern extension of the village. Development proposals will be subject to preparation of a masterplan for the whole area covered by these sites to ensure a well planned development. The masterplan exercise will be carried out by the appropriate landowners and developers, in consultation with the council. The site will be used to support and expand existing leisure and recreation uses specifically the golf course and associated facilities.

A Flood Risk Assessment requires to be undertaken prior to development on this site. This site along with site CNH002, CNH005 and CNH006 will contribute to providing settlement wide improvements to the local flooding and drainage network and provide new Sustainable Urban Drainage Scheme (SUDS) solutions to resolve issues associated with localised flooding.

**Green Network Priorities:**

- Boundary treatment, including tree planting and structural landscaping must be provided to mitigate any potential landscape and visual impacts.
### Status, additional development requirements, and other information -

This site is a Local Development Plan allocation. Together, with CNH002 and CNH004 the site will form a northern extension of the village. Development proposals will be subject to preparation of a masterplan for the whole area covered by these sites to ensure a well-planned development. The masterplan exercise will be carried out by the appropriate landowners and developers, in consultation with the council. A Transport Assessment in support of a planning application will be required and the following access solutions must be provided:

- The existing Pitdinnie Road/A994 junction shall be upgraded, prior to house building commencing. Pitdinnie Road, between the A994 and the site shall be upgraded in accordance with the Fife Council Transportation Development Guidelines and a layout agreed by Fife Council, before building starts.
- Provision of a vehicular access from the A994 via CNH 002. A vehicular access from the D13 (by means of a 3-arm roundabout) shall be provided if CNH002 does not progress. The vehicular access shall be provided prior to occupation of the 100th dwelling.
- Provision of pedestrian/cyclist links with Grey Craigs, Drummormie Road and Glen Moriston Drive via the playground.

A Flood Risk Assessment requires to be undertaken prior to development on this site. A 6m buffer strip between the development and the watercourse is required. This site along with site CNH002, CNH004 and CNH006 will contribute to providing settlement wide improvements to the local flooding and drainage network and provide new Sustainable Urban Drainage Scheme (SUDS) solutions to resolve issues associated with localised flooding. The development shall also make provision for a multi-use community facility.

No development should be within 10m of wetland habitat and hedgerow/boundary trees.

### Green Network Priorities:

- Establish a high quality landscape frontage and strong landscape framework along Oakley Road and the A994, through appropriate planting and boundary solutions, which reflects the strong rural character of the approach to Cairneyhill from the west and north.
- Establish a high quality development edge with the un-named burn, which delivers landscape and habitat enhancements, alongside access and high quality SUDS provision.
Green Network Priorities for this site are:

- Upgrade the existing core path to the east of the site to address damage to the path caused by localised flooding issues
- Provide enhancement of the riparian planting along the Torry Burn corridor and other habitat enhancements as an integral part of the SUDS development.

A Flood Risk Assessment requires to be undertaken prior to development on this site and a 6m buffer strip between the development and the watercourse is required.

*This is a new or extended housing or housing opportunity site.*
Cardenden, Dundonald, Auchterderran & Bowhill

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDD 001</td>
<td>Bowhill Colliery</td>
<td>2.0</td>
<td>Housing Opportunity Site</td>
<td>27</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.
Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDD 002</td>
<td>Cardenden South</td>
<td>2.4</td>
<td>Housing</td>
<td>60</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities for this site are:**
- Protect and enhance the Den Burn riparian corridor with appropriate set back and boundary solutions
- Establish a high quality landscape edge with the existing core path and establish new connections to this route from within the development; potential to enhance and expand the woodland habitat network through appropriate planting proposals along this edge.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDD 003</td>
<td>Dundonald South</td>
<td>16.4</td>
<td>Housing Opportunity Site/Employment</td>
<td>450</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission in principle.

Due to the size and exposed location of this site, careful masterplanning of the site is required.

The site is to provide 0.5ha of employment land (Class 4 use) in conjunction with Fife Council.

**Green Network Priorities for this site are:**
- Establish a high quality landscape edge with the existing core path and establish new connections to this route from within the development; potential to enhance and expand the woodland habitat network through appropriate planting proposals along this edge
- Provide an access link which connects Dundonald (Moorside football pitch) to the Dunfermline-Kirkcaldy core path.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDD 004*</td>
<td>Cardenden Road West</td>
<td>3.6</td>
<td>Housing</td>
<td>110</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Green Network Priorities for this site are:**

- Establish a high quality landscape frontage, through appropriate planting and boundary solutions, which reflects the strong rural character of the approach to Cardenden from the east along the B981, and incorporates access provision to connect to the town.
- Consider the site in association with Proposal CDD 007, to deliver a high quality access link which connects to the Oreside greenspace and beyond as an alternative route to Bowhill town centre.
- Establish a high quality development edge with the Den Burn, River Ore and Brandies Burn, which delivers landscape and habitat enhancements, alongside access and high quality SUDS provision.
- Deliver a landscape and habitat edge along the railway line.

**Status, additional development requirements, and other information -**

This site forms part of the Ore/Upper Leven Valley Strategic Development Area.

Flood Risk Assessment required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

No development within 10m of adjacent wetland and woodland.
## Green Network Priorities for this site are:

- Protect and retain existing mature hedgerow trees and incorporate as part of a high quality edge to the development. Retain the sense of arrival and reflect the strong rural approach to Cardenden from the east along the B981 through appropriate new planting and boundary solutions. There is the potential to provide new footpath on the development side to provide an off-road connection to the town centre and rail station.
- Establish a high quality landscape edge with a strong rural character along northern and eastern boundaries of the site, which incorporates access and habitat provision and enhances the landscape setting of the development. Potential to enhance the woodland habitat network through appropriate planting proposals.
- Provide a safe point to cross the B981 to enable easy access to Keir’s Brae greenspace and to connect the development with the existing core path to Chapel. The exact nature and details of the crossing to be addressed at planning application stage.

### Status, additional development requirements, and other information -

This site forms part of the Ore/Upper Leven Valley Strategic Development Area.

Flood Risk Assessment required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

No development within 10m of adjacent woodland.

### Table: Site Details

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDD 005*</td>
<td>Cardenden Road East</td>
<td>5.6</td>
<td>Housing</td>
<td>170</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

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Adopted FIFE Plan, July 2017

Settlement & Countryside Plans
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDD006</td>
<td>Woodend Road</td>
<td>5.5</td>
<td>Housing Opportunity Site</td>
<td>145</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a Local Development Plan allocation.

Flood Risk Assessment required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development.

High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities for this site are:**

- Deliver a high quality pedestrian link running north-south through the site which connects to the golf course and park to the south.
- Enhance the landscape and biodiversity function of the watercourse to the east of the site.
<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDD 007</td>
<td>Cardenden Road</td>
<td>1.8</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

- Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).

This site is identified as a Local Development Plan allocation.

Orebanks Marsh Wildlife Site partially overlaps the site on the northern boundary. No development should be within the wildlife site; within 10m of the Den Burn and the River Ore to protect wetland habitats; and, within 10m of woodland habitat on the northern boundary.

Flood Risk Assessment required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities for this site are:**

- Maintain connectivity and enhance setting of the existing core path route which runs between the B981 and Oreside.
- Consider the site in association with Proposal CDD 004, to deliver a high quality access link which connects to the Oreside greenspace and beyond as an alternative route to Bowhill town centre.
- Establish a high quality development edge with the Den Burn and River Ore, which delivers landscape and habitat enhancements, alongside access and high quality SUDS provision.
- Maintain and enhance the existing landscape frontage along the B981 which helps to contain the site visually, and reflects the wider rural character and sense of arrival on approach to Cardenden from the east.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDD008</td>
<td>Bowhill Colliery</td>
<td>1.5</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site is suitable for Classes 5 (general industrial) & 6 (storage & distribution).

Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDD009</td>
<td>Auchterderran Centre</td>
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<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site has the potential to be redeveloped for housing or other uses compatible with adjacent housing.

Flood Risk Assessment required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities for this site are:**

- Establish a high quality development edge to the existing core path along the western and southern boundaries of the site; and establish new connections to this route from within the development.
- Establish a high quality development edge to the greenspace north of the site; and establish new connections to this greenspace from within the development.

*This is a new or extended housing or housing opportunity site.*
## Carnock

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNK001</td>
<td>Carneil Road</td>
<td>3.7</td>
<td>Housing</td>
<td>45</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site is under construction for housing.
# Ceres

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CER 001*</td>
<td>Land at Baltilly</td>
<td>1.8</td>
<td>Housing</td>
<td>19</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

- Satisfactory access to be agreed.
- Mitigation of drainage constraints required, including managing surface water runoff.

**Green Network Priorities for this site are:**

- Establish a new pedestrian and cycle link north/south through the site between St Andrews Road and the drive to the north of the site; creating a more direct link to Main Street and a circular walking route.
- Protect and retain the 4 existing mature sycamore trees in the centre of the site incorporating them into the landscaping for the development. Properties and gardens should not be built within falling distance of these trees.
- There should be no development within 10m of the areas of woodland adjacent to the site and the boundary trees to the south of the site.

*This is a new or extended housing or housing opportunity site.*
## Charlestown

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHL001</td>
<td>Land at Scottish Lime Centre</td>
<td>0.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site is safeguarded for continued operation of the Scottish Lime Centre. The preferred use will be cottage industry or craft and enterprise employment.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHL002*</td>
<td>Land at the old school</td>
<td>0.4</td>
<td>Housing</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site will accommodate a small scale, low density, sympathetically designed development. Design and choice of materials must be of a high quality to protect the character of the Charlestown Conservation Area and listed buildings. New development must support sensitive redevelopment of listed buildings within the site area and should not prejudice the operation or amenity of employment uses adjacent.

No development should be within 10m of adjacent area of woodland bordering the site with boundary trees to be retained and protected.

A Flood Risk Assessment requires to be undertaken prior to development on this site and high quality Sustainable Urban Drainage System (SUDS) is required.
Status, additional development requirements, and other information -

The council will work with the landowner and the local community 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.

No development should be within 10m of woodland.

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.
- Construction works will be restricted to avoid the winter period (September – March) when SPA birds will use the intertidal area.
- Development must not take place in the intertidal area. All access will be via existing site access and will not be taken over the foreshore.
- A Flood Risk Assessment requires to be undertaken prior to development on this site, to include mitigation against extreme sea levels in the form of coastal flooding.
- High quality Sustainable Urban Drainage System (SUDS) required.

Green Network Priorities for this site are:

- Consider the site’s proximity to the Firth of Forth SPA at an early stage in developing proposals for the site.
- Make provision for some public open space and access to the waterside within the development, which capitalises on the site’s views across the Forth. Proposals should include protecting and retaining of some of the existing coastal grassland and delivering public realm improvements, such as surfaced paths, interpretation, seating, and welcoming entrances.

The site has also been identified by SEPA for inclusion in their Water Environment Restoration Fund in order to improve sections of the intertidal zone present in the area.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHL 004</td>
<td>Camsie House</td>
<td>-</td>
<td>Conservation Area Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

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.

*This is a new or extended housing or housing opportunity site.*
## Coaltown of Balgonie

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLB001</td>
<td>Coaltown of Balgonie east</td>
<td>3.6</td>
<td>Housing</td>
<td>88</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site should be accessed by a new roundabout at the bend in Millburn Avenue at the north east corner of the site.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLB002</td>
<td>Land to the north of Pyetree Road</td>
<td>0.9</td>
<td>Housing</td>
<td>23</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - no additional information.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLB 003</td>
<td>North of Main Street</td>
<td>4.3</td>
<td>Housing</td>
<td>50</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A Flood Risk Assessment is required before development takes place.
Coaltown of Wemyss

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLW 001</td>
<td>Coaltown of Wemyss North</td>
<td>5.7</td>
<td>Housing</td>
<td>110</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is partly complete
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLW 002*</td>
<td>Land south of Coaltown of Wemyss</td>
<td>6.3</td>
<td>Housing</td>
<td>125</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission in principle.

Two access points off the A955 required.

*This is a new or extended housing or housing opportunity site.*

**Green Network Priorities for this site are:**

- Consider the SUDS requirements at the earliest opportunity given the likely difficulties of the site; soakaways would provide an opportunity to create a multi-functional green network which successfully integrates greenspace functions, access provision, and habitat with the land required to accommodate the soakaways.
- Deliver an off-road, north-south multi-use cycleway and core path along the western boundary of the site (at the edge of Main Street).
- Provide a high quality landscape edge along the southern boundary of the site, which incorporates access provision and connections to Main Street and the north-south lane that runs along the eastern boundary of the site.
- Account must be taken of the ancient woodland adjacent to the site. It is likely that a protective strip will be required, the extent of which should be determined following a detailed survey.
**Colinsburgh**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COB 001</td>
<td>South East of Village</td>
<td>4.7</td>
<td>Housing</td>
<td>43</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Primary access to be taken from the B942.

**Green Network Priorities for this site are:**

- Establish a high quality landscape edge along the eastern and southern boundaries to incorporate new habitat and SUDs provision and to include native planting and wildflower grassland adjacent to the farmland.
- Extend the existing Mayfield Terrace play area adjacent to the site to provide an area of kick about space, and provide high quality development edges overlooking the play area.
- Provide high quality development edges to Main Street and Mayfield Terrace.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COB002</td>
<td>South Wynd Depot</td>
<td>0.3</td>
<td>Housing Opportunity Site</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has the potential to contribute 5 houses to the housing land supply.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COB003</td>
<td>Main Street</td>
<td>&lt;0.1</td>
<td>School Expansion</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Before work begins on the school expansion, agreement should be reached on the relocation of the existing smiddy to an alternative acceptable location.
Cowdenbeath

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW 001</td>
<td>Beath Glebe</td>
<td>1.3</td>
<td>Housing</td>
<td>33</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The vehicular access to the site should be taken from the Leuchatsbeath development on the eastern boundary of the site.

High quality Sustainable Urban Drainage System (SUDS) required.

A development contribution towards school provision is required for this site.

**Green Network Priorities for this site are:**

- Deliver an off-road landscape and access link through the site to connect to the existing core path to the north of the site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW002</td>
<td>King Street 2</td>
<td>2.2</td>
<td>Housing</td>
<td>70</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is currently under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW003</td>
<td>Leuchatsbeath</td>
<td>21.0</td>
<td>Housing</td>
<td>406</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is currently under construction. Green network opportunities reflect existing planning permission.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW004</td>
<td>Adjacent to gas works</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a housing opportunity. This means this land has the potential to be redeveloped. The preferred use is residential. High quality Sustainable Urban Drainage System (SUDS) required.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW005</td>
<td>Rosebank</td>
<td>0.9</td>
<td>Housing Opportunity Site</td>
<td>35</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as a housing opportunity. This means this land has the potential to be redeveloped. The preferred use is residential.

A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities for this site are:**

- Enhance the existing greenspace to the west of the site and green network connection to the south-west.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW006</td>
<td>Glenfield Industrial Estate</td>
<td>1.6</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as a Local Development Plan allocation.

Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).

A Flood Risk Assessment is required before development takes place.

**Green Network Priorities for this site are:**

- Provide a high quality landscaped edges to the north and west of the site.
### Status, additional development requirements, and other information - Classes 5 (general industrial) & 6 (storage & distribution).

This site is identified as a Local Development Plan allocation.

### Status, additional development requirements, and other information - Classes 2 (Financial, professional & other services), 3 (food & drink), 7 (hotels & hostels) & 9 (houses).

This site is a development opportunity to see redevelopment of the vacant Social Work Office.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW009</td>
<td>Woodend Business Centre</td>
<td>0.8</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a Local Development Plan allocation.

To be developed for employment. Class 4 (business)

**Green Network Priorities for this site are:**
- Capitalise on the existing green network assets along the west and south of the site
- Consider the potential to develop the green network’s multi-functionality along the south side of the site, integrating sustainable urban drainage system, active travel and landscape.
- Establish a new multi-use north-south connection through the site.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW010</td>
<td>Former Police Station site</td>
<td>0.8</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This is a development opportunity on an edge of town centre location and could be suitable for a range of uses complimentary to the town centre and surrounding area.

Quality pedestrian links should be provided between parkland to the south and Stenhouse Street.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW011</td>
<td>North End Park</td>
<td>2.1</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Classes 1 (shops), 2 (Financial, professional & other services), 3 (food & drink) & 11 (assembly & leisure).

This site has planning permission for a supermarket development. Development on this site must provide compensatory open space as per the terms of the planning consent. Roads and access must reflect the terms of the consent.

A 6m buffer strip is required between waterbody and built development.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>COW 012</td>
<td>High Street Gap site</td>
<td>0.6</td>
<td>Development Opportunity</td>
<td>-</td>
<td>FifeCouncil/Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Classes 1 (shops), 2 (Financial, professional & other services), 3 (food & drink) & 11 (assembly & leisure) and sui generis

This site is identified as a development opportunity. This means this land has the potential to be redeveloped.

The property on the east side of the High Street between 269 and 293 High Street and the adjoining land to the rear, is considered suitable for mixed-use redevelopment. A mix of retail and residential uses is desirable and office/service uses may also be appropriate within a mix of uses.

Buildings fronting the High Street should provide retail uses at ground floor.

Development should be designed to provide public open space fronting onto the High Street. This space may take the form of a square suitable for public gatherings and allow scope for trading market stalls.

Buildings should be of a high quality design and will normally be a minimum of two storeys, materials on all prominent public elevations will be vernacular including but not limited to slate, tile, brick, stone and render/harling.

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

**Green Network Priorities for this site are:**

- Develop the gap site on the High Street to provide a new high quality public open space fronting onto the High Street.
### Crail

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRA001</td>
<td>Pinkerton Farm Phase 2</td>
<td>1.9</td>
<td>Housing</td>
<td>62</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for a total of 102 houses and is under construction. 40 houses have been completed.
### Settlememt & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRA 002*</td>
<td>Crail North</td>
<td>21.1</td>
<td>Housing</td>
<td>320</td>
<td>Fife Council/ Private Sector</td>
</tr>
<tr>
<td>CRA 002</td>
<td>Crail North</td>
<td>0.4</td>
<td>Cemetery Extension</td>
<td>-</td>
<td>Fife Council/ Private Sector</td>
</tr>
<tr>
<td>CRA 002</td>
<td>Crail North</td>
<td>0.5</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council/ Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

A revised Indicative Development Framework, setting out the principles to guide the development of the site, is to be prepared by the council in collaboration with landowners and/or developers. The community will be consulted on the revised development framework and its preparation.

It is anticipated that development will take place over a 20 year timescale. The indicative total site capacity is 320 houses. Given this timescale, and the fact that a phased approach to development will be required to manage capacity issues at Crail Primary School, the indicative number of houses to be developed within the Local Development Plan period is 160.

Development proposals will also be tested against the 6 qualities of successful places established in the Scottish Government’s Designing Places policy. Fife Council’s ‘Making Fife’s Places Supplementary Guidance’ also provides further guidance on: the site appraisal process to be undertaken; the design principles which apply to all developments in Fife; and, how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.

This site will form a new gateway to the historic village of Crail. High quality development and urban realm will be required, particularly along key building frontages. Proposals should contribute to a compact mixed use urban form that rounds off Crail. Lower density development and building heights (1 or 1 ½ storeys) will be appropriate along the northern approach and edge in keeping with the existing rural character, with a transition to higher densities around the proposed central square.

A mix of tenures will offer a range of housing and lifestyles. Sustainable walking distances to the new local centre will allow for an inclusive neighbourhood and reduced car dependency. The local centre should not negatively impact on the vitality and viability of the village centre.

Proposals should integrate and connect with the existing settlement, whilst providing an alternative route to Balcomie Road. A Transport Assessment is required.
Structure landscaping will integrate and mitigate new built development. Existing natural features should be retained in new greenspace. No development should be within 10m of watercourses and boundary trees/hedgerows.

Employment land for Classes 4 (business) to be an integral part of development.

The developer shall deliver a minimum of 0.5 hectares (net developable area) of serviced employment land (Class 4). The details of how and when this will be implemented shall be confirmed through future planning permission(s) and associated legal agreement(s).

Design, layout and landscaping must ensure that potential amenity issues between residential and employment uses do not arise.

The developer shall investigate the need for the on site provision of primary health care facilities.

Cemetery site to be prepared for Fife Council approval.

Part of this site is prone to flooding. A Flood Risk Assessment is required. Development on the functional floodplain should be avoided.

**Green Network Priorities for this site are:**

- Capitalise on the site’s existing green network assets, and establish new greenspace as an integral part of a strong green network through the site incorporating active travel, habitat and SUDS provision. Proposals should seek to enhance the riparian habitat along the Crail and Den Burns.
- Create a high quality gateway to Crail from the north and establish a high quality landscape edge with the wider countryside, which will provide an appropriate landscape setting for the development and should incorporate access provision.
- Ensure good connectivity is provided to link the new development to Crail.
- Fife Council is actively pursuing the identification of appropriate land for allotment use in the Crail area. The northern expansion of Crail may provide an opportunity to achieve this.

*This is a new or extended housing or housing opportunity site.*
Crossford

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRF 001</td>
<td>Keavil Farm/ Nursery</td>
<td>3.4</td>
<td>Allotments</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Attention is drawn to ancient woodland adjacent to the site. In the event of any development being proposed, it is likely that a protective strip will be required, the extent of which should be determined following a detailed tree survey.

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.
Crossgates, Fordell & Mossgreen

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRO 001</td>
<td>North Knowe, Inverkeithing Road</td>
<td>11.7</td>
<td>Housing</td>
<td>174</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is currently under construction.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRO 002*</td>
<td>Land to the west of Old Perth Road</td>
<td>8.7</td>
<td>Housing</td>
<td>200</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Transport Assessment required. Two points of vehicular access are required.

An acoustic engineer must be appointed to report on how best to reduce external noise from the A92 and to report on whether house design should incorporate special measures to reduce the transmission of external noise to the interior of the proposed houses. The design of development must take account of the findings of the report.

Provide a robust, high-quality landscape edge along that side of the site that adjoins the A92. The amenity buffer shown on the proposals map is indicative. A wider buffer may be required to ensure an adequate standard of residential amenity.

A flood risk assessment is required. Design of development must take account of the findings of the flood risk assessment.

Development requires to take account of the presence of a safeguarded hazard pipeline route to the north of the site.

**Green Network Priorities for this site are:**

- Deliver an active travel connection (walking and cycling) through the site to connect Lady Anne Court to the north part of Main Street, providing good access from the development to Halbeath Park and Ride and Hill of Beath.
- Consider the appropriateness of an off-site contribution at the planning application stage to enhance the quality of the Manse Road/Westfield greenspace, immediately south of the site; including enhancing the riparian corridor along the Mowbray Burn and improving the setting of the path that connects to Crossgates town centre.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRO 003*</td>
<td>Gallows Knowe</td>
<td>7.2</td>
<td>Housing</td>
<td>150</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Transport Assessment required, 2 points of access required.

No development within 10m of the Cuttlehill wildlife site and adjacent woodland and wetland habitat.

Flood Risk assessment required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development.

**Green Network Priorities for this site are:**

- Incorporate views across to Hill of Beath into the design and layout of the site as key features.
- Establish a high quality landscape frontage, through appropriate planting and boundary solutions, which reflects the strong rural character of the approach to Crossgates from the east along the B925; incorporate connections to the town.
- Retain and enhance the route of the existing north-south core path which follows the western boundary of the site.
- Develop a new high quality green network, along the northern and eastern boundaries of the site. This should incorporate access and habitat provision, with open space and high quality SUDS provision to create a landscape setting for the development, and deliver improved habitat connectivity between Cuttlehill Woods and the community woodland along the Mowbray Burn.
- Take measures to protect the Cuttlehill Woods and the community woodland as important habitat assets.
- Consider the potential to establish a more direct access link (walking and cycling) to the town centre, from the north-west corner of the site to Main Street, along the southern edge of the adjoining field.
### Table 1: Housing Opportunity Sites

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRO 004</td>
<td>Rear of Hillview Crescent</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site has planning permission

### Table 2: Housing Opportunity Sites

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRO 005</td>
<td>Manse Road</td>
<td>0.4</td>
<td>Housing Opportunity Site</td>
<td>9</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

A Flood Risk Assessment is required before development takes place. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development.

**Green Network Priorities for this site are:**
- Deliver a high quality development edge with the Manse Road/Westfield greenspace, immediately south of the site. Ensure the development boundary is not hard up against the path.
- Consider the appropriateness of an off-site contribution to enhance the quality of the Manse Road/Westfield greenspace.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRO 006</td>
<td>Builders Yard adjacent to Primary School</td>
<td>0.7</td>
<td>Housing Opportunity Site</td>
<td>18</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred uses within this site are: Business; Community; and Residential.

There are no settlement boundary changes or proposals for Fordell and Mossgreen.

*This is a new or extended housing or housing opportunity site.*
Crosshill

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CRH 001</td>
<td>Former Meedies Neuk Bar</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>14</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission. A Flood Risk Assessment is required before development takes place.
Culross

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUL 001</td>
<td>Blackadder Haven</td>
<td>0.3</td>
<td>Housing Opportunity Site</td>
<td>3</td>
<td>Housing Association</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

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.

**Green Network Priorities for this site are:**

- Deliver a high quality development edge with an appropriate boundary treatment with the Fife Coastal Path route and the core path which runs along the eastern boundary of the site.
Cupar

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 001</td>
<td>Cupar North Strategic Development Area</td>
<td>113.7</td>
<td>Strategic Development Area</td>
<td>1400</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

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

Special consideration will be given to protection of the Dalgairn Garden, designed landscape, and the setting of the remains of St Christopher’s Church (Scheduled Ancient Monument).
Design statement to be produced for each neighbourhood and submitted to Fife Council for approval.

New primary school to be provided by developer.

Financial contribution to secondary education will be required.

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

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

Possible location of community recycling centre and new allotment provision.

A Flood Risk Assessment and a Transport Assessment are required.

**Green Network Priorities for this site are:**

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

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## Status, additional development requirements, and other information

- Development Brief produced; approved by North East Fife Area Committee (12th November 2008).

## Status, additional development requirements, and other information

- This site presents a development opportunity. It has the potential to contribute to the housing land supply.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP004</td>
<td>Provost Wynd, Former Leuchars Removals</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>10</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is a development opportunity. It has the potential to contribute to the housing land supply. Preferred use is residential (high-density, flatted development).

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP005</td>
<td>Former Granary Site, Station Road</td>
<td>0.2</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Town centre development opportunity including a range of commercial and/or residential uses. Key frontages will be required onto Station Road.

A flood risk assessment requires to be undertaken prior to development on this site. Design of development must take account of the findings of the flood risk assessment.
### Status, additional development requirements, and other information - Town centre development opportunity where a careful balance between built development and open space is required and account taken of key frontages to St Catherine Street and East Bridge.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP006</td>
<td>Former ATS Depot, St Catherine Street/East Bridge</td>
<td>0.1</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

### Status, additional development requirements, and other information - Town centre development opportunity including a range of commercial and/or residential uses.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP007</td>
<td>Moathill Site</td>
<td>0.2</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>
### Status, additional development requirements, and other information

This site presents a development opportunity. Sensitive infill opportunity for ground floor retail with residential or office uses above. Development Brief produced; approved by North East Fife Area Committee (Dated November 2012).

### Green Network Priorities for this site are:

- Develop a new high quality landscaped boundary along the railway, the eastern and the northern boundaries; retaining the hedgerows along the eastern boundary and incorporating habitat enhancement and sustainable urban drainage provision.
- Retain existing hedgerows and stone boundary walls where possible across the site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 010</td>
<td>Ceres Road</td>
<td>0.6</td>
<td>Cemetery extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

**Green Network Priorities for this site are:**

- Develop a new high quality landscaped boundary along the south-west and north-west boundaries.
Cupar Muir

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPM 001</td>
<td>Sawmill</td>
<td>3.1</td>
<td>Housing Opportunity Site</td>
<td>37</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is designated as an opportunity site with preferred use as housing.
Dairsie

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DAI 001*</td>
<td>South of Osnaburgh Court</td>
<td>2.8</td>
<td>Housing</td>
<td>40</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Pedestrian links onto Station Road.

Total site capacity is 40 houses, Design & layout to protect views from Osnaburgh Court.

Vehicle access from Osnaburgh Court and onto Station Road.

Low density reflects rural setting, protecting views and opportunity for larger gardens or allotments. Building heights will be limited to a single storey in keeping with adjacent properties and appropriate to the rural character of this area.

*This is a new or extended housing or housing opportunity site.*
### Dalgety Bay & Hillend

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DGB 001</td>
<td>OCLI, Donibristle Industrial Estate</td>
<td>4.4</td>
<td>Housing</td>
<td>125</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DGB 002</td>
<td>Fulmar Way 2</td>
<td>1.6</td>
<td>Housing</td>
<td>50</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- 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.
- Site investigation to be carried out and any contamination to be remediated.
- Site access arrangements will not be from the industrial estate adjacent to avoid detrimental impact on business users and protect the amenity of residential properties.
### Status, additional development requirements, and other information -

The site has planning permission for 24 flats, a restaurant/bistro, parking, lighthouse, walkway, landscaping and vehicular access. Detailed conditions and requirements are set out in planning appeal ref no. PPA-250-2114-1

http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=114904

Key requirements include:
- a contribution to off-site affordable housing
- future management and aftercare of the proposed landscaping and planting
- submission of a site investigation report
- submission of a noise mitigation strategy

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<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DGB004*</td>
<td>St David's Harbour – Harbour Place</td>
<td>0.5</td>
<td>Housing /Restaurant</td>
<td>24</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Green Network Priorities for this site are:**
- Deliver public realm improvements in conjunction with Fife Coastal Path.
- Detailed proposals, including the exact extent and nature of SUDS, should be formulated as part of any masterplanning exercise or contained within the application for planning permission for the site.

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### Status, additional development requirements, and other information -

Development of the site restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DGB005</td>
<td>Ferris Way</td>
<td>0.6</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>
### Lead Agency

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DGB 006</td>
<td>Fulmar Way 1</td>
<td>0.1</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Development of the site restricted to Class 4 (business).

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DGB 007</td>
<td>Hillend/ Donibristle Industrial Estates Western Edge</td>
<td>1.9</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council/Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- 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.
- The council has resolved to grant planning permission (application 13/02953/PPP) for erection of a Class 1 retail unit, erection of restaurant with licensed bar (Class 3), erection of a drive-thru restaurant (Class 3), erection of a business unit (Class 4) and children’s indoor play area (Class 11) with associated works including access, car parking and landscaping.

**Green Network Priorities for this site are:**

- Enhance the route of the core path and cycleway, through improvements to the streetscape and quality and functionality of the incidental greenspaces which form the setting to the business units. Consider potential to deliver SUDS within these spaces.
Status, additional development requirements, and other information - Development of the site restricted to Classes 4 (business), 5 (general industrial)

N.B. - Please note site DGB 003—Barns Farm has been removed.

*This is a new or extended housing or housing opportunity site.
Drumoig

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRG 001</td>
<td>Drumoig</td>
<td>-</td>
<td>Housing /Commercial Leisure/Community Facility</td>
<td>30</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- Local shop needed (could have residential accommodation above).
- Area to include well-integrated greenspace.
- A Flood Risk Assessment is required.
- No development should be within 10m of watercourses, wetland habitat and woodland.
- Development must protect the site and setting of scheduled monuments in the area.

- Development ancillary to the golf club would be acceptable in principle.
- Housing development alone will not be considered favourably.
Dunfermline & Halbeath
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<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>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 002</td>
<td>6 Hill Street</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>6</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing and is under construction.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 003</td>
<td>Beveridge House</td>
<td>0.1</td>
<td>Housing</td>
<td>6</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing. In the case of the planning permission lapsing, a Flood Risk Assessment is required for any application to renew, or for a new planning application.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 004</td>
<td>Brucefield Hotel</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>6</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Planning permission has lapsed.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN005</td>
<td>East Dunfermline North (C)</td>
<td>7.3</td>
<td>Housing</td>
<td>170</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has outline planning permission for housing.

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

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN006</td>
<td>Campbell Street</td>
<td>2.2</td>
<td>Housing Opportunity Site</td>
<td>184</td>
<td>Private Sector</td>
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</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 007</td>
<td>90 Campbell Street</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
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</tr>
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</table>

Status, additional development requirements, and other information - Planning permission has lapsed.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 008</td>
<td>East Dunfermline North (F)</td>
<td>12.4</td>
<td>Housing</td>
<td>84</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information - This site has planning permission for housing. This site is under construction.
### Ref | Location | Area (ha) | Description | Est. capacity (Housing) | Lead Agency
--- | --- | --- | --- | --- | ---
DUN 009 | Kingdom Gateway (G) | 8.4 | Housing | 139 | Private Sector

**Status, additional development requirements, and other information** - This site has planning permission for housing.

In the case of the planning permission lapsing, a Flood Risk Assessment is required for any application to renew, or for a new planning application.

---

### Ref | Location | Area (ha) | Description | Est. capacity (Housing) | Lead Agency
--- | --- | --- | --- | --- | ---
DUN 010 | Kingdom Gateway (EF1) | 3.2 | Housing | 110 | Private Sector/Registered Social Landlord

**Status, additional development requirements, and other information** - This site has planning permission for housing.

**Green Network Priorities for this site are:**

- Create a high quality landscape and access link which enables wider connectivity to Calaismuir Green Network (DUNGN07)
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN011</td>
<td>Kingdom Gateway (EF2)</td>
<td>2.3</td>
<td>Housing</td>
<td>80</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Green Network Priorities for this site are:**
- Create a high quality landscape and access link which enables wider connectivity to Calaismuir Green Network (DUNGN07)

**Status, additional development requirements, and other information -**
This site has outline planning permission for housing.
A Flood Risk Assessment requires to be undertaken prior to development on this site.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN012</td>
<td>Kingdom Gateway (EF3)</td>
<td>5.6</td>
<td>Housing Opportunity Site</td>
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<td>Private Sector</td>
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</table>

**Green Network Priorities for this site are:**
- Create a high quality landscape and access link which enables wider connectivity to Calaismuir Green Network (DUNGN07)

**Status, additional development requirements, and other information -**
This site has planning permission for housing.
A Flood Risk Assessment requires to be undertaken prior to development on this site.
### Lead Agency

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN013</td>
<td>Trondheim Parkway West</td>
<td>2.5</td>
<td>Housing</td>
<td>80</td>
<td>Private Sector</td>
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<tr>
<td>DUN014</td>
<td>Kingdom Gateway (EF4)</td>
<td>1.6</td>
<td>Housing</td>
<td>54</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.

In the case of the planning permission lapsing, a 6m buffer strip between the development and the watercourse should be included in any amended proposal.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 015</td>
<td>Kingdom Gateway (EFS)</td>
<td>1.3</td>
<td>Housing Opportunity Site</td>
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<td>Private Sector</td>
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</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 016</td>
<td>Woodmill Filling Station</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>12</td>
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</table>

**Status, additional development requirements, and other information** - Planning permission has lapsed.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN017</td>
<td>East Dunfermline (North B)</td>
<td>8.1</td>
<td>Housing</td>
<td>180</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**
This site has planning permission for housing. In the case of the planning permission lapsing, a Flood Risk Assessment and a 6m buffer strip between the development and the watercourse should be included in any amended proposal.

A Flood Risk Assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN018</td>
<td>Kingdom Gateway (HI)</td>
<td>8.3</td>
<td>Housing</td>
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<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -** This site has planning permission for housing.
In the case of the planning permission lapsing, a Flood Risk Assessment is required for any application to renew, or for a new planning application.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN019</td>
<td>Masterton Farm</td>
<td>1.1</td>
<td>Housing Opportunity Site</td>
<td>35</td>
<td>Private Sector</td>
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</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN020</td>
<td>Rear of 179 Rumblingwell</td>
<td>1.0</td>
<td>Housing Opportunity Site</td>
<td>35</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN021</td>
<td>South Fod Farm</td>
<td>2.6</td>
<td>Housing</td>
<td>26</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN022</td>
<td>Leys Park Road</td>
<td>0.9</td>
<td>Housing</td>
<td>60</td>
<td>Private Sector</td>
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</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN023</td>
<td>110 Halbeath Road</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>9</td>
<td>Private Sector</td>
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</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 024</td>
<td>Blacklaw Road</td>
<td>4.7</td>
<td>Housing</td>
<td>131</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site has planning permission for housing and/or other uses.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

---

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 025</td>
<td>Land North of Yewtree House, Masterton</td>
<td>0.6</td>
<td>Care Home</td>
<td>16</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for a care home.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 026</td>
<td>North West Corner of Whitefield Road</td>
<td>0.5</td>
<td>Housing</td>
<td>13</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site is proposed for residential development to complete an existing development area.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 027</td>
<td>South West Corner of Whitefield Road</td>
<td>0.4</td>
<td>Housing</td>
<td>11</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Residential development preferred.

The new 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.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN028</td>
<td>Meadowland</td>
<td>6.3</td>
<td>Housing</td>
<td>90</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission. 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.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN029(a &amp; b*)</td>
<td>Lynebank Hospital</td>
<td>7.6</td>
<td>Housing Opportunity Site</td>
<td>200</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
A masterplan should be prepared by the developers and/or landowners for approval by Fife Council for the hospital complex as a whole. Access proposals for sites a. (south) and b. (north) should be considered at the same time as part of the master planning process.

The master plan should address the need to ensure that development on the site does not have an unacceptably adverse effect on hospital activities.

**Green Network Priorities for this site are:**
- Deliver a north-south green network route through the site, which connects from the A907 to South Larch Road and if possible Kintail Place (in the northern part of the DEX).
- **Site b:**
  - Develop a high quality development frontage on to A907; incorporate the existing stone wall and mature trees.
  - Retain the existing mature trees along the northern part of the western boundary of the site, and incorporate as part of high quality edge.
### Status, additional development requirements, and other information - This site is identified as a Local Plan Housing Opportunity Site.

A flood risk assessment is required. Design of development must take account of the findings of the flood risk assessment.

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

### Status, additional development requirements, and other information - The preferred use for the site is housing.
### DUN032

<table>
<thead>
<tr>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paton Street South</td>
<td>1.0</td>
<td>Housing Opportunity Site</td>
<td>20</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use for the site is housing.

### DUN033

<table>
<thead>
<tr>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Row</td>
<td>1.0</td>
<td>Housing Opportunity Site</td>
<td>20</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use for the site is housing.

### DUN034

<table>
<thead>
<tr>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pittencrieff Street</td>
<td>1.1</td>
<td>Housing Opportunity Site</td>
<td>Not known</td>
<td>-</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Development Brief approved August 2006.
Status, additional development requirements, and other information -

The development was previously identified as the Dunfermline Strategic Land Allocation in the Dunfermline & West Fife Local Plan 2012.

Development proposals will be tested against the 6 qualities of successful places established in Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on:

- the site appraisal process to be undertaken;
- the design principles which apply to all developments in Fife; and how Fife Council will evaluate if a proposal meets the 6 qualities of successful places in the Government’s Designing Places policy.

Masterplans will be produced by the developers for Fife Council approval, reflecting the nature, requirements and phasing of the sites.

Detailed requirements include:

- 4,200 houses phased over the period to 2026 and beyond; including a minimum 25% affordable
- 80 ha of employment land to 2026 and beyond.
- 2 new primary schools, one in the north, at Wellwood, and one in the south west at Broomhall
- Strategic and local road improvements, including a Northern Link Road and Western Distributor (indicative route shown on Proposals Map)
- Public transport facilities and services.
- Identification of sites suitable for provision of health care
- Community services including local shops
- Public art.
- Open space, urban park and landscape improvements.
- Sustainable drainage systems
- Neighbourhood-wide combined heat and power (CHP) systems.
- Recycling facilities
To address concerns about the effect of development on the transport network, including Halbeath Road corridor, Kingseat Road (railway level crossing), Whitefield Road, Townhill Road and East Baldridge Drive, transport assessments for each individual development must be carried out. The assessments will not be confined to the locations just mentioned but will consider the effects on the whole of the transport network. The assessments must include the effects of traffic on air quality. The assessments must identify mitigation measures needed to maintain the efficiency of the transport network and to avoid unacceptable effects on air quality.

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. 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.

North Dunfermline: 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.

South West Dunfermline: 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 design of the development takes into account the sensitivity of the landscape at this location.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

**Green Network Priorities for this site are:**

**Wellwood area**

- Develop a new high quality landscape edge, incorporating active travel routes and links to the wider countryside.
- Provide a new multi-functional public park, which forms part of the wider green network and integrates green space functions with active travel, habitat and SUDS provision.
Berrylaw area

- Locate new greenspace so that it connects to and enhances the setting of the green network, integrate green space with active travel, habitat and SUDS provision.
- Develop a new high quality landscape edge with the green belt, which incorporates active travel routes and connectivity to the wider countryside.

Broomhall area

- The development strategy for the area needs to capitalise on the site’s existing landscape assets and scenic value
- Provide high quality landscape and access links:
  - To the north, establishing a key link to Lyne Burn Green Network (DUNGN01) and Tower Burn Green Network (DUNGN03); and opening up access to Dunfermline town centre through Pittencrieff Park
  - To Rosyth and rail station to the south east
  - To Pattiesmuir to the south, and
  - To the east to Pitreavie Green Network (DUNGN06)
  - To the Lyneburn Green Network (DUNGN01)
- Develop a new high quality landscape edge with the green belt, which incorporates active travel provision and connections to the wider countryside and new habitat provision.
- Establish new high quality greenspace as an integral part of the wider green network within the site, combining green space functions with active travel, habitat and SUDS provision.
- Create high quality gateway to Dunfermline from the south
- Deliver shared-use footways north-south along Limekilns Road and Grange Road.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 036*</td>
<td>Elliot Street</td>
<td>0.6</td>
<td>Housing</td>
<td>19</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site will provide up to 19 affordable house units.

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

<table>
<thead>
<tr>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 037*</td>
<td>Dover Heights</td>
<td>12.0</td>
<td>Housing</td>
<td>220</td>
<td>Scottish Enterprise/Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Green Network Priorities for this site are:**
- Create a high quality landscape and access link which enables wider connectivity to Calaismuir Green Network.
Status, additional development requirements, and other information -

Development proposals will be tested against the 6 qualities of successful places established in Scottish Government’s *Designing Places* policy. Fife Council’s Making Fife’s Places Supplementary Guidance on ‘Design’ also provides further information on:

- the site appraisal process to be undertaken;
- the design principles which apply to all developments in Fife; and
- how Fife Council will evaluate if a proposal meets the 6 qualities of successful places in the Government’s *Designing Places* policy.

Masterplans will be produced by the developers for Fife Council approval, reflecting the nature, requirements and phasing of the sites.

Detailed requirements to include:

- a minimum 25% affordable housing
- 2 new primary schools one in the east, at Halbeath, and one in the west, at Swallowdrum
- Contributions to a new secondary school and/or provision of land
- Strategic and local road improvements, including a Northern Link Road and Western Distributor (indicative routes shown on Proposals Map)
- Public transport facilities and services.
- Provision of pedestrian and cycle links, both within the site and linking to existing external networks.
- Identification of sites suitable for provision of health care.
- Community services including local shops
- Public art.
- Open space, and landscape improvements, including structural planting.
- Sustainable drainage systems
- Neighbourhood-wide combined heat and power (CHP) systems.
- Recycling facilities.
- To address concerns about the effect of development on the transport network, including Halbeath Road corridor, Kingseat Road (railway level crossing), Whitefield Road, Townhill Road and East Baldridge Drive, transport assessments for each individual development must be carried out. The assessments will not be confined to

<table>
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<tr>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North Dunfermline Strategic Development Area: DUN 038*, DUN 039*, DUN040*/DUN041*, DUN 042*, DUN 043*, DUN 044*, DUN 046*</td>
<td>-</td>
<td>Strategic Development Area</td>
<td>2850</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>
to the locations just mentioned but will consider the effects on the whole of the transport network. The assessments must include the effects of traffic on air quality. The assessments must identify mitigation measures needed to maintain the efficiency of the transport network and to avoid unacceptable effects on air quality.

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. 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.

In addition the North Dunfermline SDA will cater for a range of housing needs and provide a wide choice in tenures, house types and sizes of property.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 038*</td>
<td>Kent Street</td>
<td>4.0</td>
<td>Housing</td>
<td>80</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is proposed for residential development as part of the North Dunfermline SDA (see additional information above.)

Development design must be co-ordinated with development design for site DUN 046 with a view to access to DUN 046 being taken through DUN 038.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

No development should be within 10m of woodland.

**Green Network Priorities for this site are:**

- Create high quality landscape and access links into Townhill Country Park and consider the appropriateness of an off-site contribution to enhance the quality of nearby greenspaces.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN039*</td>
<td>North Dunfermline (Colton)</td>
<td>35.2</td>
<td>Housing</td>
<td>300</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is proposed for 300 houses. It forms part of a larger allocation (390 ha), which is out with Dunfermline, which includes expansion of Townhill Country Park to form a leisure hub, with supporting Tourism / Hotel / Leisure. The housing site forms part of the North Dunfermline SDA. Development of the site will deliver part of the Northern Link Road. (See additional information above.)

Housing will only be built on the south western part of the housing site to protect and integrate with the green network on the eastern edge (see below).

Flood Risk Assessment required.

No development should be within 10m of woodland, wetland habitat and field boundary trees.

**Green Network Priorities for this site are:**

- Develop a new high quality landscape edge between the proposed housing and the proposed golf course and leisure uses. This should incorporate recreational access through the site into the countryside and habitat provision.
- Consider the layout of the housing site alongside DUN 044; these proposals should be well integrated. Ensure that the new northern link road functions as a street, with well-designed crossing points, so that it does not become a barrier to connectivity.
- Establish new high quality greenspace as an integral part of the wider green network, combining greenspace, with access, habitat and SUDS provision. Provide a high quality development frontage on to the green network.
- High quality access links should be established to the Country Park from the proposed housing.
- Proposals for the whole site should enhance the wider landscape setting of the Country Park.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 040*</td>
<td>Craigluscar Road/ Carnock Road</td>
<td>22.4</td>
<td>Housing</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is proposed for residential development as part of the North Dunfermline SDA.

This site overlaps with Proposal DUN 041 (see below).

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

No development within 10m of woodland.

Site investigation required to investigate mining, quarrying and refuse disposal that are believed to have taken place in the locality. Necessary remediation and mitigation measures to be identified.

**Green Network Priorities for this site are:**
- Consider DUN 040, DUN 041 and DUN 042 together and consider alongside outline submitted for Wellwood site.
- The development strategy for the area should capitalise on the existing landscape assets. Views of the sites and from the sites should be assessed early on to inform the site layout; with key views to the south being retained both within and through the sites.
- Provide an east-west green network that continues the route of the existing core path which uses the route of the former railway line west. Establish an active development frontage on to this access route.
- Establish new high quality greenspace as an integral part of a strong green network through the sites, combine greenspace functions with active travel, habitat and SUDS provision.
- Deliver good north-south links through the sites and provide connections to the wider countryside. Include a north-south connection that links to Swallowdrum Road, as an important core path route that links south.
- Ensure good active travel and recreational network provision throughout the sites.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 041*</td>
<td>North Dunfermline (Swallow Drum)</td>
<td>55.5</td>
<td>Housing</td>
<td>900</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is proposed for residential development as part of the North Dunfermline SDA. A new primary school will be provided on the site. Development of the site will deliver part of the Northern Link Road. (See additional information above.)

This site overlaps with DUN 040

A Flood Risk Assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

No development should be within 10m of woodland and wetland habitat. Groups of trees within parkland area and along boundaries to be retained and protected with a 10m buffer.

Site investigation required to investigate mining, quarrying and refuse disposal that are believed to have taken place in the locality. Necessary remediation and mitigation measures to be identified.

**Green Network Priorities for this site are:**

- Establish a high quality linear green infrastructure along the route of the Baldridge Burn, integrating SUDS, biodiversity, landscape, access and greenspace provision, and which is overlooked by an active development frontage.
- Provide an east-west green network that continues the route of the existing core path which uses the route of the former railway line west. Establish an active development frontage on to this access route.
- Establish new high quality greenspace as an integral part of a strong green network through the sites, combine greenspace functions with active travel, habitat and SUDS provision.
- Deliver good north-south links through the sites and provide connections to the wider countryside. Include a north-south connection that links to Swallowdrum Road, as an important core path route that links south.
- Ensure good active travel and recreational network provision throughout the sites.
- Establish a high quality development frontage along the A907, reflecting the semi-rural character of the approach to Dunfermline from the west and enhancing this important gateway to Dunfermline from the west.
- At the western end of the site, deliver a safe active travel connection across the A907 to provide a link to Lundin Road which connects to the West Fife Way NCN route, as a key active travel route that connects into the town centre.

Consider DUN 040, DUN 041 and DUN 042 together and consider alongside outline submitted for Wellwood site.

The development strategy for the area should capitalise on the existing landscape assets. Views of the sites and from the sites should be assessed.
early on to inform the site layout; with key views to the south being retained both within and through the sites.

- Establish a strong landscape framework along the northern boundary of the site, to create an appropriate setting for the developments, and the wider settlement; incorporating access provision, connectivity to the wider countryside and new habitat creation.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 042*</td>
<td>Carnock Road</td>
<td>1.1</td>
<td>Housing</td>
<td>30</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site is proposed for residential development as part of the North Dunfermline SDA (see additional information above.)

Site investigation required to investigate mining, quarrying and refuse disposal that are believed to have taken place in the locality. Necessary remediation and mitigation measures to be identified.

**Green Network Priorities for this site are:**

- Consider DUN 040, DUN 041 and DUN 042 together.
- Deliver good north-south links through the site providing connections to the wider countryside and to nearby greenspaces.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN043*</td>
<td>Halbeath</td>
<td>79.5</td>
<td>Housing</td>
<td>1400</td>
<td>Private Sector</td>
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</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is proposed for residential development as part of the North Dunfermline SDA. An element of employment land may be provided on the site. A new primary school will be provided on the site. Development of the site will deliver part of the Northern Link Road. (See additional information above.)

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

No development should be within 10m of woodland and wetland habitat along the Buckie Burn.

Site investigation required to investigate mining that is believed to have taken place beneath the site. Necessary remediation and mitigation measures to be identified.

Eastern tip of site is within the Health and Safety Executive consultation zone for the ethane pipeline. Health and Safety Executive must be consulted.

**Green Network Priorities for this site are:**

- Establish a high quality linear ‘wetland’ green infrastructure along the route of the Buckie Burn and former railway line, which successfully integrates SUDS, biodiversity, landscape, access and greenspace provision, and which is overlooked by an active development frontage.
- Establish new high quality greenspace as an integral part of the wider green network within the site, combining greenspace functions with active travel, habitat and SUDS provision.
- Enhance the landscape setting and habitat value along the core path route that runs east-west through the site; establish an active development frontage on to this access route.
- Establish a new high quality landscape edge along B912, which accommodates off-road active travel provision and enhances this important gateway to Dunfermline from the north-west.
- Provide high quality access links to connect to:
  - Dunfermline Town Centre;
  - Queen Margaret Rail Station;
  - Halbeath and Halbeath Park and Choose;
  - To the north, on to the B912 and to access the wider core path network north of the site;
  - To the west, to access Robertson Road greenspace, and north into Townhill Woods and Country Park.
the northern edge of Dunfermline and avoiding perceived coalescence with Kingseat.

- Views of the site and from the site should be assessed early on to inform the site layout. Key views to the south should be retained both within and through the site in views from B912 when travelling downhill from Kingseat.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 044*</td>
<td>Land to the north of Wellwood</td>
<td>5.7</td>
<td>Housing</td>
<td>100</td>
<td>Private Sector</td>
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</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is proposed for residential development as part of the North Dunfermline SDA. Development of the site will deliver part of the Northern Link Road. (See additional information above.)

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

No development should be within 10m of woodland.

**Green Network Priorities for this site are:**

- Consider the layout of the housing site alongside DUN 039; these proposals should be well integrated. Ensure that the new northern link road functions as a street, with well-designed crossing points, so that it does not become a barrier to connectivity.
- Establish new high quality greenspace as an integral part of the wider green network within the site combining green space functions with active travel, habitat and SUDS provision.
- Develop a high quality landscape edge to the east, which incorporates active travel provision and connectivity to the wider countryside and creates new habitat provision.
- Deliver a high quality development edge to the A823.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 046*</td>
<td>Chamberfield Road</td>
<td>1.9</td>
<td>Housing</td>
<td>40</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is proposed for residential development as part of the North Dunfermline SDA (see additional information above.)

Development design must be co-ordinated with development design for site DUN 038. If transportation assessments identify a need for access to DUN 046 to be taken through DUN 038, the layout of both sites should be designed accordingly.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

A protective strip is required between development and adjoining trees and woodland to ensure no detriment to the trees and woodland. Detailed survey required to determine the width of the strip.

**Green Network Priorities for this site are:**

- Create high quality landscape and access links into Townhill Country Park and consider the appropriateness of an off-site contribution to enhance the quality of nearby greenspaces.
### Status, additional development requirements, and other information - Preferred use for the site is housing (Total 380 houses)

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 047</td>
<td>Halbeath South</td>
<td>18.2</td>
<td>Housing</td>
<td>See Developer Requirement</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

### Status, additional development requirements, and other information - New development will be restricted to Class 4 (business).

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN049</td>
<td>Carnegie Campus 1</td>
<td>8.5</td>
<td>Employment</td>
<td>-</td>
<td>Scottish Enterprise/Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - New development will be restricted to Class 4 (business).

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

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<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN050</td>
<td>Elgin Street Industrial Estate</td>
<td>0.7</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - New development will be restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 051</td>
<td>Axis Point</td>
<td>5.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

New development will be restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

A 6m buffer strip between the development and the watercourse is required.

The site adjoins ancient woodland. A protective strip is required between development and the woodland to ensure no detriment to the woodland. Detailed survey required to determine the width of the strip.

**Green Network Priorities for this site are:**

- To create a high quality landscape and access links from Fife Leisure Park to Calaismuir Wood and beyond to North Duloch and wider link over the motorway to Dalgety Bay

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 052</td>
<td>Calais Muir (Central)</td>
<td>4.9</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

New development will be restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

Development proposals will include structural landscaping along M90 frontage.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 053</td>
<td>Calais Muir (South)</td>
<td>7.8</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

New development will be restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

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.

A Flood Risk Assessment requires to be undertaken prior to development on this site. A 6m buffer strip between the development and the watercourse is required.

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<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 054</td>
<td>Carnegie Campus 2</td>
<td>0.4</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

New development will be restricted to Class 4 (business).

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 055</td>
<td>Pitreavie Drive</td>
<td>0.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

New development will be restricted to Class 4 (business).

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

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

<table>
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<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 056</td>
<td>Calais Muir (North)</td>
<td>4.2</td>
<td>Employment</td>
<td>-</td>
<td>Scottish Enterprise</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

New development will be restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

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.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 057</td>
<td>Pitreavie Way</td>
<td>3.5</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

A 6m buffer strip between the development and the watercourse is required.

---

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 058</td>
<td>Carnegie Campus 4</td>
<td>1.1</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - New development will be restricted to Class 4 (business)

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.
### Ref | Location | Area (ha) | Description | Est. capacity (Housing) | Lead Agency
--- | --- | --- | --- | --- | ---
DUN 059 | Halbeath Interchange | - | Employment/Development Opportunity | - | Private Sector

**Status, additional development requirements, and other information** -

The development will include an Employment use (18.3ha), Education use (3.7ha), a site for a Hotel (0.46 ha), Retail (1.36ha), Residential use (13.88ha), green buffer (0.84ha) and Open space (1.21ha).

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

The site adjoins ancient woodland. A protective strip is required between development and the woodland to ensure no detriment to the woodland. Detailed survey required to determine the width of the strip.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

**Green Network Priorities for this site are:**

- Improve the core path in the area, including the potential to better align the route and enhance with public open space, new habitat formation and SUDS.
- Deliver a north-south green network route linking Dunlin Drive to Duloch Park and Calais Muir Wood. Incorporating access, greenspace, SUDS and new habitat formation.
### Reference: DUN 060

**Location:** South of Elliot Street  
**Area (ha):** 1.3  
**Description:** Employment  
**Status, additional development requirements, and other information:**

- A 6m buffer strip between the development and the watercourse is required.
- Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

**Green Network Priorities for this site are:**

- To create a high quality landscape edge with the Lyne Burn incorporating active travel links and maintaining existing green network connections.

**Preferred means of access:** Along Erskine Beveridge Court.

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

### Reference: DUN 061

**Location:** New Row Gap Site (see Central Dunfermline Framework Diagram)  
**Area (ha):** <0.1  
**Description:** Development Opportunity  
**Status, additional development requirements, and other information:**

- Development must secure townscape enhancement and landscape improvements.

**Lead Agency:** Fife Council/Private Sector
### Development Opportunity: Viewfield House

- **Location:** Viewfield House (see Central Dunfermline Framework Diagram)
- **Area:** <0.1 ha
- **Description:** Development Opportunity
- **Lead Agency:** Fife Council/Private Sector

**Status, additional development requirements, and other information** - Development must secure townscape enhancement and landscape improvements.

### Development Opportunity: High Street gap site, City Centre

- **Location:** High Street gap site, City Centre (see Central Dunfermline Framework Diagram)
- **Area:** 0.4 ha
- **Description:** Development Opportunity
- **Lead Agency:** Fife Council/Private Sector

**Status, additional development requirements, and other information** -

- Preferred uses retail, leisure, 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 networks.

There is a Development Brief prepared for this site.
### DUN064

#### Lead Agency
Private Sector

#### Est. capacity (Housing)
- 

#### Description
Development Opportunity

#### Area (ha)
1.1

#### Location
Walmer Drive (see Central Dunfermline Framework Diagram)

**Preferred use housing, car parking and leisure. Key elements include:**
- A multi-storey car park with capacity for 400 vehicles.
- High density residential development specifically flats, terraces or townhouses.
- Leisure use including a restaurant or gallery building capitalising on the central location and southern views.
- Commercial units at ground floor level on the New Row frontage.

Development to take account of previously approved development brief

### DUN065

#### Lead Agency
Fife Council

#### Est. capacity (Housing)
- 

#### Description
Road Proposal

#### Area (ha)
- 

#### Location
Appin Crescent Bypass

**Status, additional development requirements, and other information** - Diversion to north of Appin Crescent at Leys Road, Dunfermline to contribute towards addressing the air quality objectives, as identified by the Air Quality Management designation.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUN 066</td>
<td>Charlestown Rail Junction, Dunfermline - Additional Southern Link</td>
<td>-</td>
<td>Rail line safeguarding</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Link between Dunfermline to Stirling Rail Line and Fife Circle Line. Transport Scotland require to be consulted on this proposal.

The feasibility of constructing this link has not yet been established and is not approved by Transport Scotland. In the meantime, the route of the link should be kept clear of development.
<table>
<thead>
<tr>
<th>Ref</th>
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</thead>
<tbody>
<tr>
<td>DUN 067</td>
<td>Northern Link Road</td>
<td>-</td>
<td>Road Proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Link road between western edge of Dunfermline and Halbeath. The route at the eastern end will run through DUN043 Halbeath, crossing the railway line, to join the Kingseat Road.

Particular care must be taken to minimise the impact of the road on the amenity of houses on the south-west side of Stewart Street, Townhill. Careful consideration must be given to the provision of one or more light-controlled pedestrian crossings to provide safe and convenient access between Townhill and the country park. Removal of the railway embankment on the west side of Townhill offers opportunity for provision of a landscaped strip to reduce the impact of the road on this part of the village.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

**Green Network Priorities for this site are:**

- Ensure that the new northern link road functions as a street, with well-designed crossing points, so that it does not become a barrier to connectivity.
- Create a landscape and access link to Halbeath (extend the active travel route east), linked to the northern expansion link road.
### Status, additional development requirements, and other information -
Provision of a Western Distributor Road. Including an upgraded William Street junction and upgraded Grange Drive Link Road.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

### Green Network Priorities for this site are:
- Create active travel routes and green network links between Baldridgeburn green network (DUNGN02) and McKane Park in conjunction with planned improvements to transport infrastructure.
- Create a high quality landscape and access link into Broomhall Strategic Land Allocation Green Network.

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<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>DUN 068</td>
<td>Western Distributor</td>
<td>-</td>
<td>Road Proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

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### Status, additional development requirements, and other information -
Reconfigured Bothwell Gardens Roundabout. Includes a link between Elgin Street and Forth Street.

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

<table>
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<tr>
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<tbody>
<tr>
<td>DUN 069</td>
<td>Bothwell Gardens Roundabout</td>
<td>-</td>
<td>Road Proposal</td>
<td>-</td>
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</tbody>
</table>
### DUN070

**Lead Agency**
Fife Council

**Est. capacity (Housing)**
-  

**Description**
Road Proposal

**Location**
Road Proposal-Pitreavie Roundabout

**Ref**
DUN070

**Area (ha)**
-  

**Status, additional development requirements, and other information**
A Flood Risk Assessment requires to be undertaken prior to development on this site. The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site. Signalisation of Pitreavie Roundabout and widening of northern approach roads. Particular consideration to be given to provision for pedestrians and cyclists.

### DUN071

**Lead Agency**
Fife Council

**Est. capacity (Housing)**
-  

**Description**
Housing/Retail

**Location**
Abbeyview Centre

**Ref**
DUN071

**Area (ha)**
1.5  

**Status, additional development requirements, and other information**
Redevelopment of existing Abbeyview housing and shopping centre. Any new development must replace or refurbish existing housing and retail units.

Adopted FIFEplan, July 2017
Settlement & Countryside Plans
## Status, additional development requirements, and other information -

The site is to be developed for mixed uses. 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
- hotel
- leisure uses, such as café/restaurant/bar
- public Square
- car park facilities
- civic/cultural uses
- possible office and/or residential.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.
### Development Opportunities

<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>DUN 073</td>
<td>Winterthur Lane Development (see Central Dunfermline Framework Diagram)</td>
<td>4.7</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
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</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use for the site is retail.

This site has planning permission for a supermarket development with petrol filling station. The site is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>DUN 074</td>
<td>Pilmuir Works (see Central Dunfermline Framework Diagram)</td>
<td>1.9</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use for the site is retail, food & drink, housing or offices.

This site has planning permission for a mixed use development comprising commercial and residential uses.

Development must support the sensitive restoration of the listed premises on the site.
### DUN075

**Location:** Carnegie Drive Retail Park (see Central Dunfermline Framework Diagram)

**Status, additional development requirements, and other information:**

- The preferred use for the site is retail, leisure or food & drink.
- There is an opportunity for refurbishment and redevelopment of the retail park to bring it up to a modern standard. This could include proposals for a new supermarket and new food and drink outlets.

Fife Council will work with the site promoter to facilitate an acceptable strategy for the commercial centre.

Pedestrian links will be required on Carnegie Drive to better link this area back to Core Retail Area.

### DUN076

**Location:** Museum & Art Gallery (see Central Dunfermline Framework Diagram)

**Status, additional development requirements, and other information:**

This site has planning permission for museum and art gallery facilities. The site is currently under construction.

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*This is a new or extended housing or housing opportunity site.
N.B. - Please note site DUN045 - Rosegreen, Carnock Road has been removed.*
## East Wemyss

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>EWS001*</td>
<td>West of Randolph Street</td>
<td>5.8</td>
<td>Housing</td>
<td>86</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

### Status, additional development requirements, and other information -

This site was identified for housing in a masterplan granted planning permission in the 1990s.

Multiple access points will be required.

The north of the site is vulnerable to flooding from rainfall and the design of the development should address this. A Flood Risk Assessment is required.

No development within 10m of woodland.

### Green Network Priorities for this site are:

- Retain the existing mature trees at the entrance and along the drive to the main house as part of the site proposals. Ensure proposals respond appropriately to the rural character of the site and enhance the existing strong pattern of woodland shelterbelts and coastal woodland. No development should be within 10m of woodland habitat to the west and south of the site.

- Provide a 3m wide section of NCN 76 cycleway along the northern edge of development site and develop a high quality development edge on to the A955, which reflect the wider rural character.

- Establish a green network connection through the site to link the development and East Wemyss to the wider coastal core path network.

*This is a new or extended housing or housing opportunity site.*
Elie and Earlsferry

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>EAE 001*</td>
<td>Land to the south of A917, East of Elie</td>
<td>5.0</td>
<td>Housing</td>
<td>55</td>
<td>Private Sector</td>
</tr>
<tr>
<td>EAE 001*</td>
<td>Land to north of Grange Road</td>
<td>5.9</td>
<td>Housing</td>
<td>25</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This proposal has emerged from the ENCAP (East Neuk Community Action Plan) process, which aims to identify opportunities for the growth of the East Neuk settlements in the short, medium and long term. ENCAP aims to work with the local communities of the East Neuk in considering their settlements’ needs for new development to maintain thriving communities whilst respecting the local environment and the character of the areas concerned.

It is anticipated that development of proposal EAE 001 will take place over a 30 year timescale. The indicative total capacity in the longer term, and beyond the period of this plan is 190 houses. On land to the south of A917, East of Elie, this longer term growth area is identified by the settlement boundary. Development within this Plan period will be restricted to 80 houses across the two identified sites. A mix of tenures is to be provided, which will offer a range of housing and lifestyles.

A development framework will be required to guide the design and layout of these sites and longer term growth. The development framework will be produced through further consultation with the community through the ENCAP process. This process will identify requirements for community facilities and employment provision on the sites East of Elie. Requirements and delivery of planning obligations must be agreed across both sites in combination.

Given the timescale, and the fact that a phased approach to development is required to avoid capacity issues at Elie Primary School, the indicative number of houses to be developed within the Local Development Plan period is 80 houses. Indicative sketches of how the whole development may progress are shown below.

Development proposals will be tested against the 6 qualities of successful places established in the Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further guidance on: the site appraisal process to be undertaken; the design principles which apply to all developments in Fife; and, how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.
For the specific elements of the proposal, the following considerations will apply:

**Land to the south of A917, East of Elie**

High quality design is required for this main approach into Elie. Planning applications will need to demonstrate how they have been informed by the development framework, including the longer term growth area. Lower density development and building heights (1 or 1½ storeys) will be appropriate along the eastern approaches and edge in providing an appropriate transition to the rural character of this area. At the western end of the site development should complement the adjacent Elie and Earlsferry Conservation Area.

Community and employment uses to be provided on the western part of the site will be identified through further consultation with the community. These may include:

- Small business units. These will be restricted to Use Class 4. Design and layout to ensure there are no amenity impacts on adjacent residential areas.
- Additional parking for the adjacent doctor surgery and new business units
- Community space/facilities
- Local retail (complementary to existing centre in Elie)

Existing speed limit on A917 to be relocated to the east if access point taken from A917. Footway into Elie to be provided.

Existing public open space to the south to be extended and enhanced.

High quality SUDS provision is required on this site. It must be demonstrated that no diffuse urban run-off will enter bathing waters.

**Green Network Priorities:**

- Provide high quality development edges and boundary treatments fronting on to the A917 and along the eastern edge of the site (considering panoramic views within and through the site). Provide the planting at the eastern edge prior to any works commencing on site, and put in place appropriate measures to protect it during construction
- Provide a 3 metre wide cyclepath along the northern edge of the site.
- Along the eastern and southern parts of the site, proposals should include a landscape framework that provides a transition from woodland habitat to important coastal grasslands. This might include some limited tree planting at the north-eastern corner of the site while the emphasis at the southern boundary should be on creating coastal grasslands - the area between should provide an appropriate transition between these two habitats.
- Deliver a north-south access route along the western boundary of the site which provides access down to the coast from Wadeslea Road, and provide alternative access routes to and from the east of the town to the popular visitor attraction of Ruby Bay.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
**Land to north of Grange Road**

A low density development in keeping with the existing residential pattern is appropriate. The scale of development is to be restricted to the estimated housing capacity (25 houses). Proposals in excess of this will be treated as contrary to FIFEplan.

Sensitive design and layout are required for this prominent site. Elevations to the North and East are critical in contributing to the setting of Earlsferry and may suit bespoke designs.

Two points of access are required. There is potential to upgrade the farm road to the north of site to use as a site access. Extension of 30mph zone and provision of enhanced footpath/cycle connections will be required.

**Green Network Priorities for this site are:**

- Deliver a high quality development frontage along the eastern edge of the site, where it bounds Ferry Road, which includes access provision as a key route into Elie and Earlsferry, and delivers an appropriate boundary treatment, which reflects the character of the existing roadside frontage on the opposite side of the road, which incorporates a stone wall. Deliver an off-road cycle route within the site along the edge of Ferry Road.
- Make provision for views within and through the site as a key feature: south over towards the Coast and Forth, north west to Largo Law and to the surrounding links to the east and west
- Deliver a high quality development edge along the northern boundary of the site, which creates an appropriate setting for the development and is in keeping with the wider character of the village and its rural setting. Incorporate east-west access and habitat provision; the emphasis should be on creating coastal grassland habitat.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
*This is a new or extended housing or housing opportunity site.*
### Falkland

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
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<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAL 001*</td>
<td>St John's Works</td>
<td>3.7</td>
<td>Employment/Housing</td>
<td>100</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

A Development Framework will be required. The preparation of the Development Framework will involve public consultation and engagement with the local community. 0.5 ha of employment land is to be retained.

Sensitive development required to respect the setting of the historic village.

A Flood Risk Assessment is required. Development on the functional floodplain should be avoided.

A Transport Assessment is required

No development should be within 10m of identified woodland habitat to the south west of the site.

**Green Network Priorities for this site are:**

- Consider the layout of the site alongside FAL 002
- Deliver a multi-functional green network which runs north-south through the site along the route of the existing core path – fronted and overlooked by a good development edge – to provide a high quality landscape and access link into the Lomond Hills Regional Park.
- The southern part of the site is on the more steeply rising slopes of East Lomond Hill; avoiding development on the higher north facing slope would help retain the landscape setting for the existing settlement in views south. A strong landscape edge at the southern boundary should be established to contain the development and create access to the wider countryside, reflecting the existing woodland edge to the west.

*This is a new or extended housing or housing opportunity site.*
Gauldry

- Local Development Plan Proposals and Development Requirements

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<th>Lead Agency</th>
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<tbody>
<tr>
<td>GAU 001</td>
<td>Priory Road North</td>
<td>1.8</td>
<td>Housing</td>
<td>20</td>
<td>Private Sector</td>
</tr>
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</table>

**Status, additional development requirements, and other information** -
Development should not break the skyline when viewed from the northern road access from Wormit.

- Low density development is appropriate to reflect rural setting and landscaping.
- Development intentions should be brought to the attention of Scottish Water as soon as practicable in order to allow assessment of the impact on the sewage treatment works.
- A buffer zone to be provided to protect the ancient woodland to the east of the site. The extent of the buffer zone will be determined following a detailed survey.
**Glencairg**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
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<tr>
<td>GLC 001*</td>
<td>Glencairg East</td>
<td>10.6</td>
<td>Housing</td>
<td>275</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site forms part of the Ore/Upper Leven Valley Strategic Development Area.

Fife Council has approved a development brief for part of this site. Any development should be in accordance with the terms of this development brief.

Vehicular access from the B920 shall be taken by means of a 4-arm roundabout located at the mid point on the site frontage.

A Flood Risk Assessment is required before development takes place. A 6m buffer strip is required between waterbody and built development.

No development should be within 10m of the River Ore and boundary woodland/trees.

**Green Network Priorities for this site are:**

- Establish a high quality landscape edge with the existing lane which runs along the southern boundary of the site and connects west to a core path which provides access to Loch Ore Meadows Country Park and east to the River Ore and Pitcairn Farm.
- Provide access from the development on to this path.
- Cycleway to be provided within the B920 road corridor.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
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<tbody>
<tr>
<td>GLC 002</td>
<td>Glencraig West</td>
<td>3.4</td>
<td>Housing Opportunity Site</td>
<td>50</td>
<td>Fife Council</td>
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</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as a Local Development Plan allocation.

Fife Council has approved a development brief for this site. Any development should be in accordance with the terms of this development brief. The site capacity within the Local Plan reflects that of the approved development brief.

Vehicular access from the B920 shall be taken by means of a 4-arm roundabout located at the mid point on the site frontage.

**Green Network Priorities for this site are:**

- Establish a high quality landscape edge with the existing core path which runs along the southern boundary of the site and connects into Loch Ore Meadows Country Park.
- Provide access from the development on to this path.
- Cycleway to be provided within the B920 road corridor.

*This is a new or extended housing or housing opportunity site.*
### Glenrothes

- Local Development Plan Proposals and Development Requirements

<table>
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<tbody>
<tr>
<td>GLE001</td>
<td>Balgeddie Riding School</td>
<td>9.2</td>
<td>Housing</td>
<td>72</td>
<td>Private Sector</td>
</tr>
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</table>

**Status, additional development requirements, and other information** - This site has planning permission and is currently under construction

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>GLE002</td>
<td>Lochtybridge</td>
<td>10.4</td>
<td>Housing</td>
<td>120</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is currently under construction
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE003*</td>
<td>Viewfield</td>
<td>14.3</td>
<td>Housing/ Employment</td>
<td>360</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Class 4 (business)

A masterplan will be developed for this site by the developer for Council approval. 5 ha of employment land is to be provided.

- The housing developer shall be obliged to safeguard an area of approximately 5 hectares within the site for employment related uses within Classes 4, 5 and/or 6.

- The housing developer shall at its cost undertake to carry out all necessary site servicing which shall include provision of a principal access road, utilities including electricity, gas, water and drainage, site levelling and structural landscaping and any other associated works to provide serviced employment plots to be agreed with the planning authority.

A Flood Risk Assessment is required.

**Green Network Priorities for this site are:**

- Create a high quality landscape and access link through the site to enhance the route of the existing north-south active travel path
- Deliver high quality green network links to the housing and employment areas at Whitehill.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 004</td>
<td>Land to the south of Cadham Road</td>
<td>9.9</td>
<td>Housing</td>
<td>200</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Primary access to this site should be from the A92 Markinch roundabout via an upgraded Tullis Russell access.

The impact on the trunk road network and any potential mitigation measures should be identified through a transport appraisal.

Developer should undertake an ecological study to determine the nature and appropriate width of a wildlife corridor along the riverside from the east to the west of the site, also taking account of the potential for restoration and improvement of the water environment through site design.

**Green Network Priorities for this site are:**

- Provide a green network along the southern edge of site/riverside. In delivering this route there is also an opportunity to establish a key missing active travel connection.
### Status, additional development requirements, and other information -

Site GLE 005 forms part of the greater GLE 035 Whitehill site. Prior to any planning application being submitted for any element of site GLE 035, an indicative development framework is required for the whole site.

Any development on site GLE 005 must conform to the provisions of site GLE 035. Housing development on site GLE 005 will cross subsidise new industrial and business facilities in the employment area to the south and will assist with their financial viability.

A neighbourhood centre should be provided within site GLE 005. The opportunity exists for residential development above the neighbourhood facilities.

Two points of access are required. Access into employment site GLE 019 is to be provided through site GLE 005 development. A 15m wide tree belt is to be retained between the residential and employment land to protect residential amenity.

**Green Network Priorities for this site are:**

- Deliver active travel route connecting towards Boblingen Way.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 006</td>
<td>Crompton Road East</td>
<td>7.6</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

A Flood Risk Assessment is required. A 6m buffer strip is required between waterbody and built development.

**Green Network Priorities for this site are:**

- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.

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<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 007</td>
<td>Crompton Road North</td>
<td>1.6</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

**Green Network Priorities for this site are:**

- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.
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<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 008</td>
<td>Crompton Road West</td>
<td>5.1</td>
<td>Employment</td>
<td>-</td>
<td>Scottish Enterprise</td>
</tr>
</tbody>
</table>

**Green Network Priorities for this site are:**
- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.

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<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>GLE 009</td>
<td>Dalton Road 1</td>
<td>2.6</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Green Network Priorities for this site are:**
- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.
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</tr>
</thead>
<tbody>
<tr>
<td>GLE 010</td>
<td>Dalton Road 2</td>
<td>0.5</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Classes 4 (business), 5 (general industrial), 6 (storage & distribution). A 6m buffer strip is required between waterbody and built development.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 011</td>
<td>Detroit Road</td>
<td>2.2</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 012</td>
<td>Eastfield East</td>
<td>1.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Classes 4 (business), 5 (general industrial), 6 (storage & distribution).
## Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE013</td>
<td>Eastfield West</td>
<td>0.7</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE014</td>
<td>Fife Food Centre</td>
<td>1.8</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

**Green Network Priorities for this site are:**

- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE015</td>
<td>Land at Leslie Road</td>
<td>0.6</td>
<td>Employment /Business</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Development on this site is supported for uses complementary to the town centre, which are compatible with the adjacent housing estate. Development on this site will contribute to providing pedestrian links into the defined town centre and to Riverside Park.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE016</td>
<td>Naysmith Road</td>
<td>0.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Classes 4 (business), 5 (general industrial), 6 (storage & distribution).
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 017</td>
<td>Pentland Park North</td>
<td>0.2</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
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</table>

**Status, additional development requirements, and other information - Class 4 (business)**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 018</td>
<td>Pentland Park South</td>
<td>0.6</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Green Network Priorities for this site are:**
- Create a high quality landscape edge which incorporates active travel provision maintains the green network’s connectivity and enhances connections to neighbouring communities.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 019</td>
<td>Land south of Fife Airport</td>
<td>10.9</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
<tr>
<td></td>
<td><strong>Status, additional development requirements, and other information</strong> -</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Classes 4 (business), 5 (general industrial), 6 (storage &amp; distribution).</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>A Flood Risk Assessment is required before development takes place. A 6m buffer strip is required between waterbody and built development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GLE 020</td>
<td>Southfield South East</td>
<td>10.9</td>
<td>Employment</td>
<td>-</td>
<td>Scottish Enterprise</td>
</tr>
<tr>
<td></td>
<td><strong>Status, additional development requirements, and other information</strong> -</td>
<td></td>
<td></td>
<td></td>
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<tr>
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<tr>
<td></td>
<td><strong>Green Network Priorities:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.</td>
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<td></td>
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</tbody>
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### Green Network Priorities:

Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.

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<tr>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 021</td>
<td>Spectrogon, Southfield Industrial Estate</td>
<td>1.1</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector/Scottish Enterprise</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

A Flood Risk Assessment is required. A 6m buffer strip is required between waterbody and built development.

---

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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 022</td>
<td>WheatstonePlace Dalton Road A</td>
<td>1.7</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council/Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

**Green Network Priorities for this site are:**

- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.
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<th>Est. capacity (Housing)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>GLE 023</td>
<td>Whitworth Road</td>
<td>1.9</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

| Classes 4 (business), 5 (general industrial), 6 (storage & distribution).  
A Flood Risk Assessment is required. A 6m buffer strip is required between waterbody and built development.  

**Green Network Priorities:**
- Contribute to the development and enhancement of the green network, particularly through the design of Sustainable Urban Drainage Systems that tie into and enhance the existing water network, enhancing the active travel network and contributing to landscape setting.

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</tr>
</thead>
<tbody>
<tr>
<td>GLE 024</td>
<td>Queensway East</td>
<td>1.5</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -** Class 4 (business)
### Status, additional development requirements, and other information

**For GLE025: Queensway expansion**

- **Location:** Queensway expansion
- **Area:** 4.2 hectares
- **Description:** Employment
- **Lead Agency:** Fife Council/Private Sector

   This site is identified as an opportunity to provide specialist employment uses.

**For GLE026: Westwood Park**

- **Location:** Westwood Park
- **Area:** 40.6 hectares
- **Description:** Housing/ Employment/ Retail
- **Est. capacity:** 420
- **Lead Agency:** Fife Council

   A Flood Risk Assessment is required before development takes place. Green Network Priorities:
   - Maintain and enhance existing landscape buffers along the western boundary, the M90, the B921 and Foxton Drive.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 027</td>
<td>Collydean</td>
<td>2.5</td>
<td>Additional School Grounds</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Additional school grounds will be provided for use in conjunction with Collydean Primary school, Glenrothes.

<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>GLE 028</td>
<td>Stenton</td>
<td>2.4</td>
<td>Primary School</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is reserved for a new primary school at Stenton, Glenrothes.

A Flood Risk Assessment is required before development takes place.
### GLE029

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE029</td>
<td>North Street/Falkland Gate</td>
<td></td>
<td>Development Opportunity site</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Proposals should provide pedestrian links to the Kingdom Shopping Centre and contribute to improving pedestrian links between the town centre and Riverside Park. Attractive and accessible civic space should be provided at the key entrance to the Kingdom Centre. Development opportunity for major retail and/or leisure development.

East-west pedestrian links must be maintained in the event North Street is to be closed to through traffic. Active frontages must be provided onto Leslie Road.

---

### GLE030

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE030</td>
<td>Queensgate</td>
<td>4.1</td>
<td>Development Opportunity site Retail/ Leisure/ Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has outline planning permission for bulky goods retailing.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE031</td>
<td>Albany Gate</td>
<td>-</td>
<td>Development Opportunity site Retail/Leisure</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**
Redevelopment opportunity to assist in regeneration of older phases of the shopping centre. This is a key entrance to the shopping centre and attractive and accessible civic space should be provided as part of any regeneration.

- Pedestrian links must also be provided to the adjacent parade of shops on North Street.
- Development should front onto North Street, Albany Square and pedestrian spaces.

<table>
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<tr>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE032</td>
<td>Marchmont Gate</td>
<td>-</td>
<td>Development Opportunity site Retail/Leisure/</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**
Redevelopment opportunity to assist in regeneration of older phases of the shopping centre.

- This is a key entrance to the shopping centre and attractive and accessible civic space should be provided as part of any regeneration.
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<tr>
<th>Ref</th>
<th>Location</th>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 033</td>
<td>South Street Car Parks</td>
<td>-</td>
<td>Development Opportunity site</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Development will contribute to creating an attractive street network with links to the core retail area and rest of town centre. Development on the south-side must complement the category ‘A’ listed church building through use of materials and architectural style.

This site is a potential development opportunity to support wider town centre regeneration.

Development should front onto South Street.

---

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>GLE 034</td>
<td>North Street redevelopment</td>
<td>-</td>
<td>Development Opportunity site</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Development will contribute to creating an attractive street network with links to the core retail area and rest of town centre.

Residential uses may be supported if they are higher density and form part of a complementary mixed use redevelopment. Development should front onto North Street and the main pedestrian spaces.

Opportunity for redevelopment of Hanover Court complex and adjacent retail parade. This site is a potential development opportunity to support wider town centre regeneration.
<table>
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<th>Ref</th>
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<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GLE 035</td>
<td>Whitehill Industrial Estate</td>
<td>22.2</td>
<td>Housing/ Employment</td>
<td>230</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Site GLE 035 includes site GLE 005 and an employment area to the south. Prior to any planning application being submitted for any element of site GLE 035, a masterplan is required to be undertaken for the whole site.

Housing development on site GLE 05 will cross subsidise new industrial and business facilities in the employment area to the south and will assist with their financial viability.

A neighbourhood centre should be provided within site GLE 005. The opportunity exists for residential development above the neighbourhood facilities.

**Green Network Priorities:**
- This site has planning permission. Green network opportunities reflect planning permission.
- Deliver active travel route connecting towards Boblingen Way.
It should be noted that Transport Scotland currently has no plans to fund or deliver potential improvements to the A92 trunk road. Any potential improvements and/or upgrades will require to be provided at the development management stage, as a requirement resulting from proposed development impacts with funding identified by the developer or others. This should be discussed with Transport Scotland at the earliest opportunity.

*This is a new or extended housing or housing opportunity site.
### Gowkhall

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GWH001*</td>
<td>Land North of Clune Road</td>
<td>1.3</td>
<td>Housing</td>
<td>10</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site is proposed for a small scale housing development. A 10 metre buffer strip will be required to separate development from the woodland and a footpath link shall be provided to the adjacent recreational area and play park.

Development should improve and upgrade the local road network specifically the junction into the site off the existing residential street (Clune Road) and the surfacing of Clune Road to accommodate the additional vehicular trips generated from the development.

Further details of the proposed transfer of woodland will be required on submission of a planning application.

Sustainable Urban Drainage System will be required on the site to mitigate impacts on potential flooding and drainage.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

*This is a new or extended housing or housing opportunity site.*
Guardbridge

- Local Development Plan Proposals and Development Requirements

- Until fast-jet operations cease, development close to RAF Leuchars is likely to be affected by operational noise. The RAF produced A Report on an Environmental Noise Survey of Aircraft Activity at RAF Leuchars in August 2008. The noise contour map is a background paper to this Plan (available on CD and at www.fifedirect.org.uk). Additional noise mitigation measures will be required for all developments within areas affected by the airbase.

- Prospective developers in the Guardbridge area are advised to consult Scottish Water at an early stage in order that sewage treatment requirements can be assessed.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GUA001</td>
<td>Main Street South</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>7</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.

In the case of the planning consent lapsing, a Flood Risk assessment is required for any application to renew, or for a new planning application.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GUA 002</td>
<td>Motray Park</td>
<td>1.9</td>
<td>Housing</td>
<td>49</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site was granted planning permission in principle (13/02959/PPP) for 49 residential units with associated parking and landscaping, on 1 October 2014.

A Flood Risk Assessment is required.

A 6m buffer strip to the adjacent watercourse is required.

Local transport improvements to the junction with the A919 are required.

A contribution to primary education provision is required

**Green Network Priorities:**

- Allow an appropriate access link to the disused railway line which runs along the western boundary of the site, and potential future footpath connections along this route, to facilitate a connection from the development site to the primary school and the future community woodland at LDP proposal GUA 005 (Seggie Farm).
- Deliver a recreational access link along the edge of the development, where it bounds the reservoir, and connect to the street network.
- Establish a landscape edge along the western boundary of the site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GUA 003</td>
<td>Seggie Farm</td>
<td>14.4</td>
<td>Housing</td>
<td>350</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Existing woodland should be retained as far as possible. A buffer zone to be provided to protect it. The extent of the buffer zone will be determined following a detailed survey.

**Green Network Priorities:**

- Capitalise on the site’s existing green network assets, and establish new greenspace as an integral part of a strong green network through the site. Successfully combine greenspace functions with active travel, habitat and SUDS provision.
- Ensure good connectivity is established with adjoining communities, to enable easy access to the community woodland and create round recreational routes.
- Deliver an off-road cycle route within the site along the edge of the A91, through the existing woodland, which will form part of a longer route which will connect to Dairsie.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
In October 2014, a planning permission in principle (14/01933/PPP) and a planning permission (14/02344/EIA) were granted for the redevelopment of the site. The former permission proposes university (class 10) and business related uses comprising ongoing industrial, storage, distribution and office uses, with research and development (class 4). The latter permission proposes a renewable energy centre, biomass fuel storage and processing, and district heating pipeline works. The permissions cover a larger site than the allocation shown in the proposed plan. The aim of the permissions is to create a sustainable power and research campus. The framework/masterplan proposed as a part of the permissions shows 3 zones – zone 1, an energy centre in the eastern part of the allocation; zone 2, sustainable power and research campus activities (industry, research and testing) in the central and southern parts of the allocation; and zone 3, other industry, storage, offices and other support functions in the western part of the allocation and in the buildings fronting Main Street. Together, the permissions provide an appropriate framework/masterplan for developing the allocation.

Should proposals come forward in the future, a further development framework/masterplan requires to be provided and agreed with the council. It should reflect the terms of the 2014 permissions. If new uses are proposed, they require to be included in the development framework/masterplan, and they should be the subject of appropriate community engagement and consultation.

There is the potential for some residential accommodation for postgraduate students of the university to be provided as part of the development of the site, in which case a contribution to primary education provision will be required.

The final form of the development shall deliver a minimum of one hectare of employment land or 3500 square metres of gross floor space for classes 4 or 5 industrial uses separate from any uses directly related to the biomass energy centre shown in zone 1 or class 10 (university) activities. The details of how and when this will be implemented shall be confirmed through future planning permission(s) and associated legal agreement(s).

Potential rationalisation of existing area of open space to south of the site in line with local community council aspirations.

A Flood Risk Assessment is required. Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.
Green Network Priorities:

- Capitalise on the existing green network assets - retaining them where possible as part of landscaping proposals and enhancing the greenspace provision at the Eden Estuary Centre area.
- Explore the potential for habitat enhancement as part of new landscaping and sustainable urban drainage proposals.

Habitats Regulations Appraisal Mitigation:

- Developers should be aware of the adjacent Natura 2000 designations and the high level of statutory protection afforded to these sites.
- Development and works must not take place in the intertidal area. Access must not be taken over the foreshore;
- As a precautionary measure any works along the sea defences will be restricted to avoid the winter period (September – March);
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local Development Plan and for permission to be granted, detailed proposals, including applications for planning permission in principle, must not propose development within the intertidal area. In addition proposals must demonstrate that the development would not adversely affect the integrity of the Firth of Tay and Eden Estuary SPA/SAC either alone or in combination with other plans or projects.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>GUA 005</td>
<td>Seggie Farm</td>
<td>5.9</td>
<td>Community Woodland/ Open Space</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information -

Sites GUA 003 and GUA 005 are to be covered by a single masterplan prepared by the developer for Fife Council approval.

Public access to the area must be assured.

Existing woodland should be retained as far as possible.

Green Network Priorities:

- Capitalise on the site’s existing green network assets, and establish new greenspace as an integral part of a strong green network through the site. Successfully combine greenspace functions with active travel, habitat and SUDS provision.
- Ensure good connectivity is established with adjoining communities, to enable easy access to the community woodland and create round recreational routes.
- Deliver an off-road cycle route within the site along the edge of the A91, through the existing woodland, which will form part of a longer route which will connect to Dairsie.
<table>
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<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>GUA 006</td>
<td>Avalon Business Park</td>
<td>0.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Employment land for Classes 4 (business), 5 (general industrial) and 6 (storage & distribution)

Proposals must demonstrate that development would not adversely affect the integrity of the Firth of Tay and Eden Estuary SPA/SAC, either alone or in combination with other plans or projects.

A Flood Risk Assessment is required.

**Green Network Priorities:**

- No development should be within 10m of the mature trees along the River Eden.
- Explore the potential for habitat enhancement as part of new landscaping and sustainable urban drainage proposals.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1,3,12 and 13 and provide details of water discharge management.
**High Valleyfield**
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</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>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission for housing and the site is under construction.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVF 002</td>
<td>Land to the north of Woodhead Farm Road</td>
<td>6.1</td>
<td>Housing /Employment</td>
<td>50</td>
<td>-</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site will also provide employment land to serve a cluster of 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 and junction formed to serve proposed employment land. A further junction and road network will also be provided off Daly Gardens.

- 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 including creation of a safe pedestrian crossing point on the B9037

**Green Network Priorities**:

- Retain and enhance the route of the existing core path which runs along the eastern boundary of the site, and provides a key access under the A985 to the Valleyfield Woodlands Park. Provide access from the development on to this route.
- Establish a strong landscape framework along the northern and western boundaries of the site to help create a setting for the development and enhance this area as a gateway to the village. Consider options to mitigate noise from the A985.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVF 003</td>
<td>Abbey Street</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>10</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use is housing.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVF 004</td>
<td>Chapel Place/Carlyle Street</td>
<td>0.3</td>
<td>Housing Opportunity Site</td>
<td>10</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use is housing.
Hill of Beath
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOB 001</td>
<td>North of Hill of Beath</td>
<td>4.5</td>
<td>Housing</td>
<td>115</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information -

This site is identified as a Local Development Plan allocation.

The layout should provide a satisfactory relationship with the existing adjoining houses, and a belt of structural planting on the north and west boundaries to screen the new houses from the countryside beyond.

Green Network Priorities for this site are:
- Enhance the core path that runs through the site, consider the potential to integrate with the SUDS, landscape and open space design to create a high quality multi-functional green network.
- Provide a new high quality landscape edge along the north and west boundaries to enhance the landscape setting and deal with overland flow issues from agricultural land to north.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOB 002</td>
<td>Cement Works by the B981</td>
<td>1.0</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).

This site is identified as a Local Development Plan allocation.

**Green Network Priorities for this site are:**
- Strengthen and improve the setting of the existing active travel connection with Crossgates and upgrade to multi-use.
### Inverkeithing

**- Local Development Plan Proposals and Development Requirements**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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</tr>
</thead>
<tbody>
<tr>
<td>INV 001</td>
<td>Borelands Reservoir</td>
<td>0.7</td>
<td>Housing Opportunity Site</td>
<td>18</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site has outline planning permission for housing. Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 002</td>
<td>The Royal Hotel</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>8</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The planning permission for this site has lapsed.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 003</td>
<td>Roods</td>
<td>2.5</td>
<td>Housing Opportunity Site</td>
<td>50</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Road access constraints must be resolved.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 004*</td>
<td>Former Inverkeithing Primary School, Roods Road</td>
<td>0.9</td>
<td>Housing</td>
<td>42</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and listed building consent for housing.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>INV 005*</td>
<td>Spencerfield</td>
<td>15.4</td>
<td>Housing</td>
<td>295</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The outcome of planning appeal PPA-230-2232 is that the reporter is minded to grant planning permission in principle for 295 residential units, including affordable units (25% of total number for site) with associated access road and infrastructure. Conditions and requirements relevant to future detailed proposals for the site will be set out in the planning permission that is expected to be granted.

**Green Network Priorities:**

- Retain and enhance the setting of any core path routes which run through the site or along its boundaries.
- Establish an active development frontage on to such routes and enhance the quality and functionality of the local green network route so that it successfully delivers access, landscape and habitat enhancements and high-quality SUDS provision.
- Consider locating open space on the ridgeline and higher northern parts of the site – to protect the open skyline and views to the Forth Rail Bridge beyond on approach to Inverkeithing from the east.
- Establish a high-quality landscape frontage onto Hillend Road, as an important gateway to Inverkeithing.
- Incorporate active travel provision and provide safe crossing points to connect to Inverkeithing High School.
- Establish a high-quality edge along the eastern boundary of the development, through an appropriate boundary treatment, incorporating core path and access links, including delivering a core path link to the east of the site boundary to connect south to the core path which provides access to Letham Wood.

**Habitats Regulations Appraisal mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 006</td>
<td>Belleknowes Industrial Estate 1</td>
<td>1.9</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

A Flood Risk Assessment is required prior to development.

Employment uses should reflect the accessible, prominent and strategic nature of the site capitalising on the proximity to the Forthbridhead and M90.

A 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Green Network Priorities:**
- Deliver enhancements to the riparian corridor of the Brankholm Burn in association with high quality SUDS provision. Seek to deliver improved water attenuation where possible.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 007</td>
<td>Belleknowes Industrial Estate 2</td>
<td>0.3</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

A Flood Risk Assessment is required prior to development.

Employment uses should reflect the accessible, prominent and strategic nature of the site capitalising on the proximity to the Forthbridgehead and M90.

A 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Green Network Priorities :**

- Deliver enhancements to the riparian corridor of the Brankholm Burn in association with high quality SUDS provision. Seek to deliver improved water attenuation where possible.
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 008</td>
<td>Belleknowes Industrial Estate 3</td>
<td>0.8</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

A Flood Risk Assessment is required prior to development.

Employment uses should reflect the accessible, prominent and strategic nature of the site capitalising on the proximity to the Forthbridge and M90.

A 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Green Network Priorities**:

- Deliver enhancements to the riparian corridor of the Brankholm Burn in association with high quality SUDS provision. Seek to deliver improved water attenuation where possible.
Lead Agency

**Est. capacity**

(Housing)

**Description**

Area (ha)

<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>INV 009</td>
<td>Former Caldwell Mill</td>
<td>8.2</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

Development proposals must take account of the following:

- The potential of the site to contribute to the regeneration of Inverkeithing Bay through siting of employment uses consistent with the Fife Employment Land Strategy (FELS)
- To be in accordance with the Local 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 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.

A Flood Risk Assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Green Network Priorities:**

- Seek opportunities to deliver an improved streetscape and public realm as part of the route of the Fife Coastal Path
- Fully consider the intertidal area’s SPA designation in developing site proposals.

**Habitats Regulations Appraisal Mitigation:**

- Development and works must not take place in the intertidal area. Access must not be taken over the foreshore;
- All works on/along the sea wall and boundary grassland will be restricted to avoid the winter period (September – March);
- Development must include the retention and protection of the existing coastal fringe grassland 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;
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 010</td>
<td>Friary Gardens</td>
<td>-</td>
<td>Conservation Area Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The Conservation Area shown on the proposals map includes the proposed extension of the Conservation Area boundary and incorporates Friary Gardens and sections of original rigg walls and gardens which are important to maintaining the setting for the Friary.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 011</td>
<td>Church Street/High Street</td>
<td>-</td>
<td>Conservation Area Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The boundary extension incorporates the entire garden areas of individual properties where only partial coverage currently exists. The area includes rigg layout and sections of walls.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>INV 012</td>
<td>Fraser Avenue</td>
<td>4.0</td>
<td>Other Proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Fife Council are in the process of appointing masterplanners to undertake the development of a masterplan for the regeneration of South East Inverkeithing with particular focus on the redevelopment of Fraser Avenue. As part of the masterplan process, sites outwith Fraser Avenue are to be assessed with a view to defining their role in facilitating the redevelopment of Fraser Avenue.

A flood risk assessment is required. Design of the redevelopment must take account of the findings of the flood risk assessment.

**Habitats Regulations Appraisal Mitigation:**
Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.

*This is a new or extended housing or housing opportunity site.*
**Kelty**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEL 001</td>
<td>Bath Street Extension 1</td>
<td>7.5</td>
<td>Housing</td>
<td>130</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEL 002</td>
<td>Bath Street Extension 2</td>
<td>0.4</td>
<td>Housing</td>
<td>18</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.
### KEL 003

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEL 003</td>
<td>Elmwood Terrace</td>
<td>1.2</td>
<td>Housing Opportunity Site</td>
<td>30</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
This site is identified as a Local Development Plan allocation to be developed for amenity/special needs/sheltered housing.

**Green Network Priorities**:
- Deliver an east-west green network link, which incorporates access provision along the southern boundary of the site to connect Blairadam Park to the east, and the amenity greenspace north of Keltyhill Avenue. Provide good access from the development on to this route.
- Consider the appropriateness of an off-site contribution to improve the quality of these nearby greenspaces.

### KEL 004

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEL 004</td>
<td>Netherton Farm</td>
<td>10.3</td>
<td>Housing</td>
<td>236</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
This site is identified as a Local Development Plan allocation.

A Flood Risk Assessment is required before development takes place. A 6m buffer strip is required between waterbody and built development.

**Green Network Priorities**:
- Establish a new high quality landscape and habitat edge along the southern boundary of the site incorporating active travel provision linking east-west and north towards Lochore Meadows, to better integrate and create a landscape setting for the development.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEL 005*</td>
<td>Kelty South West</td>
<td>45.4</td>
<td>Housing/ Employment/ Leisure/ Community uses</td>
<td>900</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

Classes 4 (business), 5 (general industrial) and 6 (storage & distribution)

This site forms part of the Ore/Upper Leven Valley Strategic Development Area. A masterplan to be approved by Fife Council is required for this site. A 3.5 ha employment area to remain next to Junction 4.

No development should be within 10m of identified woodland habitat at south of the site.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

**Green Network Priorities:**

- Develop a new high quality landscape edge along the southern and western boundary of the site incorporating access (walking and cycling) and habitat provision, alongside open space to better integrate and create a landscape setting for the development, and mitigate the visual prominence of the development when viewed from the south. To address potential issues arising from proximity to the M90, consider the need for a high quality landscape edge with the road. Use of different levels could be useful in mitigating the impact of noise from the road.

- Consider the site’s importance as a key gateway location in wider Ore Valley area. Use a landscape-led approach to enhance Junction 4 of the M90 as a key gateway and establish a high quality development edge along the northern boundary of the site which will enhance the setting of the development and retain the existing key views looking east across the Valley.

- Establish high quality north-south and east-west access (walking and cycling) links which will integrate the development with the adjoining community and provide connectivity east and west to key off-site assets/destinations including Loch Ore Meadows, the St. Ninian’s Land Art and Blairadam Forest, and the Great North Road, which provides connectivity to Cowdenbeath.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEL 008</td>
<td>Old Gas Works</td>
<td>2.1</td>
<td>Housing Opportunity Site</td>
<td>44</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a development opportunity. This means this land has the potential to be redeveloped. The preferred use within this site is residential.

A Flood Risk Assessment is required before development takes place.

N.B. - Please note site KEL 006 - Woodend Place and KEL 007 - Black Road have been removed.

*This is a new or extended housing or housing opportunity site.
## Kennoway

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN 001</td>
<td>Hallfields Farm 5a</td>
<td>3.5</td>
<td>Housing</td>
<td>66</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN 002*</td>
<td>Land between Halffields Gardens and Leven Road</td>
<td>12.2</td>
<td>Housing</td>
<td>190</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

A development framework is required.

A Flood Risk Assessment is required and Scottish Environment Protection Agency requires a 6m buffer strip along the watercourse.

**Green Network Priorities:**

- Develop a new high quality green network east-west along the watercourse connecting King George’s Field greenspace to Meggie Den and fronted by a good development edge. The green network should incorporate access, high quality SUDS and habitat provision.
- No development should be within 10m of identified wetland habitat and unimproved grassland habitat along the Meggie Den.
- Account must be taken of the ancient woodland adjacent to the site. It is likely that a protective strip will be required, the extent of which should be determined following a detailed survey.
- Ensure the layout of the sites provides good north-south connectivity to establish easy access to the green network from within the development and the adjoining communities to the north and south.
- Deliver a high quality development frontage on to the King George’s field greenspace.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN003*</td>
<td>Langside Crescent, South</td>
<td>0.8</td>
<td>Housing</td>
<td>25</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

*Status, additional development requirements, and other information* - no additional information.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN004</td>
<td>Langside Crescent</td>
<td>0.3</td>
<td>Housing Opportunity Site</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

*Status, additional development requirements, and other information* - The preferred use for this site is residential.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN 005</td>
<td>Old Station Road</td>
<td>1.2</td>
<td>Housing Opportunity Site</td>
<td>30</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

**Green Network Priorities:**
- Provide a high quality landscape and access link which provides connections to and the south side of Kennoway (consider in relation to proposal KEN 007)

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN 006</td>
<td>Kennoway School</td>
<td>2.1</td>
<td>Housing Opportunity Site</td>
<td>60</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use for this site is residential.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEN 007</td>
<td>East of Sandy Brae Industrial Estate</td>
<td>3.5</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

**Green Network Priorities:**
- Provide a high quality landscape and access link which provides connections to and from the south side of Kennoway (consider in relation to proposal KEN 005)
- Create a new high quality landscape edge along the southern perimeter of the site, which enhances the setting of Kennoway.

*This is a new or extended housing or housing opportunity site.*
Kincardine, New Row & Tulliallan

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 001</td>
<td>Burnbrae East</td>
<td>2.0</td>
<td>Housing Opportunity Site</td>
<td>30</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
This site is identified as a Local Development Plan allocation. The site is located within the settlement boundary and has potential for residential development.

**Green Network Priorities:**
- Establish a high quality landscape edge with a strong rural character along eastern boundary of the site, which incorporates north-south access provision to link to the core path north of the site and provides a strong landscape setting of the development. Potential to enhance the wider woodland habitat network through appropriate planting proposals.
- Enhance the boundary with the A985 through appropriate new planting and boundary solutions which seek to retain and reflect the rural character of the approach to Kincardine from the east.
- Provide a safe point to cross the A985 to enable easy access to the burial ground and adjoining community to the south.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 002</td>
<td>Kincardine Eastern Expansion Phase 1</td>
<td>10.5</td>
<td>Housing</td>
<td>300</td>
<td>Private sector/ Registered Social Landlord</td>
</tr>
</tbody>
</table>

### Status, additional development requirements, and other information -

A development proposal for the entire site including the phased release of this site and KCD 003 should include:

- the provision of 50 affordable housing units.
- a community facilities contribution.
- a phasing plan including the delineation of the site boundaries to include only the land allocated through the local plan.
- the provision of a fully-accessed serviced business park.
- the provision of a neighbourhood park.
- landscaping of the site.
- set-aside land for the extension of the cemetery.
- a new local access road between Walker Street and Toll Road.
- the provision of a site for a shop/general convenience store.
- the provision of a site for recycling.
- diversion of the existing overhead power line outwith the site.

The uses stated are consistent with planning permission reference 13/00357/PPP, this consent also includes land adjacent the settlement boundary to the south east and north east.

Notwithstanding the uses above and associated planning permission it is important that development proposals on this site (and those associated with it) take account of the topography, utility and design constraints of the site.

A flood risk assessment must be undertaken prior to development on this site.

### Green Network Priorities:

- Establish a multi-functional green network through the development which successfully incorporates enhanced greenspaces, high quality SUDS provision, access and habitat enhancements, and which is fronted and overlooked by a good development edge.
- Form a high-quality landscape framework along the southern boundary of the development to provide an improved setting for the village.
- Incorporate a north-south access route, which connects into the burial ground and permits access to wider recreational assets north of the village.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 003</td>
<td>Kincardine Eastern Expansion Phase 2</td>
<td>4.5</td>
<td>Housing</td>
<td>190</td>
<td>Private sector/ Registered Social Landlord</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

A development proposal for the entire site including the phased release of this site and KCD 002 should include:

- the provision of 50 affordable housing units.
- a community facilities contribution.
- a phasing plan including the delineation of the site boundaries to include only the land allocated through the local plan.
- the provision of a fully-accessed serviced business park.
- the provision of a neighbourhood park.
- landscaping of the site.
- set-aside land for the extension of the cemetery.
- a new local access road between Walker Street and Toll Road.
- the provision of a site for a shop/general convenience store.
- the provision of a site for recycling.
- diversion of the existing overhead power line outwith the site.

The uses stated are consistent with planning permission reference 13/00357/PPP, this consent also includes land adjacent the settlement boundary to the south east and north east.

Notwithstanding the uses above and associated planning permission it is important that development proposals on this site (and those associated with it) take account of the topography, utility and design constraints of the site.

A flood risk assessment must be undertaken prior to development on this site.

**Green Network Priorities:**

- Establish a multi-functional green network through the development which successfully incorporates enhanced greenspaces, high quality SUDS provision, access and habitat enhancements, and which is fronted and overlooked by a good development edge.
- Form a high-quality landscape framework along the southern boundary of the development to provide an improved setting for the village.
- Incorporate a north-south access route, which connects into the burial ground and permits access to wider recreational assets north of the village.
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD004</td>
<td>Kincardine Multi Storey Flats</td>
<td>4.0</td>
<td>Housing</td>
<td>130</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD005</td>
<td>Land North and East of Burnbrae House</td>
<td>2.0</td>
<td>Housing Opportunity Site</td>
<td>36</td>
<td>-</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

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 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.

**Green Network Priorities:**
- Establish a high quality landscape edge with a strong rural character along eastern boundary of the site, which incorporates north-south access provision to link to the core path north of the site and provides a strong landscape setting of the development. Potential to enhance the wider woodland habitat network through appropriate planting proposals.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 006</td>
<td>Kincardine Power Station 4 East</td>
<td>3.8</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is a Local Development Plan allocation for long term 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. These assessments should take into account the desirability of making provision for landscaping along the south-west boundary of the site to improve the amenity of the adjacent footpath and cycleway and of making provision for a new section of footpath and cycleway across the westernmost part of the site. The outcome of these assessments will be considered for inclusion in a future review of this Local Development Plan.

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

Applications for planning permission must demonstrate that development will not adversely affect the integrity of the Firth of Forth special protection area, either alone or in conjunction with other plans and projects.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
### Table 1: Development Opportunities

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD011</td>
<td>North Approach Road</td>
<td>0.1</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site could provide an opportunity for commercial development on the edge of the town centre. Development should seek to provide active frontages onto North Approach Road and will contribute to providing quality pedestrian links into the defined town centre area.

### Table 2: Conservation Area

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD012</td>
<td>High Street</td>
<td>-</td>
<td>Conservation Area Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The Conservation Area shown on the proposals map includes the proposed extension to the boundary to include buildings important to the character of the area including:

- Co-op at 25-31 High Street.
- Land to the rear including storage building.
- Adjacent housing.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 013</td>
<td>Regent St, George St and Parklands</td>
<td>-</td>
<td>Conservation Area Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Conservation area status would protect the area from development which would not help to preserve or enhance the appearance of the area.

---

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCD 014</td>
<td>Kirk Street</td>
<td>-</td>
<td>Conservation Area Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The Conservation Area shown on the proposals map 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.
The extension would help to preserve and enhance the setting of Tulliallan Church, Burnbrae House and the ruins of the 17th century church.

Status, additional development requirements, and other information -

The Conservation Area shown on the proposals map includes the proposed extension of the boundary to the north to include an area of attractive 18th and 19th century houses.

N.B. - Please note site KCD 007, KCD 008, KCD 009, KCD 010, and KCD 016 - Kincardine East have been removed.
**Kinghorn**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KNH 001</td>
<td>Lochside</td>
<td>5.8</td>
<td>Housing Opportunity Site</td>
<td>110</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

A Flood Risk Assessment is required.

**Green Network Priorities:**

- Establish high quality edges along the southern and north eastern boundaries.
- Provide potential to link through proposed cemetery site to Kinghorn Loch.

A buffer strip is required along the watercourse. The buffer strip should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KNH 002</td>
<td>Viewforth Place</td>
<td>0.5</td>
<td>Housing Opportunity Site</td>
<td>18</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A higher density residential development is appropriate on this site, especially should flats be proposed, given its location along a public transport corridor.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KNH 003</td>
<td>East of Kinghorn Loch</td>
<td>3.4 incl</td>
<td>Cemetery</td>
<td>-</td>
<td>Fife Council</td>
</tr>
<tr>
<td></td>
<td></td>
<td>KNH 004</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Land will be safeguarded for a new cemetery at Kinghorn Lochside in conjunction with site KNH 004.

A buffer strip is required along the edge of the loch. The buffer strip should be a minimum of 6-12 metres wide.

**Green Network Priorities:**

- Provide opportunities to improve access to Kinghorn Loch and to develop the informal recreational offer and habitat value in the area.
- Provide links to the adjacent housing site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KNH 004</td>
<td>East of Kinghorn Loch</td>
<td>3.4 incl KNH 003</td>
<td>Cemetery</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

A Flood Risk Assessment is required.

**Green Network Priorities** :

- Provide opportunities to improve access to Kinghorn Loch and to develop the informal recreational offer and habitat value in the area.
- Provide links to the adjacent housing site.
Kinglassie

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KLS 001*</td>
<td>Laurence Park South</td>
<td>7.0</td>
<td>Housing</td>
<td>211</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site forms part of the Ore/Upper Leven Valley Strategic Development Area.

Transport Assessment required.

No development should be within 10m of adjacent woodland to the south west of the site.

A Flood Risk Assessment is required. A 6m buffer strip is also required from the burn adjacent the southern boundary of the site.

**Green Network Priorities :**

- Create a high quality gateway to the village from the east, and establish a high quality landscape edge along the B922, which will provide an appropriate landscape setting for the development and should incorporate access provision. Incorporate the existing hedgerows along the B921 and B922, where possible.
- Establish new greenspace as an integral part of a strong north-south green network through the site, incorporating access habitat and SUDS provision. Take suitable measures to protect the existing shelterbelt along the western boundary of the site, and connect to the greenspace along the Lochty Burn, south of the site.
### Status, additional development requirements, and other information

- This site forms part of the Ore/Upper Leven Valley Strategic Development Area.
- A flood risk assessment should be undertaken prior to development on this site. Design of development must take account of the findings of the flood risk assessment.

*This is a new or extended housing or housing opportunity site.*
## Kingsbarns

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KIN 001</td>
<td>West of the Square</td>
<td>3.0</td>
<td>Housing</td>
<td>40</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KIN 002</td>
<td>South west of the Village</td>
<td>2.0</td>
<td>Cemetery</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - NB: No map annotation. Site location to be determined during lifetime of Local Development Plan in consultation with the local community.
Kingseat

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KST 001*</td>
<td>Kingseat Road</td>
<td>3.0</td>
<td>Housing</td>
<td>50</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a Local Development Plan allocation.

A Transport Assessment will be required in support of development. The site will require multiple points of vehicular and pedestrian access, including at least two with the B912 on the northern frontage of the site. Pedestrian links to Kingseat will require a pedestrian crossing on the B912.

A flood risk assessment must be undertaken prior to the development of this site. Design of development must take account of the findings of the flood risk assessment.

**Green Network Priorities:**

- Consider the visual impact of the development on key views and on the setting of Kingseat. Ensure views south are retained through the site and incorporated into the design and layout of the site as key features.
- Deliver new greenspace, located in the highest north-eastern corner of the site, where it can capitalise on the key views south across the Forth and can be easily accessed by the adjoining communities, to help address the deficit of greenspace within the village.
- Deliver a high quality development edge along the B912.
- Establish a new high quality landscape edge (incorporating access), along the southern and western boundary of the site to create an appropriate landscape setting for the development.

*This is a new or extended housing or housing opportunity site.*
### Kirkcaldy & Dysart

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 001</td>
<td>8 Anderson Street</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>9</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 002</td>
<td>Capshard North</td>
<td>11.7</td>
<td>Housing</td>
<td>189</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 003</td>
<td>Chapel Extension, John Smith BP</td>
<td>12.9</td>
<td>Housing</td>
<td>285</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is under construction. The planning permission includes a 60 bed care home and 26 extra care units.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 004</td>
<td>Dunnikier Maltings</td>
<td>4.0</td>
<td>Housing</td>
<td>199</td>
<td>Private Sector</td>
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</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 005</td>
<td>Ferrard Road</td>
<td>1.9</td>
<td>Housing</td>
<td>119</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 006</td>
<td>Katherine Street</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a Local Development Plan allocation.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 007</td>
<td>18 Pottery Street</td>
<td>0.2</td>
<td>Housing</td>
<td>6</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.
### Lead Agency

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY008</td>
<td>45 Pottery Street</td>
<td>0.1</td>
<td>Housing</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY010</td>
<td>Forth Park Hospital</td>
<td>2.4</td>
<td>Housing</td>
<td>69</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission in principle.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY011</td>
<td>Park Road / Lawson Road</td>
<td>0.4</td>
<td>Housing Opportunity Site</td>
<td>37</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY012</td>
<td>257-261 High Street</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>26</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
This site could accommodate a mix of complementary town centre uses including commercial uses at ground floor level and residential.

<table>
<thead>
<tr>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY013</td>
<td>Viewforth Terrace</td>
<td>0.6</td>
<td>Housing Opportunity Site</td>
<td>26</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
A higher density residential development is appropriate on this site given its location along a public transport corridor.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 014</td>
<td>Hayfield Road</td>
<td>1.9</td>
<td>Development Opportunity</td>
<td>60</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified for a development of medium density residential development and/or employment uses with vehicular access off Hayfield and Denburn Road.

Traffic arrangements and the location of different uses on these sites must take into account the potential noise issues from nearby employment and waste management uses. Development on these sites must not cause operational problems for neighbouring uses. A welcoming gateway arrangement is required to reflect the changing residential character of this important transport route into Kirkcaldy helping to improve the character of the place.

A design brief should be prepared to encourage development to provide a strong street frontage with clearly defined articulation of building form creating a gateway to Denburn Road.

A site-specific contaminated land assessment is required.

A small part of the site lies within a hazardous site consultation zone and, until such time as this designation is removed, the requisite consultation procedure must be undertaken.

Connections to and enhancement of existing boundary green network to be supported through developer contributions.

A Flood Risk Assessment is required.

**Green Network Priorities:**

- Enhance the existing path to the west of the site. Manage the woodland at East Den and create a north-south access through this area. Deliver a good development edge onto both these areas and provide path connections to access these routes from the development.
- Protect the woodland habitat to the south of the site (west of Denburn Road) and provide access through the woodland which connects to the existing path to the west of the site and a new route to be made through East Den.
- Provide a high quality landscape edge (including access) to the south of the development (east of Denburn Road) which connects the woodland west of Denburn Road to East Den. Deliver a good development edge onto this area.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 015</td>
<td>Smeaton Road</td>
<td>0.5</td>
<td>Housing Opportunity</td>
<td>19</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

A higher density housing development opportunity is appropriate on this site given its location and the density of surrounding new residential developments. Access to site should be taken from Smeaton Road.

A buffer zone should be established between the housing and the adjacent employment area to provide separation between the different uses and safeguard residential amenity and the existing businesses. The level of buffer to be defined at the detailed application stage.

A Flood Risk Assessment must also be undertaken specifically with respect to the culvert to the north of the site.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 016</td>
<td>Junction Road</td>
<td>1.0</td>
<td>Housing Opportunity</td>
<td>38</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The eastern part of this site has planning permission for 20 flats.

A higher density housing development opportunity given its location close to local centre services and the density of surrounding new residential developments.

Access to the site must be taken from Junction Road.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 017</td>
<td>Factory Road/Nairn Street</td>
<td>1.7</td>
<td>Development Opportunity</td>
<td>68</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a development opportunity.

Preferred uses for the site include: Class 4 business uses;
Leisure Uses;
High density residential; and
Trade counter and commercial uses (not including class 1 retail use).

Potential nuisance impacts from the railway and nearby industrial activities require to be explored further so a Noise Impact Assessment is required.

Fife Council will work with key stakeholders to facilitate appropriate development in this location.

**Green Network Priorities:**

- The mature deciduous trees within the site and lining the Factory Road frontage should be retained as far as possible since they contribute positively to the local environment/streetscape.
- Provide a high quality landscaped edge to the railway.
Status, additional development requirements, and other information -
A medium density development is appropriate at this site with access taken from Dunnikier Road via Thornhill Drive.
A Flood Risk Assessment must also be undertaken specifically with respect to the culvert to the north of the site.

Green Network Priorities:
- Provide high quality development frontages to the playing fields to the east, the greenspace to the north, Den Road/railway to the south and a well-integrated boundary with residential properties in Smeaton Gardens.
- Provide a north-south connection along the western boundary of the site linking Den Road to Melrose Crescent and an east-west connection to the north of the site linking the greenspace at Melrose Crescent to Thornhill Drive and the adjacent playing fields.
- Consider the appropriateness of an off-site contribution to enhance the quality of the Melrose Crescent greenspace.
### Status, additional development requirements, and other information -

**Should housing be proposed, there should be a maximum of 100 units and any remaining part of the site should be used to provide employment land.**

Housing: permanent vehicular access to the site must be taken only from Calender Avenue and no vehicular traffic should be able to access the development from Smeaton Road once the development has been completed. Temporary access to the site should be taken from Smeaton Road during construction of the development to avoid construction traffic passing along Calender Avenue; a pedestrian route to Smeaton Road should be provided once the site has been developed.

A buffer zone should be established between the housing and the adjacent waste management and employment areas to provide separation between the different uses and safeguard residential amenity and the existing businesses. The extent of buffer should be defined at the detailed application stage.

Employment: should development be limited to employment use: Classes 4 (business), 5 (general industrial), and 6 (storage and distribution) would be appropriate; should partial housing development be proposed: Class 4 (business) only would be appropriate.

Access for employment land to be taken from Smeaton Road.

A buffer zone should be provided between any housing, existing or new. The extent of buffer should be defined at the detailed application stage.

A flood risk assessment and high quality sustainable drainage scheme are required.

Part of the site lies within a hazardous site consultation zone and, until such time as this designation is removed, the requisite consultation procedure must be undertaken.

### Green Network Priorities:

- Establish a high quality development edge fronting on to the greenspace immediately south of the site and provide good access from the development into the greenspace and through to Den Road as a key route to the town centre.
- Provide an east-west pedestrian and cycle path along the southern boundary of the site.
- Consider the appropriateness of an off-site contribution to enhance the quality and range of uses of the Den Road greenspace south of the site and towards re-establishing a foot/cycle connection along the site’s eastern edge to connect Smeaton Rd with Hayfield Rd.
- Deliver a good development edge onto the route along the eastern boundary of the site, and provide path connections to access this route from the development.
- Protect the woodland habitat to the north east of the site.
### Ref: KDY020

**Location:** Dunnikier Business Park

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- Class 4 (business)
- A buffer strip is required along the watercourse. The buffer strip should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.
- Account must be taken of the ancient woodland to the west. It is likely that a protective strip will be required, the extent of which should be determined following a detailed survey.
- This site is identified as a Local Plan allocation.
- A Flood Risk Assessment is required.

### Ref: KDY021

**Location:** Midfield Road 1 Mitchelston IE

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.6</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- Classes 4 (business), 5 (general industrial), 6 (storage & distribution).
- This site is suitable for general employment uses.
- A buffer strip is required along the watercourse. The buffer strip should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.
- A Flood Risk Assessment is required.
### Ref 1: Wheatfield Road

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 022</td>
<td>Wheatfield Road</td>
<td>2.2</td>
<td>Employment</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

Class 4 (business)

This site is identified as a Local Plan allocation.

Account must be taken of the ancient woodland to the west. It is likely that a protective strip will be required, the extent of which should be determined following a detailed survey.

### Ref 2: Hayfield (former babygro)

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 023</td>
<td>Hayfield (former babygro)</td>
<td>1.6</td>
<td>Employment</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

This site is suitable for general employment uses.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 024</td>
<td>Smeaton Road</td>
<td>0.9</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

- Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

- Building supply and trade-counter businesses have established a cluster in this area and envisage further expansion.

- A Flood Risk Assessment must also be undertaken specifically with respect to the culvert to the north of the site.

This site is identified as a development opportunity for general employment use with access to site to be taken from Smeaton Road.
Ref | Location | Area (ha) | Description | Est. capacity (Housing) | Lead Agency
---|---|---|---|---|---
KDY 025 | Kirkcaldy East | 186.4 | Strategic Land Allocation | 2850 | Private Sector

**Status, additional development requirements, and other information** -

The development was previously identified as the Kirkcaldy East Strategic Land allocation in the Mid Fife Local Plan 2012. Development proposals will be tested against the 6 qualities of successful places established in Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on:

- the site appraisal process to be undertaken;
- the design principles which apply to all developments in Fife; and
- how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.
- 2,850 houses including a minimum 15% affordable units;
- Mixed use retail/commercial area.
- 40 hectares employment land. Two sites either side of the A921 have been identified as the SLA employment sites suitable for general employment uses (class 4, 5, 6). The land immediately to the west of the A921 could also accommodate trade counter and other commercial uses ancillary to the business park.
- Community facilities including healthcare services;
- 2 new primary schools with associated recreation and play facilities;
- 2 neighbourhood centres;
- Park and play area provision;
- Sustainable urban drainage systems;
- Structural landscaping; and
- New and enhanced footpath/cycle links to town centre,
- Sustainable urban drainage system based on the appropriate assessments of drainage requirements for the whole development area and designed to function as an integral part of the development;
- Introduction of a new bus/enhanced existing service to provide a sustainable and alternative mode of travel to key destinations within the town;
- Recycling facilities; and
- 1 ha site to be safeguarded for onsite energy generation using CHP/renewables Technology.

The Kirkcaldy East Strategic Land Allocation framework diagram overleaf also provides further details of planning requirements.
Fife Council will seek contributions from developers to address shortfalls in infrastructure provision and to mitigate any adverse environmental impact brought about by proposed development.

Fife Council will safeguard land for the route of the Standing Stane Link Road that passes through the Kingslaw site, including the crossing over the east coast main line and land to the west of the standing stane road.

Improvements to the Gallatown roundabout, provision of a roundabout on Mitchelston Road (at the junction of the A921 and the Mitchelston Estate), improvements at Redhouse Roundabout and part of the the Standing Stane link, to the west side of the east coast main line will be provided by the development at Kingslaw. The remainder including the further expansion of the Redhouse Roundabout, the remainder of the A915, Standing Stane Link Road and improvements to Randolph Road and Boreland roundabout will all be provided by development at the rest of the Kirkcaldy East SLA. Further details are included in the Supplementary Guidance on Planning Obligations.

Contributions will be sought towards secondary school provision. This will be based on a calculation taking into account housing development across all the Kirkcaldy secondary school catchments. For more information see the Planning Obligations Supplementary Guidance.

A Flood Risk Assessment of the land around the Kingslaw Burn and a Transportation Assessment for the entire development site must be undertaken prior to development on this site.

A buffer strip is required along the Kingslaw Burn. The buffer strip should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.

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 Special Protection Area (SPA) either alone or in combination with other plans or projects.

**Green Network Priorities**:

- Provide high quality landscape and access links:
  - Connect to the Kirkcaldy Coast Green Network (KIRGN01) and the Fife Coastal Path;
    - North-south links through the site to connect to the Dunnikier to Northern Edge Green Network (KIRGN03) and across Redhouse roundabout to Thornton; and
    - Provide good connections to adjoining communities.
- Establish new high quality greenspace as an integral part of the wider green network within the site, combining green space functions with active travel, habitat, sustainable urban drainage and landscape provision. The Kingslaw Burn should form an integral part of new greenspace in the Strategic Land Allocation.
- Develop a new high quality landscape edge as key entry point to Kirkcaldy from north east (travelling along Standing Stane Road and the East Coast Railway Line) – which incorporates active travel provision and new habitat provision.
Deliver safe active travel access across the A92 Redhouse roundabout to provide improved access between Thornton and Kirkcaldy east.

Enhance the landscape and habitat edge along the A92 including establishing a key missing green network connection along the north boundary of the western employment site to connect to the Kirkcaldy East Strategic Land Green Network (KIRGN05).

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
Status, additional development requirements, and other information -

The development was previously identified as the Kirkcaldy South West Strategic Land allocation in the Mid Fife Local Plan 2012. Development proposals will be tested against the 6 qualities of successful places established in Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on:

- the site appraisal process to be undertaken;
- the design principles which apply to all developments in Fife; and
- how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.

Detailed requirements include:

- 1,000 houses including a minimum 15% affordable units;
- Community facilities including healthcare services;
- A new community primary school with associated recreation and play facilities;
- A mixed use neighbourhood centre;
- Park and play area provision;
- Sustainable urban drainage systems;
- Structural landscaping; and
- New and enhanced footpath/cycle links to town centre, coastal path network and surrounding parks/leisure facilities
- Sustainable urban drainage system based on the appropriate assessments of drainage requirements for the whole development area and designed to function as an integral part of the development;
- Access/junction and transport corridor upgrades including new footpaths/cycleways to coastal path, the town centre, Balwearie Golf Course, and Beveridge Park;
- Introduction of a new bus/enhanced existing service to provide a sustainable and alternative mode of travel to key destinations within the town;
- Recycling facilities; and
- CHP/Renewable provision for on site energy generation.

The Kirkcaldy South West Strategic Land Allocation framework diagram overleaf also provides further details of planning requirements.
Contributions will be sought towards secondary school provision. This will be based on a calculation taking into account housing development across all the Kirkcaldy secondary school catchments. Contributions will also be required to necessary strategic transport interventions as identified on the Proposals Map and as required through Transport Assessments. For more information see the *Planning Obligations* Supplementary Guidance.

A Flood Risk Assessment must be undertaken prior to development on this site and 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 Special Protection Area (SPA) either alone or in combination with other plans or projects.

**Green Network Priorities:**

- The development strategy for the area needs to capitalise on the site’s existing landscape assets and high quality setting.
- Establish new high quality greenspace as an integral part of the wider green network within the site, combining green space with active travel, habitat, sustainable urban drainage and landscape provision.
- Establish high quality landscape and pedestrian and cycle links to Beveridge Park and Balwearie High School.
- Develop a new high quality landscape edge with the Tiel Burn corridor, which incorporates active travel provision and creates new habitat provision.
- Develop a new high quality landscape edge, which incorporates active travel provision and links to the wider countryside.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 027</td>
<td>Millie Street</td>
<td>1.4</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Development on this site is expected to support the adjacent local centre functions at Commercial Street and St Clair Street.

This site is identified for higher density residential and/or small-scale commercial development (light industrial or office-based) with principal access off Millie Street. Scope for a possible secondary access from St Clair Street is dependent on adjacent development - any new proposals should allow for this.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 028</td>
<td>Former car sales garage, Millie Street</td>
<td>0.5</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site has an important role in contributing to place making and sustainable development objectives helping to connect the local centre south along St Clair Street and Pathhead.

This site represents an opportunity for higher density residential development including the option of residential forming a significant component of a commercial-led mixed use proposal for the site.

The design brief should recognise the ‘gateway’ character of this site and the importance of creating a high quality prominent frontage.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 029</td>
<td>Victoria Road, Former Power Station</td>
<td>0.8</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified for higher density residential/commercial development with access off Victoria Road supporting the role of the Local Centre.

The redevelopment of the Category B listed former power station building and enhancing its urban setting are priorities for this site.

**Green Network Priorities:**

- Contribute towards re-establishing an active travel route along the disused railway to the north of the site and provide path connections to access this route from the development Green Network Priorities for this site are identified in the Green Network Priorities table.

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY 030</td>
<td>Victoria Road</td>
<td>0.9</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified for higher density residential/commercial development with access off Victoria Road supporting the role of the Local Centre.

A Traffic Assessment is required due to the proximity of the site to a major traffic corridor and the nearby signalised junction.
<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY 031</td>
<td>Charlotte Street</td>
<td>0.7</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a Town Centre development opportunity site. The preferred uses for this site are:

- Residential;
- Leisure;
- Retail;
- Retail services (Class 2 & 3); and
- Parking facilities.

Mixed uses are encouraged. The amount of housing achievable on this site will depend on the final mix of uses proposed.

Development on this site will contribute towards delivering quality pedestrian routes between the core retail area and the waterfront.

Any car parking spaces that are lost through redevelopment of this site must be replaced within Kirkcaldy Town Centre.

A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 032</td>
<td>YWCA and former cinema</td>
<td>0.2</td>
<td>Development Opportunity</td>
<td>11</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a Town Centre development opportunity site. The preferred uses for this site are residential, retail, commercial and leisure uses.

Higher density residential development is appropriate on this site given its location in Kirkcaldy Town Centre.

The retention of the Category B listed building is encouraged, together with the tenements fronting High Street. The possibility of reopening the cinema should be investigated and if this is not possible, other leisure uses should be considered in the development of this site.

A Flood Risk Assessment must be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 033</td>
<td>The Postings and former Territorial Army site</td>
<td>1.4</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a Town Centre development opportunity site. The preferred uses for this site are:

- Retail - redevelopment of the site with convenience retail provision;
- Opportunity for residential use above retail; and
- Leisure

Redevelopment of this site will support wider town centre regeneration. New development must provide active frontage onto Hunter Street and where possible make creative re-use of existing buildings.

Mixed uses are encouraged. Any residential capacity is dependent on the mix of end uses.

New development must ensure quality pedestrian links between the core retail area and Hunter Street along with provision of improved civic space.

Any car parking spaces that are lost through redevelopment of this site must be replaced within Kirkcaldy Town Centre.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY034</td>
<td>Thistle Street car parks</td>
<td>0.7</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as a Town Centre development opportunity site. The preferred uses for this site are:

- Retail;
- Class 4 use; and
- Residential

Mixed uses are encouraged. Any residential capacity is dependent on the mix of end uses.

Development on this site will contribute towards delivering quality pedestrian routes between the core retail area and the waterfront.

Any development must provide improvements to car parking within Kirkcaldy town centre.

A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 035</td>
<td>Former swimming pool site</td>
<td>0.3</td>
<td>Development Opportunity</td>
<td>11</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a Town Centre development opportunity site. The preferred uses for this site are:

- Retail;
- Food and Drink; and
- Leisure

Mixed uses are encouraged. New development must provide quality and active frontage onto the Esplanade.

Development on this site will contribute towards delivering quality pedestrian routes between the core retail area and the waterfront.

Any development must contribute towards improvements to car parking within Kirkcaldy town centre.

A Flood Risk Assessment requires to be undertaken prior to development on this site.
<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY 036</td>
<td>Former Jackie O's nightclub</td>
<td>0.1</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
- This site has planning permission for a mixed use development comprising retail, commercial and residential uses.
- New development must contribute to improving pedestrian linkages between the waterfront and the core retail area.
- New development must provide quality and active frontage onto the Esplanade.

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<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 037</td>
<td>Forth House, Abbotsford Road</td>
<td>0.8</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
- Development on this site will support wider town centre regeneration. New development must provide active frontages onto Abbotsford Road and War Memorial Gardens and be sensitively designed to reflect its proximity to the conservation area and a number of listed buildings.
- A masterplan covering the whole site should be developed.
Private Sector - Development Opportunity

KDY 038 | Former Bus Painters Garage site
Area (ha) | Description | Est. capacity (Housing) | Lead Agency
--- | --- | --- | ---
1.1 | Development Opportunity | - | Private Sector

**Status, additional development requirements, and other information** -

This site is identified as a development opportunity.

Preferred uses for this site are:

- Residential;
- Class 4;
- Leisure and tourism

New development must provide quality and active frontage onto the A921.

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

A buffer strip is required along the watercourse. The buffer strip should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.

**Green Network Priorities:**

- Provide high quality development and landscaped edge towards the Invertiel Burn incorporating access and biodiversity improvements.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY 039</td>
<td>Invertiel</td>
<td>2.5</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a development opportunity.

Preferred uses for this site are:

- Residential;
- Class 4;
- Leisure and tourism

New development must provide quality and active frontages onto Rope Walk and towards the coast.

Land at the Stagecoach Bus Garages site will be safeguarded for a potential cross Forth transport link.

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

A buffer strip is required along the watercourse. The buffer strip should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.

**Green Network Priorities:**

- Provide high quality development and landscape edge to the coast incorporating access and biodiversity improvements.
- Provide high quality development edge to the core path along Rope Walk.

**Habitats Regulations Appraisal Mitigation:**

- As a precautionary measure all works on/along the sea wall/defences and high tide line must be restricted to avoid the winter period (September – March);
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY 040</td>
<td>Windmill Road</td>
<td>6.3</td>
<td>Leisure/ Community Facility</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - If the site is developed leading to a loss of playing fields, adequate replacement provision must be made in line with the requirements of the Scottish Planning Policy.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY 041</td>
<td>West Kirkcaldy</td>
<td>-</td>
<td>Cemetery</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - N.B No map annotation. A site search will be undertaken within the Local Development Plan period to identify and reserve land for a new cemetery on the western side of Kirkcaldy.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>KDY042</td>
<td>Central Fife Retail Park South</td>
<td>2.1</td>
<td>Retail Park Expansion</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has the potential for additional non-food/ bulky goods retailing development which will be supported if it can be demonstrated that the proposal addresses either a quantitative or qualitative deficiency and otherwise accords with the provisions of Policy 6, Town Centres First. Other non-retail uses could also be considered after 2026.

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY043</td>
<td>John Smith Business Park, Chapel</td>
<td>19.9</td>
<td>Business, hotel, commercial leisure</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - In addition to the Class 4 uses, the following ancillary uses to support the business park have been identified:
- Hotel and conference facilities; and
- Family bar/restaurant.

The scale of these ancillary uses should not exceed that indicated in the masterplan approved as part of outline planning permissions 05/01381/COPP and 05/01380/COPP.

A Flood Risk Assessment is required.
<table>
<thead>
<tr>
<th>Ref</th>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY 044</td>
<td>Nairn Street</td>
<td>3.4</td>
<td>Development Opportunity</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is identified as a development opportunity. Preferred uses for the site include:

- Class 4 business uses;
- Leisure Uses; and
- Trade counter and commercial uses (not including class 1 retail use).

Potential nuisance impacts from the railway and nearby industrial activities require to be explored further so a Noise Impact Assessment is required.

Fife Council will work with key stakeholders to facilitate appropriate development in this location and to explore the potential for reopening of pedestrian linkages under the railway line to Den Road. There will need to be partial retention of green space at this location, linking to the woodland area to the west.

A Flood Risk Assessment is required.

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<thead>
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</tr>
</thead>
<tbody>
<tr>
<td>KDY 045</td>
<td>Oriel Road/ Forth Avenue/ Abbotshall Road</td>
<td>-</td>
<td>Transport Proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -** Road and roundabout improvements at Oriel Road/ Forth Avenue/ Abbotsford Road.
**Status, additional development requirements, and other information** - Strategic transport intervention identified to accommodate development identified in the Local development plan. More detail including delivery mechanisms is in the Planning Obligations Supplementary Guidance.

A Flood Risk Assessment is required.

N.B. - Please note site KDY 009 - Chapel Home farm has been removed.

*This is a new or extended housing or housing opportunity site.*
**Ladybank**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>LAD001</td>
<td>Commercial Crescent</td>
<td>0.8</td>
<td>Housing</td>
<td>19</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission 05/03533/FULL granted on 13/03/2012. In the case of the planning consent lapsing, a Flood Risk assessment is required for any application to renew, or for a new planning application.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAD002</td>
<td>Cupar Road</td>
<td>2.2</td>
<td>Housing</td>
<td>60</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission 05/02569/EFULL granted on 28/03/2007.

**Green Network Priorities:**
- Provide a good quality access link from the development into the Victoria Public Park, which lies immediately to the south
- Consider the appropriateness of an off-site contribution to improve the quality of the Victoria Public Park as an alternative to on-site provision.
- Incorporate potential to deliver a future path connection from the development to the A92 to provide access to bus stop.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAD003</td>
<td>Monksmoss</td>
<td>4.2</td>
<td>Housing Opportunity Site</td>
<td>60</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site received planning permission 04/01863/EARM on 06/02/2006.

**Green Network Priorities:**
- Deliver high quality landscape and access links through the site – fronted and overlooked by a good development edge – to provide good connectivity north-south and east-west:
- Connect into the new housing to north;
- Connect east-west into Edens Muir
- Connect east-west along the southern part of the site and develop a high quality development frontage, which overlooks this route.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAD004*</td>
<td>The Road End, Loftybank</td>
<td>0.7</td>
<td>Housing</td>
<td>23</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

A Flood Risk Assessment is required.

No development within 10m of wetland and woodland habitat adjacent to the site.

This site has planning permission 15/02828/FULL granted on 17 November 2015.

**Green Network Priorities:**
- Deliver a high quality landscape and habitat edge along the northern boundary of the site.
- Incorporate east-west access through the site to connect to the existing north-south core path which lies to the west and provide good access through the site to link to the forestry tracks in Edens Muir.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAD 005</td>
<td>The Beeches</td>
<td>2.1</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Green Network Priorities for this site are identified in the Green Network Priorities table.

This site is allocated for employment use Classes 4 (business), 5 (general industrial), 6 (storage & distribution). Proposed employment uses must respect the amenity of adjacent uses.

*This is a new or extended housing or housing opportunity site.*
Largoward

- Local Development Plan Proposals and Development Requirements

There is considered to be scope for development in Largoward to support existing services and help provide additional community facilities that improve the sustainability of the settlement.

A masterplan will be prepared in consultation with the community, through the ENCAP (East Neuk Community Action Plan) process, which considers the long-term potential for change which could include a mix of uses, including local retail, employment, and community/greenspace alongside new housing.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAR 001</td>
<td>Hall Park West</td>
<td>0.4</td>
<td>Housing</td>
<td>10</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is under construction.
Leslie

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LES 001</td>
<td>Leslie House</td>
<td>10.0</td>
<td>Housing Opportunity Site</td>
<td>29</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission. The 12 units within the garden grounds will cross subsidise refurbishment of Leslie House (17 flats). Any further development of garden ground outwith the current consent will be resisted.

Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

A flood risk assessment should be undertaken prior to development on this site. Design of development must take account of the findings of the flood risk assessment. No built development should take place on the functional flood plan (or within an area of known flood risk). This requirement will apply to any future applications for planning permission.

**Green Network Priorities:**

- Green network opportunities reflect the planning permission for limited development in the green woodland setting of a former designed landscape that will capitalise on the site’s existing green network assets and maintain connectivity.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LES 002</td>
<td>Prinlaws Mill</td>
<td>3.4</td>
<td>Housing Opportunity Site</td>
<td>85</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information:**

This site is identified as a development opportunity. This means this land has the potential to be redeveloped. The preferred use within this site is residential.

A flood risk assessment should be undertaken prior to development on this site. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities:**

- This site includes part of WS51 Leslie-Strathenry Wildlife site – any development on the site must take measures to mitigate against loss of habitat and reduction in habitat connectivity.
- Establish a high quality landscape edge along the River Leven, which delivers landscape and habitat enhancements, alongside access and high quality SUDS provision.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LES 003</td>
<td>South of Walkerton Drive</td>
<td>1.7</td>
<td>Housing Opportunity Site</td>
<td>42</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as a development opportunity. This means this land has the potential to be redeveloped. The preferred use within this site is residential.

This site borders WS51 Leslie-Strathenry Wildlife site.

Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development.

High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities**:

- Establish a high quality edge with the existing core path which runs along the north boundary of the site.
- Provide a high quality landscape edge with the established wildlife site to the south of site (where it bounds proposal LES 002).

---

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LES 004</td>
<td>Leslie</td>
<td>-</td>
<td>Conservation Area Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Fife Council will seek to extend the Leslie Conservation Area within the Plan period to include an area west of the existing Conservation Area and within the area designated as “Town Centre”.”
Leuchars

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEU 001*</td>
<td>The Castle Field/Doocot Field</td>
<td>16.0</td>
<td>Housing</td>
<td>200</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Development proposals will be tested against the 6 qualities of successful places established in the Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on: the site appraisal process to be undertaken; the design principles which apply to all developments in Fife; and, how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.

Two access points are required from the A919. A Transport Assessment is required to determine the effect development traffic will have on the existing road network and type of site access required. Existing 30 mph speed limit to be extended to northwest.

Sensitive design and landscaping is required, recognising the prominence of the site as approached from the north. The layout and design must protect the site and setting of Leuchars Castle Doocot, which is a category A Listed Building, and Leuchars Castle, motte and associated remains Scheduled Ancient Monument. Development will ensure the repair and conservation of the doocot at the earliest opportunity.

Part of this site is at risk of flooding and is therefore not suitable for built development. A Flood Risk Assessment is required.

The site will provide additional public greenspace which will also protect the setting of built heritage assets and incorporate land at risk of flooding. This is shown indicatively on the green network mapping.

**Green Network Priorities:**

- Create a high quality gateway to Leuchars from the north west and establish a high quality landscape edge with the wider countryside, which responds to local landscape character, which will provide an appropriate landscape setting for the development and should incorporate access provision. There is an opportunity to incorporate the boundary wall into the roadside frontage.
- Connect to the core path which runs along the Great North Drain, through the delivery of a multi-functional green network link, which successfully combines SUDS, access and habitat and landscape within the south eastern part of the site where localised flood risk issues mean that development is not feasible.
- Deliver an off-road cycle route within the site along the edge of the A919, which will form part of a longer route which will connect to Taybridgehead.
- Until fast-jet operations cease, development close to RAF Leuchars is likely to be affected by operational noise. The RAF produced *A Report on an Environmental Noise Survey of Aircraft Activity at RAF Leuchars* in August 2008. The noise contour map is available on request. Additional noise mitigation measures may be required for all developments within areas affected by the airbase.
- Prospective developers are advised to consult Scottish Water at an early stage in order that waste water treatment requirements can be assessed.

*This is a new or extended housing or housing opportunity site.*
Leven
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEV 001</td>
<td>Leven Vale South</td>
<td>3.1</td>
<td>Housing</td>
<td>75</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEV 002</td>
<td>Leven Vale West</td>
<td>11.0</td>
<td>Housing</td>
<td>200</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.
### LEV 003

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEV 003</td>
<td>Land at Cupar Road</td>
<td>5.4</td>
<td>Housing</td>
<td>100</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The proposed density reflects its location and the need to establish a landscape framework including a robust boundary to the north and east.

**Green Network Priorities:**

- Deliver a high quality development edge along the B927.
- Establish a new high quality landscape edge (incorporating access), along the northern and eastern boundary of the site to create an appropriate landscape setting for the development.
- Provide a link to the north of the site which gives access into Letham Glen.

### LEV 004

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEV 004</td>
<td>Mountfleurie</td>
<td>1.2</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -** Classes 4 (business), 5 (general industrial), Class 6 (storage or distribution)
### LEV 005
Thornton to Leven and Thornton to Westfield rail lines

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>Rail line safeguarding</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The Thornton to Levenmouth and Thornton to Westfield spur rail lines are in private ownership and should be safeguarded for future rail use. The rail lines must also be safeguarded against prejudicial development on adjacent land. Any proposed residential development adjacent to the railways must be set back from the railway lines.

There is currently no commitment or approval for this proposal from Transport Scotland. Further discussions between the council and Transport Scotland will take place.

A Flood Risk Assessment is required.

### LEV 006
Former Gasworks site

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.4</td>
<td>Development Opportunity</td>
<td>8</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

New development must provide active frontages onto Aitken Street and Riverside Road.

A Flood Risk Assessment is required.

Habitats Regulations Appraisal Mitigation:

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEV 007</td>
<td>Former Threeways Inn/North Street Gap Site</td>
<td>0.4</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Re-development of this site will support wider town centre regeneration. New development must provide active frontage onto Bridge Street/North Street and where possible make creative re-use of the existing building.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEV 008</td>
<td>Bawbee Bridge, Leven</td>
<td>-</td>
<td>Rail halt safeguarding</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A Flood Risk Assessment is required.

Land at the Bawbee Bridge, Leven, will be safeguarded for the provision of a rail halt and station facilities associated with the possible long-term re-introduction of passenger rail services to Levenmouth.

There is currently no commitment or approval for this proposal from Transport Scotland. Further discussions between the council and Transport Scotland will take place.
### Levenmouth Area

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LVA 001</td>
<td>Sea Road, Muiredge, Percival Road</td>
<td>107.5</td>
<td>Strategic Land Allocation</td>
<td>1650</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The development was previously identified as the Levenmouth Strategic Land allocation in the Mid Fife Local Plan, 2012. Development proposals will be tested against the 6 qualities of successful places established in Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on:

- the site appraisal process to be undertaken;
- the design principles which apply to all developments in Fife; and
- how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.

Detailed requirements include:

- 1,650 houses including a minimum 5% affordable units;
- 15 ha of employment land. Muiredge North and the Former Diosynth site are identified for employment uses;
- Community facilities (including greenspaces with associated play and sports facilities);
- A new primary school with associated recreation and play facilities;
- Mixed use neighbourhood centre facilities;
- Park and play area provision;
- Structural landscaping; and
- New and enhanced footpath/cycle routes linking to existing core paths, the River Leven Valley, the Fife coastal path network and surrounding parks/leisure facilities;
- Sustainable urban drainage systems based on the appropriate assessments of drainage requirements for the whole development area and designed to function as an integral part of the development;
- Access/junction and transport corridor upgrades, including upgrades to Percival Road and provision of an east-west link road between Percival Road, Methilhaven Road and Sea Road;
- Introduction of a new/enhanced bus service to provide a sustainable and alternative mode of travel to key destinations within the town;
Recycling facilities; and

CHP/Renewable provision for on-site energy generation

Consideration of the impact of the Diageo distillery on the amenity of proposed housing development on the site.

The Levenmouth Strategic Land Allocation framework diagram and the Accessibility and Connectivity plan below provide further details of planning requirements overleaf.

A Flood Risk Assessment is required and detailed proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the local drainage network, the integrity of the Firth of Forth SPA or the River Leven either alone or in combination with other plans or projects.

The Levenmouth Link Road project (LVA 002) proposes road enhancements to make Lower Methil, the waterfront area and Energy Park Fife more accessible, and passes through the Strategic Land Allocation. The line of the road through the Levenmouth Strategic Land Allocation is indicative only – the final route will be determined through the masterplanning process. The impacts of the road improvements on the community garden at Starkies Wood and the common good park adjoining the High School will be minimised and/or mitigated.

Green Network Priorities:

- Establish new high quality greenspaces as an integral part of the wider green network, combining greenspace functions, with sustainable drainage, active travel, landscape, and habitat provision.
- The new high school is a key destination – maintain existing active travel routes and seek to deliver key north-south landscape and access connections which are currently missing providing active travel routes from Windygates, Kennoway, East Wemyss, and Buckhaven to the high school.
- Fully consider water management and drainage issues: need to identify appropriate land take at the earliest stage in developing proposals for the site; the greenspace to the east of the Diosynth site is located at the lowest point in the Strategic Land Allocation and could potentially be linked to the Sustainable Urban Drainage Systems.
- Create a robust landscape framework that: mitigates existing landscape problems (road noise and edge with A915, overhead lines and sense of arrival along A915 and A945 are important considerations); enhances the existing settlement edge and maintains existing path connectivity through this area; creates a new high quality landscape edge along the western edge of the Strategic Land Allocation.
Levenmouth Strategic Land Allocation – Accessibility and Connectivity Plan.
**Status, additional development requirements, and other information -**

An augmented road network for Levenmouth is identified on the Proposals Map, linking economic regeneration areas and sites. It shall be developed in a phased manner during the period of the Local Plan, and its route will be safeguarded from prejudicial development. The line of the road through the Levenmouth Strategic Development Area is indicative only - the final route will be determined through the masterplanning process. The impacts of the road improvements on the community garden at Starkies Wood and the common good park adjoining the High School will be minimised and/or mitigated. The Levenmouth Link Road will be part funded through planning obligations.

A Flood Risk Assessment is required.

**Green Network Priorities :**

- Ensure that the new Levenmouth link road functions as a street, with well-designed crossing points, so that it does not become a barrier to connectivity.

---

**Status, additional development requirements, and other information -**

If development of the site leads to a loss of playing fields, adequate replacement provision must be made in line with the requirements of Scottish Planning Policy.

This site is a Local Development Plan allocation for a new Secondary School.
## Limekilns

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LKS 001</td>
<td>Factor’s Brae</td>
<td>-</td>
<td>Conservation Area extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Conservation Area includes the proposed extension of the boundary to include curtilage of new house which affects the setting of the listed lime kiln.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LKS 002</td>
<td>Brucehaven Road</td>
<td>-</td>
<td>Conservation Area extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Conservation Area includes the proposed extension of the boundary to include curtilage of a listed building which is important to its setting.
### Conservation Area Boundary Extension at Sandiland/ The Wellhead

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LKS 003</td>
<td>Conservation Area Boundary Extension at Sandiland/ The Wellhead</td>
<td>-</td>
<td>Conservation Area extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Conservation Area includes the proposed extension to the east boundary to include cottages, lane and boundary wall which contribute to the character of the area.
## Lochgelly

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 001</td>
<td>Hugh Place</td>
<td>1.2</td>
<td>Housing</td>
<td>25</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a Local Development Plan allocation.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 002</td>
<td>South Street</td>
<td>0.5</td>
<td>Housing</td>
<td>32</td>
<td>Housing Association</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 003</td>
<td>The Avenue</td>
<td>6.6</td>
<td>Housing Opportunity Site</td>
<td>90</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site has planning permission. Separation is required between the housing and adjacent employment area to safeguard residential amenity and established businesses.

**Green Network Priorities:**

- Establish new high quality greenspace as an integrated part of the wider green network, and combine green space functions with active travel, habitat and SUDS provision;
- Establish a high quality landscape edge along the west boundary of the site and explore opportunities to incorporate sustainable urban drainage and habitat provision.
- Provide good connections to the Public Park and consider the appropriateness of an off-site contribution to enhance the quality of the park.
### LGY 004

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 004</td>
<td>West Cartmore</td>
<td>3.7</td>
<td>Housing Opportunity Site</td>
<td>60</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Green Network Priorities:**
- Retain the north-south active travel route through the site and enhance the setting and look to integrate it with greenspace provision, sustainable urban drainage design, habitat and landscape.
- Create a link to McGregor Park.
- Develop a high quality landscape and habitat edge with the railway line.

**Status, additional development requirements, and other information -**

This site is identified as a Local Development Plan allocation.

Separation is required between the housing and adjacent railway to safeguard residential amenity.

### LGY 005

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 005</td>
<td>Cartmore Industrial Estate Extension</td>
<td>3.6</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

This site is identified as a Local Development Plan allocation.

While a detailed flood risk assessment may not be required, further consideration of topography and/or site layout should be undertaken in the design of the Cartmore Industrial Estate extension on the advice of the Scottish Environment Protection Agency.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 006</td>
<td>Lochgelly Industrial Park</td>
<td>2.3</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a Local Development Plan allocation.

Green Network Priorities for this site are identified in the Green Network Priorities table.
### Status, additional development requirements, and other information -

The development was previously identified as the Lochgelly Strategic Land Allocation in the Mid Fife Local Plan, 2012 – the allocation has been increased by 800 houses to accommodate some of the Ore /Upper Leven Valley SESplan SDA requirement. Development proposals will be tested against the 6 qualities of successful places established in Scottish Government’s *Designing Places* policy. Fife Council will produce *Making Fife’s Places Supplementary Guidance* to provide further guidance on:

- the site appraisal process to be undertaken;
- the design principles which apply to all developments in Fife; and
- How Fife Council will evaluate if a proposal meets the 6 qualities of successful places.

In addition the Lochgelly Planning and Transportation Supplementary Guidance sets out detailed development principles for the five allocated sites around Lochgelly.

Detailed requirements include:

- 2,550 houses including a minimum 5% affordable units;
- 36ha employment land; 12 ha at the east of Lochgelly north east and 24 ha at Lochgelly east are identified for employment use.
- Community facilities including healthcare;
- A new primary school with associated recreation and play facilities;
- A contribution to the Secondary School;
- Park and play area provision and/or contribution to enhancement of greenspaces close to residential areas;
- Structural landscaping;
- New and enhanced footpath/cycle routes linking to existing core paths, and surrounding parks/leisure facilities;
- Sustainable urban drainage systems based on the appropriate assessments of drainage requirements for the whole development area and designed to function as an integral part of the development;
- Access/junction upgrades (as identified in the Lochgelly Transport Assessment or information that supersedes that document);
- Introduction of a new/enhanced bus service to provide a sustainable and alternative mode of travel to key destinations within the town;
Recycling facilities; and

CHP/Renewable provision for on-site energy generation.

Proposals within areas of the SLA that are covered by Health and Safety Executive’ pipeline consultation zones must take account of the HSE Planning Advice for Development near Hazardous Installations (PADHI) guidance. The scale and type of development (in particular residential development) within these zones will be restricted.

Separation is required between the housing adjacent to the railway to safeguard residential amenity.

Proposed development uses must not undermine the waste management function of the food waste transfer station at Old Brickfield, Lochgelly North East.

A flood risk assessment should be undertaken prior to development on Lochgelly North, Lochgelly East and Lochgelly South sites.

Buffer strips are required along any watercourses. These buffer strips should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.

Attention is drawn to the possibility of shallow coal deposits: the potential for extraction prior to or as part of any development shall be investigated.

The Lochgelly Strategic Land Allocation framework diagram overleaf provides further details.

**Green Network Priorities:**

**Lochgelly East**

- Establish a high quality off-road active travel connection east-west along the south boundary as a key missing link in the off-road cycle route between Dunfermline to Kirkcaldy.
- Provide a high quality landscape edge to the site incorporating SUDS and habitat provision.

**Lochgelly West**

- Retain the north-south active travel route through the site and enhance the setting and look to integrate it with greenspace provision, sustainable urban drainage design, habitat and landscape.
- Establish high quality pedestrian and cycle connections: west to the proposed new Sports Hub north of Lumphinnans and Swan Pond, and east towards Lochgelly.

**Lochgelly North**

- Develop a new high quality landscape edge along the lane to Easter Cartmore, which incorporates the existing north-south active travel route to Loch Ore Meadows Country Park and enhances its setting.
Establish a high quality landscape edge along the western and northern boundary of the site which provides an appropriate setting for the development and provides good access to the wider countryside, reflecting the site's location within the Lomond Hills Regional Park.

Develop a new high quality development edge along the east boundary of the site.

Establish new high quality greenspace as an integral part of the wider green network, and combine greenspace functions with active travel, habitat, sustainable urban drainage and landscape provision.

The unnamed watercourse should form an integral part of the green network through the Strategic Land Allocation.

Develop a high quality landscape and habitat edge along the railway line and establish a pedestrian and cycle link to the core path at the far west of the site to provide access to the proposed leisure facilities at Lumphinnans and the path network around Swan Pond.

Establish good active travel links to Lochgelly rail station and to Lochgelly High School as key destinations.

**Lochgelly North East**

Retain the existing north-south active travel route through the site, enhance its setting and integrate with greenspace, sustainable urban drainage, habitat and landscape provision. Establish good links to the adjacent community, in order to help address existing greenspace deficit.

Establish active travel links to Lochgelly rail station and to Lochgelly High School.

Deliver a cycleway connection along the B981 road corridor to the south to link to Lochgelly town centre and east to Cardenden.

Develop a new high quality settlement edge along the southern and eastern boundaries of the site to reflect its location as key entry point to Lochgelly from the east.

Develop a high quality landscape and habitat edge along the northern boundary with the railway line and a landscaped edge to the cemetery.

**Lochgelly South**

Consider the site's landscape character and capitalise on existing landscape greenspace assets in forming a development strategy for the area.

Provide high quality landscape with pedestrian and cycle links:

- To connect to the Town Park Hub Green Network (LGYGN01);
- To link to the Western Radial Links Green Network (LGYGN02)
- To provide good links into adjacent communities;
- To the south connecting to the existing Dunfermline-Kirkcaldy cycleway and to the wider countryside

Establish a high quality off-road active travel connection east-west along the Avenue, as a key missing link in the off-road cycle route between Dunfermline to Kirkcaldy.

Establish new high quality greenspace as an integral part of the wider green network, and combine greenspace functions with active travel, habitat, sustainable urban drainage and landscape provision.

Develop a new high quality landscape edge to the settlement along the southern boundary of the site, which incorporates active travel provision as part of a Lochgelly south round route.
Main points of vehicular access
Railway
Green Network Opportunities
Railway Station Improvements
Potential location for education facility
Active travel routes
Primary routes
Existing Green Networks
SDA Employment Land
SDA Housing with supporting uses
Town Centre Area
Housing/Housing Opportunity Sites

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Lochgelly Strategic Land Allocation Framework Diagram
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 008</td>
<td>Former Fab-Tek site, High Street</td>
<td>1.1</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Classes 1 (shops) & 9 (Houses)

This site has planning permission for retail use.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY 009</td>
<td>Adjacent Library, Main Street</td>
<td>0.8</td>
<td>Development Opportunity</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Classes 1 (shops), 2 (financial, professional & other services), 3 (Food & drink) & 9 (Houses).

This area is identified as a development opportunity. This means this land has the potential to be redeveloped. The preferred uses within this area are:

- commercial; and
- residential
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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</thead>
<tbody>
<tr>
<td>LGY 010</td>
<td>Muir Park</td>
<td>0.8</td>
<td>Leisure/Community</td>
<td>-</td>
<td>Fife Council</td>
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</tbody>
</table>

**Status, additional development requirements, and other information** - Fife Council in partnership with the community and developers will seek to replace the blaes running track in Muir Park, Lochgelly with a grass football pitch.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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</thead>
<tbody>
<tr>
<td>LGY 011</td>
<td>Cartmore Road</td>
<td>-</td>
<td>Leisure/Community</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a potential location for a new primary school or other education provision as part of the development of the Lochgelly Strategic Land Allocation. This site should be safeguarded for educational use until further assessment by Fife Council’s Education Service has been undertaken and preferred site(s) identified.
The consideration of options requires an assessment of the viability and deliverability of providing a relocated rail station based on Scottish Transport Appraisal Guidance (STAG) principles. Dependent on the outcome of the assessment, a robust business case will follow. Notwithstanding this, Transport Scotland currently has no plans to fund or deliver a station at this location and an alternative source of funding will require to be identified. Discussion and agreement with Transport Scotland and Network Rail is required. In the event that the preferred option is to relocate the existing rail station, land at Launcherhead Park will be safeguarded. If playing fields are lost as a consequence of the relocation of the station, they will have to be replaced elsewhere.

The Lochgelly Supplementary Planning and Transportation Guidance (2011) should be referred to for any applications in Lochgelly

*This is a new or extended housing or housing opportunity site.
Lochore

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LHR 001</td>
<td>Capledrae Farm</td>
<td>5.1</td>
<td>Housing Opportunity Site</td>
<td>100</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site will extend housing site BGY001. In addition to the 5.1ha identified for development, community open space will be provided to north east of the site as shown on the proposals map. This shall include tree planting to create a well defined edge between new development and the countryside. Development should provide links into the existing footpath network. There are potential restrictions arising from the nearby pipeline and therefore an element of flexibility may be applied to the disposition of the housing land and community open space within the site.

Access to the site shall be taken from New Flockhouse which offers the opportunity to provide two vehicular access points.

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

The site borders WS04 Ballingry Meadow Wildlife Site to the south.

6 metre buffer strips are required between the watercourses to the east of the site and the built development.

**Green Network Priorities for this site are:**

- Consider in association with BGY 001.
- Establish a north-south green network connection through the site which provides connectivity with the Ballingry Meadow wildlife site that sits to the north and contribute to the wider mosaic of wetland, woodland, and grassland habitat through appropriate new planting.
- Establish a new high quality landscape edge to provide a setting for the development and enhance the settlement edge.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LHR 002</td>
<td>North of Ivanhoe Crescent, Lochore</td>
<td>0.6</td>
<td>Housing Opportunity Site</td>
<td>28</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>LHR 003</td>
<td>Loanhead Avenue</td>
<td>5.2</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- A 6m buffer strip is required between waterbody and built development.

**Green Network Priorities for this site are:**

- Maintain and enhance the setting of the existing core path route and establish a new high quality landscape edge to provide a setting for the development and enhance the settlement edge.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LHR 004</td>
<td>Lochore Meadows</td>
<td>-</td>
<td>Other proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Fife Council, through the Lochore Meadows Country Park Management Group, will produce a masterplan for Lochore Meadows. This will set out the future plans for the park.

Depending on the location of any new development there may be a flood risk.

A 6m buffer strip is required between waterbody and any built development.

The masterplan should be informed by the findings of a Flood Risk Assessment.

**Green Network Priorities for this site are:**
- Enhance the entrances to Lochore Meadows as key gateways to the country park to encourage greater access to and use of this key asset. Potential to combine with habitat enhancement.
- Upgrading existing core path routes (including improving drainage) to improve connectivity to nearby settlements.
- Potential to develop the cycling and mountain bike trail offer in the country park and provide signage and more information locally on the routes and circuits available (for walking and cycling).
- Enhance the quality of the edges between the settlements and the Country Park
- Explore the potential for further habitat enhancement and access as part of any future landscaping and sustainable urban drainage proposals.
Lower Largo

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LLA 001</td>
<td>East of Durham Wynd, Lower Largo</td>
<td>3.2</td>
<td>Housing</td>
<td>60</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
A development framework taking into account the site features shown below, should be submitted for Fife Council approval.

**Green Network Priorities**

- Enhance the setting of the existing core path route which runs north-south down Durham Wynd, along the western boundary of the site. Potential to incorporate the existing hedgerow and stone wall within the boundary treatment and to provide a new footpath and landscaping on the development side of the wall overlooked by development.
- Protect and retain the existing mature trees along the ridge which defines the northern edge of the site, and incorporate as part of a high quality landscape edge to the development.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
EAST OF DURHAM WYND - SITE CONTEXT & FEATURES

- **SETTLEMENT ENVELOPE**
- **SITE BOUNDARY**
- **MATURE HEDGEROW WITH TRADITIONAL STONE WALL UNDERNEATH**
- **GROUP OF TREES**
- **DIRECTION OF SLOPE**
- **RELATIVELY FLAT ‘PLATEAU’**
- **HIGH POINT OF SITE**
- **KEY VIEWS INTO/OUT OF SITE**
- **POTENTIAL POINT OF ACCESS**
- **EXISTING RESIDENTIAL PLAY FIELD**
- **PLAY PARK**
- **COMMUNITY HALL**
- **LINE OF TREES**

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## Lumphinnans

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LPH001</td>
<td>Lochgelly Road</td>
<td>4.0</td>
<td>Housing</td>
<td>100</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is identified as a Local Development Plan allocation.

Road access should be provided in accordance with Fife Council’s transportation standards guidance and a secondary pedestrian link to the south is to be formed if practicable.

Flood Risk Assessment required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development.

**Green Network Priorities for this site are:**

- Develop a new high quality landscape edge with the existing green network, along the southern boundary of the site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LPH 002</td>
<td>Sycamore Crescent</td>
<td>3.0</td>
<td>Housing Opportunity Site</td>
<td>50</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as a Local Development Plan allocation.

Fife Council has approved a development brief for this site. Any development should be in accordance with the terms of this development brief. The site capacity within the Local Plan reflects that of the approved development brief.

Part of this site has been Fife Council approval for the development of a Care Village.

**Green Network Priorities for this site are:**
- Establish a high quality, multi-functional green network connection east-west to link to Cowdenbeath; to the playing fields and proposed new Sports Hub to the east; and to Swan Pond.
- Invest in the existing playing fields to enhance their greenspace quality and multi-functional value.
- Develop a high quality development edge facing onto the playing fields.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LPH 003*</td>
<td>Land to the north of Lumphinnans</td>
<td>14.4</td>
<td>Housing</td>
<td>300</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

- This site forms part of the Ore/Upper Leven Valley Strategic Development Area.
- Attention is drawn to the possibility of a shallow coal deposit: the potential for extraction prior to or as part of the development shall be investigated.
- A Transport Assessment required. Two points of access must be provided.
- No development should be within 10m of identified woodland habitat on site boundary. 6m buffer strip required from railway line.

**Green Network Priorities for this site are:**
- Develop a high quality landscape and habitat edge with the railway line incorporating access.
- Provide a north-south active travel route through the site linking to the railway underpass and Swans Pond to the north.
- Develop a high quality development edge facing onto the playing fields.

*This is a new or extended housing or housing opportunity site.*
Markinch

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAR001</td>
<td>Markinch South</td>
<td>13.8</td>
<td>Housing</td>
<td>300</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site requires a masterplan, to be prepared by the developer and agreed with Fife Council.

Account must be taken of ancient woodland adjacent to the boundary of the site. It is likely that a protective strip will be required, the extent of which should be determined following a detailed survey.

A Flood Risk Assessment is required. Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development.

**Green Network Priorities:**

- Retain existing green network assets between Markinch and Glenrothes, using contours, land features and structural planting to avoid further coalescence between the settlements.
- Maintain connectivity and enhance setting of the existing core path routes which run between the A911 and Markinch and along the disused railway.
- Establish a high quality development edge along the River Leven, which delivers landscape and habitat enhancements, alongside access (with links into Alburne Park) and high quality SUDS provision.
- Maintain and enhance the existing landscape frontage along the A911 and Sappi Road which helps to contain the site visually, and reflects the wider rural character and sense of arrival on approach to Markinch from the south. Along the A911 this should be a 20m wide landscape buffer to protect residential amenity.
### Ref: MAR 002
**Location:** Sweetbank Park Terrace  
**Area (ha):** 1.5  
**Description:** Housing Opportunity Site  
**Est. capacity (Housing):** 38  
**Lead Agency:** Private Sector

**Status, additional development requirements, and other information** - Developer should consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design. A 6m buffer strip is required between waterbody and built development.

### Ref: MAR 003
**Location:** Brunton Road  
**Area (ha):** 2.4  
**Description:** Housing Opportunity Site  
**Est. capacity (Housing):** 15  
**Lead Agency:** Private Sector

**Status, additional development requirements, and other information** -  
This site is identified as a Local Development Plan allocation.  
This site has a low density due to being adjacent to the conservation area and category A listed building. Therefore, development requires to be of a high quality of urban design.  
A development contribution towards school provision is required for this site.  
A Flood Risk Assessment requires to be undertaken prior to development on this site.

**Green Network Priorities:**  
- Protect and enhance the burn corridor and trees along the east boundary. Provide a high quality landscaped edge along this boundary incorporating biodiversity improvements.  
- Create a north/south pedestrian link between Brunton Road and Manse Road connecting to the core path.  
- Provide a high quality landscape and development edge to the core path along Brunton Road.  
- Flood prevention/reduction measures should be designed to minimise the impact on the existing green network assets and should seek to establish new habitats and enhance biodiversity where possible.  
- SEPA have identified various water body restoration opportunities relating to Kennoway Burn and Back Burn within Balbirnie Park. Proposals on this site must not have a detrimental impact on the ecological quality of Back Burn.
Methil & Methilhill

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET001*</td>
<td>South Grove</td>
<td>0.6</td>
<td>Housing</td>
<td>10</td>
<td>Housing Association</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - In the case of the planning consent lapsing, a Flood Risk assessment is required for any application to renew, or for a new planning application.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET002</td>
<td>Methilhill House</td>
<td>0.4</td>
<td>Housing Opportunity Site</td>
<td>9</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET003</td>
<td>Sea Road/Chemiss Road, Methilhill</td>
<td>1.0</td>
<td>Housing Opportunity Site</td>
<td>24</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Access to this site must be taken from Sea Road at a location to be agreed with Fife Council.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET004</td>
<td>Glencast Foundry</td>
<td>5.2</td>
<td>Housing Opportunity Site</td>
<td>100</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Methil Brae would need to be upgraded to accommodate development on this site. In addition a transport assessment would be required – there may be potential for more houses to be accommodated on the site if there are additional junction upgrades locally.

A Flood Risk Assessment is required.

**Green Network Priorities**:
- Enhance the site through landscape restoration and decontamination.
- Establish a high quality landscape edge with the existing River Leven Valley Green Network assets. Incorporating a formal landscaped walkway along the River Leven frontage that links the areas of protected open space to the west and east of this site.
### MET005

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET005</td>
<td>Methil Docks Business Park - Land north of Bayview Football Stadium</td>
<td>3.4</td>
<td>Employment</td>
<td></td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

This site is suitable for employment uses that support the Energy Park Fife or Methil Docks.

A Flood Risk Assessment is required.

The Levenmouth Link Road project (LVA 002) proposes road enhancements to make Lower Methil, the waterfront area and Energy Park Fife more accessible.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.

---

### MET006

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET006</td>
<td>Methil Docks Business Park - Ajax Way</td>
<td>0.8</td>
<td>Employment</td>
<td></td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Class 4 (business), 5 (general industrial), 6 (storage & distribution)

This site is suitable for employment uses that support the Energy Park Fife or Methil Docks.

A Flood Risk Assessment is required.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET007</td>
<td>Methil Docks Business Park - West of Doctors surgery</td>
<td>0.9</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Class 4 (business)

This site is suitable for employment uses that support the Energy Park Fife or Methil Docks.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET008</td>
<td>Methil Docks Business Park - West of Thomson House</td>
<td>0.8</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Class 4 (business)

This site is suitable for employment uses that support the Energy Park Fife or Methil Docks.

A flood risk assessment is required. Design of development must take account of the findings of the flood risk assessment.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MET009</td>
<td>Energy Park Fife - Barclay Brothers site</td>
<td>1.3</td>
<td>Employment</td>
<td>-</td>
<td>Scottish Enterprise</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is suitable for employment uses (classes 4, 5 and 6) that support the Energy Park Fife or Methil Docks.

The Levenmouth Link Road project (LVA 002) proposes road enhancements to make Lower Methil, the waterfront area and Energy Park Fife more accessible.
### Status, additional development requirements, and other information -

This site is identified as a development opportunity. Given the prominence of this site within the Levenmouth area any proposed development must be of high quality. A design framework/master-plan should be produced to provide detailed design guidance for development within this area and should take into account the recommendations from the Bawbee Bridge design led consultation charrette in 2013.

The preferred uses within this area are:
- Leisure;
- Tourism: and
- Businesses supporting the development of energy including renewables.

A Flood Risk Assessment is required.

### Green Network Priorities:

- Create a high quality waterfront edge/civic space as a key destination and meeting point at the mouth of the Leven, with a high quality link to the River Leven Valley Green Network (LEVGN05), improving the setting and perception of this area of the waterfront.

### Habits Regulations Appraisal Mitigation:

- Development and works must not take place in the intertidal area. Access must not be taken over the foreshore;
- As a precautionary measure all works must be restricted to avoid the winter period (September – March);
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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.

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*This is a new or extended housing or housing opportunity site.

N.B. - Please note site MET 010, Energy Park Fife has been renamed BKN 003.
## Milton of Balgonie

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOB 001*</td>
<td>Balfour Place/ Main Street</td>
<td>2.1</td>
<td>Housing</td>
<td>63</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A master plan shall be prepared to guide development, including the final number of houses proposed. A flood risk assessment is required to inform the preparation of the master plan. A particular requirement is that no development shall be within 10 metres of the woodland habitat to the east of the site (identified as an amenity buffer on the Inset Map for Milton of Balgonie).

*This is a new or extended housing or housing opportunity site.*
Newburgh

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEB 001</td>
<td>South of Cupar Road</td>
<td>8.8</td>
<td>Housing</td>
<td>225</td>
<td>Private Sector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.0</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council/Private Sector</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0.6</td>
<td>Primary School Expansion</td>
<td>-</td>
<td>Fife Council</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.2</td>
<td>Cemetery Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

A Development Framework covering sites NEB 001 and NEB 002 should be prepared by the developer for Fife Council approval with input from all land owners and following consultation with the local community. This will identify the limits and phasing of development.

The Development Framework for these sites will be a vehicle to deliver the mix of uses required and the infrastructure to secure implementation. The land areas specified for these uses are indicative only. It is anticipated that subsequent planning approvals may be subject to appropriate planning obligations to secure full implementation.

Key elements of the Development Framework should include employment land for Classes 4 (business), 5 (general industrial) & 6 (storage & distribution), and community facilities in the shape of land for the expansion of the local primary school and land for an extension to the cemetery.

The developer shall deliver a minimum of one hectare (net developable area) of serviced employment land. This may include improved use of existing employment land adjacent to the site as well as 0.5 hectares of new onsite provision. The details of how and when this will be implemented shall be confirmed through future planning permission(s) and associated legal agreement(s).

Separation must be maintained between housing at the eastern edge of Newburgh and the houses in Burnside to avoid settlement coalescence.

New access off the A913 with junction also serving development to north of Cupar Road. Additional accesses will allow good integration with Newburgh. Transport Assessment required.
Development proposals will be tested against the 6 qualities of successful places established in the Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on: the site appraisal process to be undertaken; the design principles which apply to all developments in Fife; and, how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.

**Green Network Priorities:**

- Deliver a multi-functional green network which runs east-west through the site and successfully incorporates landscape and habitat enhancement, access and high quality SUDS provision, fronted and overlooked by a good development edge.
- Ensure there is scope to connect the green network to the existing cemetery and to the restored Clatchard Craig Quarry path network in the future, via the existing railway underpass.
- A cemetery extension will be required in the future – consider the development of a cemetery park, where the site could offer additional recreational greenspace, habitat and landscape value, given the green network’s important landscape setting role. Depending on the location of the cemetery extension investigate potential to establish a north-south connection through the future cemetery site to link to the underpass and provide access to the Clatchard Craig Quarry path network, when it is restored, and to link to the Den Burn Green Network.
- Establish a high quality development frontage on to A913, through an appropriate boundary solution and new tree planting which reflects the wider rural character of the approach to Newburgh from the east as a key entrance to the village.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEB 002*</td>
<td>Land North of Cupar Road, Newburgh</td>
<td>1.9</td>
<td>Housing</td>
<td>50</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

A Development Framework covering sites NEB 001 and NEB 002 should be prepared by the developer for Fife Council approval with input from all land owners and following consultation with the local community. This will identify the limits and phasing of development.

The Development Framework for these sites will be a vehicle to deliver the mix of uses required and the infrastructure to secure implementation. The land areas specified for these uses are indicative only. It is anticipated that subsequent planning approvals may be subject to appropriate planning obligations to secure full implementation.

Primary access off the A913 with junction also serving development to south of Cupar Road. Secondary access required. Transport Assessment required.

Design and layout must ensure that there is no adverse impact on the nearby Category A Listed Lindores Abbey, which is also a Scheduled Ancient Monument.

Development proposals will be tested against the 6 qualities of successful places established in the Scottish Government’s Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on: the site appraisal process to be undertaken; the design principles which apply to all developments in Fife; and, how Fife Council will evaluate if a proposal meets the 6 qualities of successful places.

**Green Network Priorities:**

- Establish a high quality development frontage on to A913, through an appropriate boundary solution and new tree planting which reflects the wider rural character of the approach to Newburgh from the east as a key entrance to the village.
- Create strong landscape edge along the eastern boundary of the site to provide a setting for the development and Newburgh, and to prevent future coalescence with Burnside.
### NEB003

**Location:** Mugdrum East  
**Area (ha):** 0.2  
**Description:** Housing Opportunity Site  
**Est. capacity (Housing):** 8  
**Lead Agency:** Private Sector  

**Status, additional development requirements, and other information:** This site has the potential to contribute to the housing land supply. A Flood Risk Assessment requires to be undertaken prior to development on this site.

### NEB004

**Location:** Newburgh Rail Halt  
**Area (ha):** 1.0  
**Description:** New rail halt with park & ride safeguarding  
**Est. capacity (Housing):** -  
**Lead Agency:** Fife Council/Private Sector  

**Status, additional development requirements, and other information:** The council has a longer term aspiration to see a rail halt provided at Newburgh. The project is not supported by the Strategic Transport Projects Review, and there is currently no commitment or approval for it from Transport Scotland. Strategic transport network improvements will include junction and car parking improvements in addition to the safeguarding and provision of serviced employment land.

*This is a new or extended housing or housing opportunity site.*
Newport on Tay
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW001</td>
<td>Erich Road, Newport</td>
<td>5.6</td>
<td>Housing</td>
<td>100</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Development should not break the skyline when viewed from Dundee’s waterfront.

Vehicle access is to be taken from Erich Road and Flass Road.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

**Green Network Priorities:**

- Retain the existing core path route which runs along the western boundary of the site and upgrade to multi-use standard. Ensure the route is overlooked by a good development edge, which enhances the route and provides a setting for the development.
- Deliver a high quality landscape edge along the southern boundary of the site through appropriate new planting and boundary solutions to provide an appropriate setting for the development and deliver a physical woodland habitat connection.
- Protect and, where appropriate, enhance the nature trails and wildlife corridors bordering the site.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW002</td>
<td>South of Victoria Park, Newport</td>
<td>2.0</td>
<td>Housing</td>
<td>50</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Access to the site is to be taken via the local road network. A Flood Risk Assessment is required.

**Green Network Priorities:**
- Retain the existing core path route which runs along the western boundary of the site and upgrade to multi-use standard. Ensure the route is overlooked by a good development edge, which enhances the route and provides a setting for the development.

**Habitats Regulations Appraisal Mitigation:**
Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
### Status, additional development requirements, and other information -

Minimum requirement for 1.5Ha employment land with the remainder of the site to comprise some or all of the following uses:

- Roadside family/business hotel or similar;
- Nursery;
- 300 square metre shop.

Direct access onto the A92(T) should be avoided as far as is practicable. Access should be from the local road network for non-roadside service uses. An appropriate transport appraisal will be required to determine and agree access arrangements.

A Flood Risk assessment must be carried out and a 6m buffer strip between the development and the watercourse is required.

#### Green Network Priorities:

- Establish a new high quality landscape edge to the west of the site to provide a setting for the development and incorporating a cycling/walking active travel route along the B995 linking to the Forgan roundabout.

#### Habitats Regulations Appraisal Mitigation:

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
## Oakley

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK 001</td>
<td>Woodburn Crescent</td>
<td>0.2</td>
<td>Housing</td>
<td>9</td>
<td>Registered Social Landlord</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

This is a Local Development Plan allocation for housing. There is potential to develop the site in conjunction with adjacent OAK 005 site.

**Green Network Priorities**:

- Deliver a north-south access connection to link Sir George Bruce Road to the Carnock Burn greenspace.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK002</td>
<td>Land at Pavilion &amp; Bowling Green</td>
<td>0.5</td>
<td>Housing</td>
<td>15</td>
<td>Fife Council/Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Sites OAK002 and OAK003 are allocated for housing. Site OAK004 provides an employment land allocation. 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 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.

**Green Network Priorities:**

- Establish high quality north-south multi-functional green network connections which will connect south to the village centre and north to provide access to wider countryside assets.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK003*</td>
<td>Land to north of Oakley</td>
<td>14.1</td>
<td>Housing</td>
<td>260</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Sites OAK002, and OAK003 are allocated for housing. Site OAK004 provides an employment land allocation. 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 with housing and employment uses appropriately arranged. 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.
- Green space or landscaping separation to be incorporated between the proposed housing areas and the proposed employment areas (where these are adjacent) with additional care taken to avoid development detrimentally impacting on the setting of Blair House.
- 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 shall include, employment land for Classes 4 (business), 5 (general industrial), 6 (storage & distribution) as an integral part of development. The details of how and when this will be implemented shall be confirmed through future planning permission(s) and, where necessary, associated legal agreements(s). It is anticipated that this will include provision for financial obligations or infrastructure contributions towards the development of new serviced employment land plots on site OAK004 or other agreed employment related investment in Oakley.

A Flood Risk Assessment and a Ground Conditions and Minerals Survey requires to be undertaken prior to support any planning applications for this site.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

**Green Network Priorities :**

- Establish high quality north-south multi-functional green network connections which will connect south to the village centre and north to provide access to wider countryside assets.
- SEPA have identified a water body restoration opportunity along the Grange Burn. Development should deliver water quality improvements in association with SEPA.
### Status, additional development requirements, and other information -

Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

Sites OAK002, and OAK003 are allocated for housing. Site OAK004 provides an employment land allocation. Together, the sites will form a significant northern extension of the village. Development proposals will be tested against the 6 qualities of successful places established in Scottish Government’s Designing Places policy and 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 shall include employment land for Classes 4 (business), 5 (general industrial), 6 (storage & distribution) as an integral part of development. The details of how and when this will be implemented shall be confirmed through future planning permission(s) and, where necessary, associated legal agreements(s). It is anticipated that this will include provision of new serviced employment land plots on site OAK004.
- 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.

### Green Network Priorities:

- Establish high quality north-south multi-functional green network connections which will connect south to the village centre and north to provide access to wider countryside assets.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAK 005</td>
<td>Holy Name Primary School</td>
<td>1.0</td>
<td>Housing Opportunity Site</td>
<td>15</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

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.

**Green Network Priorities:**
- Deliver a north-south access connection to link Sir George Bruce Road to the Carnock Burn greenspace.

*This is a new or extended housing or housing opportunity site.*
## Pittenweem

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIT 001</td>
<td>St Margaret's Farm</td>
<td>2.8</td>
<td>Housing</td>
<td>70</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

- Layout of site and internal roads must allow for future development to the north.
- St Margaret's Farm buildings are category C(s) Listed by Historic Scotland and should be retained.

**Green Network Priorities:**
- Deliver access links to connect to the recreation ground to the west and to the core path route to the east, which has been discussed as a safe route to school
- Provide a high quality landscape edge to the north of the site.
- Potential for the site to deliver an upgrade to the existing recreational ground.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIT 002</td>
<td>Cemetery</td>
<td>0.3</td>
<td>Cemetery extension</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -** no additional information.
# Rosyth

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 001</td>
<td>Admiralty Road</td>
<td>0.2</td>
<td>Housing Opportunity Site</td>
<td>12</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site is identified as a Local Plan allocation.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 002</td>
<td>Brankholme Lane</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>9</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site has outline planning permission for housing.
### Status, additional development requirements, and other information -

The site has outline planning permission for housing.

### Status, additional development requirements, and other information -

- 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.

- Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

### Habitat Regulations Appraisal Mitigation:

- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 003</td>
<td>Cochrane Hotel</td>
<td>0.7</td>
<td>Housing Opportunity Site</td>
<td>54</td>
<td>Private sector</td>
</tr>
<tr>
<td>ROS 004</td>
<td>Primrose Lane 2</td>
<td>7.4</td>
<td>Housing</td>
<td>175</td>
<td>Private sector/Registered Social Landlord</td>
</tr>
</tbody>
</table>

- A 6m buffer strip between the development and the watercourse is required.

- Potential noise and dust issues that may affect the site due to its close relation to Babcock Marine, Rosyth Coal Handling Facility and FRC Concrete, should also be considered.

- The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 005</td>
<td>Rosyth Europarc 3</td>
<td>0.6</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Development will be restricted to Class 4 (business)

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

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
### Ref | Location | Area (ha) | Description | Est. capacity (Housing) | Lead Agency
--- | --- | --- | --- | --- | ---
ROS 006 | Rosyth Waterfront 1 | 16.8 | Employment | - | Private sector

**Status, additional development requirements, and other information -**

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site. A Flood Risk Assessment requires to be undertaken prior to development on this site.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.

### Ref | Location | Area (ha) | Description | Est. capacity (Housing) | Lead Agency
--- | --- | --- | --- | --- | ---
ROS 007 | Rosyth Europarc 1 | 3.1 | Employment | - | Private sector

**Status, additional development requirements, and other information -**

Development will be restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution)

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 008</td>
<td>Rosyth Europarc 2</td>
<td>2.4</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**
- Development will be restricted to Classes 4 (business)

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

**Habitats Regulations Appraisal Mitigation:**
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 009</td>
<td>Rosyth Waterfront 2</td>
<td>10.0</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**
- The site will be used for Classes 4 (business), 5 (general industrial), 6 (storage & distribution). 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.

**Habitats Regulations Appraisal Mitigation:**
- Development and works must not take place in the intertidal area. Access must not be taken over the foreshore;
- As a precautionary measure all works on/along the sea wall will be restricted to avoid the winter period (September – March);
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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.
### ROS010

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 010</td>
<td>Rosyth Waterfront 3</td>
<td>1.0</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Habitats Regulations Appraisal Mitigation:**

Proposals will need to demonstrate that the integrity of the setting of the scheduled monuments of Rosyth Dovecot and Rosyth Castle is preserved or enhanced.

Development will be restricted to Classes 5 (general industrial) or 6 (storage & distribution).

### ROS011

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 011</td>
<td>Admiralty Park</td>
<td>6.9</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Development will be restricted to Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 012</td>
<td>Rosyth Waterfront 4</td>
<td>5.9</td>
<td>Leisure/ Community/ Tourist related development</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

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 will be tourist related and be limited to no more than 1,858 sq.m. gross floorspace.

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

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
### Status, additional development requirements, and other information -

This site will be used for a port container terminal providing additional freight capacity on the Forth consistent with National Planning Framework 3 (NPF3). The Rosyth rail link should be safeguarded to serve the container terminal. The rail link is a strategic priority and vital to safeguarding the economy, jobs and port related facilities for future generations.

The application for the Rosyth International Container Terminal (Harbour Revision) Order was considered at a Public Local Inquiry in 2012. The order was made on 9 October 2013.

Development must accord with the findings of the flood risk assessment.

Proposed development and ancillary works shall therefore only occur as set out within the Rosyth International Container Terminal (Harbour Revision) Order 2013. Subsection 5(1) of that Order being the primary reference point for permissible development or works.

A Construction Environmental Action Plan and other measures as detailed in the 2013 Harbour Revision Order is necessary prior to development on this site.

A flood risk assessment must be undertaken prior to development on this site.

### Table

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 013</td>
<td>Rosyth International Container Terminal</td>
<td>24.5</td>
<td>Transport Proposal</td>
<td>-</td>
<td>Private sector</td>
</tr>
<tr>
<td>Ref</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Description</td>
<td>Est. capacity (Housing)</td>
<td>Lead Agency</td>
</tr>
<tr>
<td>-------</td>
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<td>-----------------------</td>
<td>-------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>ROS 014</td>
<td>Rosyth Rail Halt Park and Choose</td>
<td>7.2</td>
<td>Transport Proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

The site has planning permission.

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Green Network Priorities:**

- Enhance the landscape and biodiversity function of the watercourse through appropriate new planting. Successfully integrate SUDS and active travel connections to the park and choose within greenspace areas.
- Retain and enhance the route of the existing core path which provides important connectivity to communities in Pitreavie and Rosyth.

- Provide an active travel connection along the Whinny Burn to connect the new Park and Choose facility to the existing core path which runs north-south along the eastern boundary of the site (not in current plans for site). Potential to upgrade route to cycleway standard.
- Consider the scope to deliver additional water attenuation measures within the site to relieve flood risk downstream.

A 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

Potential noise and dust issues that may affect the site due to its close relation to Babcock Marine, Rosyth Coal Handling Facility and FRC Concrete, should also be considered.
### Status, additional development requirements, and other information -

The site has planning permission in principle (ref no 11/06658/PPP)

### Green Network Priorities:

- Retain and enhance the route of the north-south core path along Brankholm Brae – at the western edge of the development – to provide a multi-use active travel route, provide a good development edge and an active frontage on to this route.
- Establish a high quality linear ‘wetland’ park along the route of the Brankholm Burn which successfully integrates SUDS, biodiversity, landscape and access provision, and which is overlooked by an active development frontage. Potential to consider off-site improvements to the greenspaces on the Camdean side of the Burn.
- Provide pedestrian connections across the Brankholm to link to Camdean, retain access connectivity to King’s Road along the Burn.
- Establish a new high quality landscape edge along Admiralty Road, which accommodates off-road active travel provision and enhances this important gateway to Rosyth from the west.
- Provide a high quality landscape edge through an appropriate boundary treatment with Camdean primary school and the allotment site; incorporate good pedestrian access to the school as a key destination.

A 6m buffer strip between the development and the watercourse is required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

Awareness should also be raised of the potential noise and dust issues that may affect the site due to its close relation to Babcock Marine, Rosyth Coal Handling Facility and FRC Concrete.

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<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 015</td>
<td>Land at Admiralty Road &amp; East of Brankholm</td>
<td>12.2</td>
<td>Housing/Retail/ Care Home/Hotel</td>
<td>450</td>
<td>Private sector</td>
</tr>
<tr>
<td>Ref</td>
<td>Location</td>
<td>Area (ha)</td>
<td>Description</td>
<td>Est. capacity (Housing)</td>
<td>Lead Agency</td>
</tr>
<tr>
<td>------</td>
<td>------------------------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>ROS016*</td>
<td>Castlelandhill (north)</td>
<td>10.7</td>
<td>Housing</td>
<td>150</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The site is within the site of the second battle of Inverkeithing as shown in Historic Environment Scotland’s inventory of historic battlefields. Proposals should have regard to the landscape characteristics and special qualities of the battlefield site.

**Green Network Priorities:**

- Enhance the quality and functionality of the existing single function amenity greenspaces which run along the current settlement boundary (south of Alexander Place). Provide an active development frontage onto this area.
- Consider how to address the overland flow issues off Castlelandhill early on in the design process and incorporate measures to deal with this.
- Establish a new high quality landscape edge with Castlelandhill, which establishes an appropriate setting for the development and for Rosyth and will help to mitigate the impact of the development in wider views. Incorporate access provision and links to the existing core path and a high quality connection to Orchardhead Wood as a key recreational asset.
- An off-site contribution to enhance the quality of Heath Road greenspace might be appropriate.

A Transport Assessment will be required in support of housing development to identify road and access solutions.

Appropriate developer contributions will be made to education, affordable housing and any other necessary infrastructure arising as a direct requirement of the development of the site.

A Site Specific Risk Assessment will be undertaken, including testing of soil gases, to support a planning application.

There are a number of core paths, countryside rights of way and cycleways through and around the site that should be safeguarded and improved.

A Water and Drainage Impact Assessment will be required for the site.

No development within 10m of boundary trees.

The design of site layout and buildings must give particularly careful consideration to the effect of development on the privacy and daylighting of existing dwellings.
<table>
<thead>
<tr>
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<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 018</td>
<td>Kings Road/Admiralty/A985 junction</td>
<td>-</td>
<td>Transport Proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Signalisation of Kings Road/Admiralty Road junction.

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 019</td>
<td>Rosyth Bypass</td>
<td>-</td>
<td>Road Proposal</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Route to link Motorway A823 (M) to A985 west of Dunfermline.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 020</td>
<td>Rosyth Renewable Energy Plant</td>
<td>-</td>
<td>Biomass Facility</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

In accordance with Scottish Ministers approval in January 2014 consent was granted under section 36 of the Electricity Act 1989 (the Electricity Act) for construction and operation of Rosyth Biomass electricity generating station at the Port of Rosyth. The Local Development Plan allocation reflects the terms of the consent and future applications and proposals shall reflect the conditions set out in the consent notice – see link below: [http://www.scotland.gov.uk/Resource/0044/00442350.pdf](http://www.scotland.gov.uk/Resource/0044/00442350.pdf)

*This is a new or extended housing or housing opportunity site.

N.B. - Please note site ROS 017 - Castlelandhill (south) have been removed.
**Saline**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAL 001</td>
<td>North Main Street</td>
<td>3.7</td>
<td>Housing Opportunity Site</td>
<td>10</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The preferred use for the site is housing. A design and landscape statement will be required incorporating details in relation to layout, building design, house numbers, structure planting and landscaping.

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

**Green Network Priorities**:

- Consider appropriateness of an off-site contribution to improve the quality and range of functions of the greenspace which runs along the Saline Burn, immediately north of the site. Proposals should consider and reflect the woodland’s ancient woodland inventory status and enhance access to the riparian corridor.
- Deliver a high quality development edge which fronts on to the Saline Burn greenspace
- Incorporate a north-south access through the site to provide access to the Saline Burn greenspace from the B914.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAL 002</td>
<td>Kinnedar Mains</td>
<td>3.1</td>
<td>Housing</td>
<td>70</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission in principle (11/03913/PPP).

The following will be required in support of development of the site:

A development framework for the whole site comprising the following:

- A landscape framework;
- A drainage strategy;
- A design framework;
- A phasing strategy for the whole site; and
- A public art strategy for the whole site.

Detailed designs including appropriate technical reports for the SUDS and other drainage infrastructure associated with the development, including management of surface water drainage and potential flooding;

Detailed plans of the landscaping scheme for the site including the number, species and size of all trees or shrubs to be planted and the method of protection and retention for existing trees and details of all hard landscaping elements, including surface finishes and boundary treatments;

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.

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

**Green Network Priorities:**

- Consider appropriateness of an off-site contribution to improve the quality and range of functions of the existing greenspace to the east of the development and provide safe points to cross Oakley Road to access this greenspace.
- Establish a high quality landscape frontage, through appropriate planting and boundary solutions, which reflects the strong rural character of the approach to saline from the south along the Oakley Road.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAL003*</td>
<td>West Road</td>
<td>8.4</td>
<td>Housing</td>
<td>130</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

The preferred use for this site is housing. A Transport Assessment is required and a minimum of two points of vehicular/pedestrian access required with West Road (B913).

An oil pipeline is located to the west of the site. Development must therefore adhere to the Health and Safety Executive’s PADHI regulations and the presence of the pipeline in relation to the site must be highlighted and adequately addressed.

A grounds and minerals survey will be required for the site.

A Flood Risk Assessment will be required and appropriate flooding and drainage infrastructure will be provided as part of the development.

A phasing plan will be required to address potential cumulative impacts from development on the wider settlement.

**Green Network Priorities:**

- Establish a high quality development frontage on to the B914 through appropriate boundary solutions which enhance the sense of arrival and reflect the wider rural character on approach from the west.

- Incorporate the existing landscape features into proposals for the site and create a strong landscape framework along the western and southern boundaries of the site, through appropriate planting and boundary solutions, which incorporates access provisions and reflects the strong rural character of the area to provide an appropriate setting for the development.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>SAL 004*</td>
<td>Saline Park</td>
<td>2.1</td>
<td>Housing</td>
<td>52</td>
<td>Housing Association</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission in principle- 13/02421/PPP.

The following will be required in support of development of the site:

A development framework for the whole site comprising the following:

- a landscape framework;
- a drainage strategy;
- a design framework;
- a public art strategy for the whole site;
- in the event of the submission of a revised or further proposal, account must be taken of adjacent ancient woodland which shall be the subject of detailed survey to determine the need for and depth of any protective buffer strip

**Green Network Priorities:**

- Establish a high quality landscape frontage, through appropriate planting and boundary solutions, which reflects the strong rural character of the approach to saline from the south along the Oakley Road.
- Connect into the greenspace immediately to the north of the site.

*This is a new or extended housing or housing opportunity site.*
Springfield
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPF 001</td>
<td>Land East of Pennyacre Court</td>
<td>0.4</td>
<td>Housing Opportunity Site</td>
<td>5</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Development to be in line with findings of planning appeal P/PPA/250/732.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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</thead>
<tbody>
<tr>
<td>SPF 002</td>
<td>East of Crawford Park</td>
<td>1.8</td>
<td>Housing</td>
<td>50</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - no additional information.
<table>
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<tr>
<th>Ref</th>
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<tbody>
<tr>
<td>SPF 003</td>
<td>Derelict Dairy Farm behind Main Street</td>
<td>0.5</td>
<td>Housing Opportunity Site</td>
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*Status, additional development requirements, and other information - no additional information.*
St Andrews

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
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</thead>
<tbody>
<tr>
<td>STA 001</td>
<td>St Andrews West</td>
<td>113.4</td>
<td>Strategic Development Area</td>
<td>1090</td>
<td>University of St Andrews/Private Sector/Fife Council</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information -

The development was previously identified as the St Andrews West Strategic Land allocation in the St Andrews & East Fife Local Plan 2012. Development proposals will be tested against the 6 qualities of successful places established in Scottish Governments Designing Places policy. Fife Council’s Making Fife’s Places Supplementary Guidance also provides further information on:

- the **site appraisal** process to be undertaken;
- the **design principles** which apply to all developments in Fife; and
- how Fife Council will **evaluate** if a proposal meets the 6 qualities of successful places.

Detailed requirements include:

- 1,090 houses, to be developed on a phased basis in distinct neighbourhoods or “hubs”.
- Masterplanning and arrangements for consultation with the community on the masterplan to be prepared by developers for Fife Council’s approval. The masterplan is to define the limits and phasing of development. See the St Andrews West Development Framework diagram (below) for details of proposed land uses, which are shown indicatively and may change. All housing and commercial development within the Strategic Development Area requires to contribute on an equitable basis to the essential community infrastructure, including transportation and employment land.
- Advance planting of tree belts and structural landscaping to screen development areas and ensure visual integration, and protection of the environmental setting of the town amidst mature and established surroundings. Mature trees and existing landscape features should be retained wherever possible. The pond at the North Haugh should be retained and protected from encroachment.
- 1 ha site to be safeguarded for onsite energy generation using CHP/renewables technology.
- Class 4 employment land may be integrated with other uses, including housing, hotel accommodation, care home.
- Local retail opportunities in each of the three “hubs”:
- University – 400 sq m;
- Strathkinness – 200 sq m;
- Craigtoun Road – 2000 sq m.
- Community facilities including place(s) of worship.
- A new community primary school with associated recreation and play facilities;
- 5 ha business park (Class 4).
- 10 ha research and development or Science Park related enterprise.
- 8ha employment land – Classes 4 (business), 5 (general industrial) & 6 (storage & distribution). This will include 6ha at the North Haugh area and 2ha at Craigtoun.
- Road link between A91 and Craigtoun Road to minimise impact of development on the town centre and improve travel around the town.
- Housing north of Strathkinness Low Road will support the planned expansion of the University over the next 20 years. University use and 6.3ha in other ownerships.

A Flood Risk Assessment is required to inform the masterplan and planning application processes. Appropriate buffer strips between built development and watercourses will be necessary. High quality SUDS provision is required on this site. It must be demonstrated that no diffuse urban run-off will enter bathing waters. Consider a feasibility study to assess the potential for restoration and improvement of the water environment.

Proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Tay and Eden Estuary SPA/SAC, either alone or in combination with other plans or projects, in order to be in accordance with the Development Plan and for permission to be granted.

The St Andrews Strategic Development Area framework diagram overleaf provides further details.

**Green Network Priorities:**

- The development strategy needs to capitalise on the site’s existing landscape assets, high quality setting and scenic value and address the landscape issues.
- Establish new high quality greenspace as an integral part of the wider green network within the site. Combine greenspace with active travel, habitat, sustainable urban drainage and landscape provision.
- Provide high quality landscape and pedestrian and cycle links to connect to the Swilken Green Network (STAGN02); to the Ladebraes Green Network (STAGN01) and to the University Green Network (STAGN04) to establish good connections and integration with the town centre and the coast.
- Develop a new high quality landscape edge with the Swilken Burn corridor (Swilken Green Network (STAGN02)), and the Claremont Burn corridor, which incorporates active travel routes (as part of a St.Andrews south-west round route), and new habitat provision.
- Develop a new high quality landscape edge along the south west boundary, which incorporates active travel routes (as part of a St.Andrews south-west round route) with connections to the wider countryside and new habitat provision and establishes a high quality gateway to St. Andrews from the south west.
Habitats Regulations Appraisal Mitigation:

- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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 Tay and Eden Estuary SPA/SAC either alone or in combination with other plans or projects.
**Status, additional development requirements, and other information -**

This proposal is for University related housing development.

A University Village concept is proposed, whereby purpose built student housing (for both postgraduates and undergraduates) will be provided along with tied housing for researchers and for University staff.

In line with Fife Council’s Affordable Housing Policy, purpose built student housing on this site (for both postgraduates and undergraduates) will be exempt from the Affordable Housing requirement if a legal agreement is in place to ensure that the properties would attract a financial contribution towards affordable where they are subsequently removed from student housing into the mainstream market.

Partnering opportunities for the delivery of tied University housing on the site can be considered through subsequent planning applications, provided the general principles of the site allocation are adhered to and the dominant use remains University related. As with the student residential use, suitable legal agreements will be required to prevent conversion of tied University housing to mainstream residential use. Proposed staff (tied) housing would also be subject of a legal agreement to make financial contributions towards affordable housing if it subsequently becomes mainstream housing.

For this proposal, Fife Council will also exempt the tied housing element of site STA 002 from the Affordable Housing Policy.

This is a site-specific approach aimed at testing the University Village model and an identical approach to affordable housing requirements for similar developments elsewhere in St Andrews will not automatically apply.

The layout of the development should safeguard a route through to Kilrymont Crescent.

A Flood Risk Assessment is required. A 6m buffer strip between built development and the watercourse on and adjacent to the site will be necessary. High quality SUDS provision is required on this site. It must be demonstrated that no diffuse urban run-off will enter bathing waters. Consider a feasibility study to assess the potential for restoration and improvement of the water environment, investigating the possibility of opening up an existing culvert.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
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<tbody>
<tr>
<td>STA 002</td>
<td>Grange Road</td>
<td>2.2</td>
<td>Housing</td>
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</tr>
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</table>

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**Adopted FiFeplan, July 2017**

Settlement & Countryside Plans
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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</thead>
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<tr>
<td>STA 003</td>
<td>New Park School</td>
<td>1.5</td>
<td>Housing</td>
<td>21</td>
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</table>

**Status, additional development requirements, and other information** - This site is under construction. Development to be in line with findings of planning appeal ref: P/PPA/250/760.

**Green Network Priorities:**
- Develop a new high quality landscape edge with the green network.
### STA 006

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<tr>
<td>STA 006</td>
<td>St Leonards</td>
<td>4.4</td>
<td>Housing/Hotel</td>
<td>240</td>
<td>Private Sector</td>
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</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is under construction.

A Flood Risk Assessment is required. A 6m buffer strip between built development and the adjacent watercourse will be necessary.

**Green Network Priorities:**

- Develop a new high quality landscape edge with the existing green network and;
- Deliver a new high quality active travel connection along the southern boundary of the site to link Greenside Place to St Mary Street.

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### STA 007

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>STA 007</td>
<td>St Leonards Lodge</td>
<td>0.2</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -** Class 4 (business). This site is to be developed in conjunction with STA 006.
The prominent location at an important entry to the town demands a high standard of design and finish and low density development with a high standard of landscaping.

The employment potential of the site suits research and development, high technology development, proposals which require links to the university.

General industrial use not appropriate.

Hotel use would also be acceptable as part of a development of the site.

Proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Tay and Eden Estuary SPA/SAC, either alone or in combination with other plans or projects, in order to be in accordance with the Development Plan and for permission to be granted.

A Flood Risk Assessment is required. A 6m buffer strip between built development and the adjacent watercourse will be necessary.

Green Network Priorities:

- Retain and enhance existing woodland assets to the west of the site and take suitable measures to protect them during construction works.
- Develop a new high quality landscape edge with the existing green network, and consider the potential to integrate sustainable urban drainage system, active travel provision, and appropriate new planting.
- Establish a high quality active travel connection to the north-east to link to the established route that provides connections to the town centre.

Habitats Regulations Appraisal Mitigation:

- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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 Tay and Eden Estuary SPA/SAC either alone or in combination with other plans or projects.
### Status, additional development requirements, and other information

Fife Council will extend the St Andrews Conservation Area to include the area of Fleming Place and Park Street. This extension has been recommended by Historic Scotland and in the St Andrews Conservation Area Appraisal and Management Plan.

Fife Council will extend the Hepburn Gardens Conservation Area to include:

- the properties (and private gardens) on the western side of Middleshade Road. The amended boundary would include 2 – 18 Middleshade Road and 69 Hepburn Gardens.
- the whole of Cockshaugh Park.
- the area westward along Buchanan Gardens as far as Lawhead Road.

These extensions are to be recommended in the Hepburn Gardens Conservation Area Appraisal and Management Plan.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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<tbody>
<tr>
<td>STA 011</td>
<td>West Sands</td>
<td>0.3</td>
<td>Other Proposal</td>
<td>-</td>
<td>Fife Coast &amp; Countryside Trust</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Proposal is for new visitor and education centre at West Sands.

High quality SUDS provision is required on this site.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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<tbody>
<tr>
<td>STA 012</td>
<td>Botanic Gardens</td>
<td>0.5</td>
<td>Other Proposal</td>
<td>-</td>
<td>University of St Andrews/Friends of the Botanic Gardens</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is identified as an opportunity for sensitive, small-scale development that cross-subsidises the long-term sustainable operation of the Botanic Gardens. Development uses must be sympathetic and complementary to the continued role of the wider area as a Botanic Garden.

**Green Network Priorities:**
- Take suitable measures to protect the existing quality and character of the botanic gardens and enhance through appropriate new planting.
### Status, additional development requirements, and other information -

The approved East Sands Urban Design Framework (2010), including any updated or amended version of the document, will be a key consideration in the determination of proposals for the East Sands area, which extends from St Andrews Harbour to the Brownhills cliffs. Updated or amended versions of the design framework will be the subject of consultation with the community.

Development at East Sands is likely to take place over a number of years in several phases and by different landowners/developers. The purpose of the Urban Design Framework is to describe how design policies and principles should be implemented to control, guide and promote this change in a co-ordinated manner. The document provides a broad framework for buildings, movement and spaces that will inform more detailed development briefs, masterplans, and planning applications in the future.

Flood risk assessments will be required where appropriate.

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N.B. - Please note sites STA004 (Madras College, Kilrymont), STA 005 (Madras College, South Street & STA 013 (Pipeland Farm) have been removed.
St Monans
- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>STM001</td>
<td>West of Manse</td>
<td>4.5</td>
<td>Housing</td>
<td>100</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information -

Sites STM 001 and STM 003 should reflect the principles set out in the Indicative Development Framework diagram overleaf.

A Flood Risk Assessment is required. Development on the functional floodplain should be avoided. An appropriate buffer strip between built development and the adjacent watercourse is necessary. SEPA have recommended a feasibility study to assess the potential for restoration and improvement of the water environment.

Green Network Priorities:
- Provide a 3 metre wide pavement/cyclepath along the northern edge of the site and establish a high quality development edge on to this route
- Develop a new high quality landscape edge along the western boundary of the site, with the Inverie Burn to enhance this green network route. Create appropriate new habitat provision and incorporate access provision to connect to the core path routes south of the site.
- Provide a high quality edge along the southern boundary of the site to enhance the setting and quality of the existing greenspaces and retain east-west connectivity.
- Provide a north-south connection along the eastern boundary of the site.

Habitats Regulations Appraisal Mitigation:

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
### STM002

**Lead Agency**: Fife Council/ Private Sector  
**Est. capacity (Housing)**: -  
**Description**: Employment  
**Area (ha)**: 0.8  
**Location**: Netherton Industrial Estate

**Status, additional development requirements, and other information** -  
Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).

**Green Network Priorities**:
- Provide an access link through the southern portion of the site to provide connectivity to STM 001/STM 003.

### STM003

**Lead Agency**: Fife Council  
**Est. capacity (Housing)**: -  
**Description**: Allotments  
**Area (ha)**: 0.7  
**Location**: West of Manse

**Status, additional development requirements, and other information** -  
Sites STM 001 and STM 003 should reflect the principles set out in the Indicative Development Framework diagram overleaf.

**Green Network Priorities**:
- Provide a 3m wide section of the NCN76 route (pavement/cyclepath) along the northern edge of the site and establish a high quality development edge on to this route.
- Develop a new high quality landscape edge along the western boundary of the site, with the Inverie Burn to enhance this green network route. Create appropriate new habitat provision and incorporate access provision to connect to the core path routes south of the site.
- Provide a high quality edge along the southern boundary of the site to enhance the setting and quality of the existing greenspaces and retain east-west connectivity.
- Provide a north-south connection along the eastern boundary of the site.
<table>
<thead>
<tr>
<th>Ref</th>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>STM004</td>
<td>Cemetery, St Monans Church</td>
<td>0.4</td>
<td>Cemetery</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Archaeological investigation of historic remains and mitigation if necessary.
An appropriate buffer strip to the adjacent watercourse is necessary. SEPA have recommended a feasibility study to assess the potential for restoration and improvement of the water environment.

**Green Network Priorities:**
- Provide habitat enhancements and high quality landscaping appropriate to the location along the coastal grasslands.
St Monans Indicative Development Framework

A Design Statement supported by contextual analysis and visualisations is required to show how new buildings, movement and spaces reflect/interpret existing characteristics of St Monans’ built form and materials found in the Conservation Area and main approaches [A917 and Station Rd] to create a hierarchy of streets and spaces that enhances townscape and fits into the wider landscape.

Where standard house types are used their public elevations must take architectural cues from this identified character, with special units to assist in turning street corners, forming courtyard clusters and shaping squares.

Private and public space should be defined by strong boundary treatments including stone walls on key elevations; open plan gardens are not generally acceptable.

Open space associated with Inverie Burn flood plain forms green frontage for development facing countryside, upgrading existing footpath incorporating Sustainable Urban Drainage System, and merges with/ widens adjacent open space on former railway line (boundary fencing removed)
## Star of Markinch

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
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<th>Description</th>
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<th>Lead Agency</th>
</tr>
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<tr>
<td>SOM 001*</td>
<td>West End Dairy</td>
<td>1.7</td>
<td>Housing</td>
<td>20</td>
<td>Private Sector</td>
</tr>
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</table>

**Status, additional development requirements, and other information** - no additional information.

*This is a new or extended housing or housing opportunity site.
Stratheden

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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<tbody>
<tr>
<td>SED 001</td>
<td>Stratheden Hospital</td>
<td>28.6</td>
<td>Health/ Low-density Housing/ Hotel/Leisure/ Education/Open Space</td>
<td>To be confirmed</td>
<td>NHS Fife</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site is a development opportunity.

Rationalisation and part re-development of hospital land, and opportunity for re-use of surplus land. Possible new uses could include low-density housing, open space, college, leisure and community facilities.

Development intentions and design statement to be prepared by developers for public consultation and subsequent Fife Council approval. This statement to indicate:

- The range of uses and their locations (including retained hospital facilities);
- Design strategy for the whole development;
- Design and massing of the individual elements;
- Integration of new uses and development;
- Location or relocation of open space and other appropriate community facilities; and
- Development phasing.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
Strathkinness

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
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<th>Lead Agency</th>
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<tbody>
<tr>
<td>STK 001</td>
<td>Main Street/ Sunnyside</td>
<td>1.8</td>
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<td>32</td>
<td>Private Sector</td>
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</table>

**Status, additional development requirements, and other information** - This site is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>STK 002</td>
<td>South of Recreation Ground</td>
<td>0.6</td>
<td>Housing Opportunity Site</td>
<td>16</td>
<td>Fife Council</td>
</tr>
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</table>

**Status, additional development requirements, and other information** - This site is proposed for affordable housing.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>STK 003*</td>
<td>Bonfield Road, Strathkinness</td>
<td>3.9</td>
<td>Housing</td>
<td>50</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- Vehicular access is to be taken from High Road and allocated land to east, not from Bonfield Road.
- No development within 10m of woodland habitat adjacent to the site boundary.
- A phased approach to development may be required to avoid capacity issues at Strathkinness Primary School.
- Sensitive design and layout required to avoid skyline development on prominent ridgeline.

High quality SUDS provision is required on this site.

**Green Network Priorities**:
- Incorporate the boundary wall and the existing landscape framework into the roadside frontage.
- Provide access links to the village through the adjoining park and seek to create round recreational routes.
- Deliver a strong landscape framework along the western boundary of the site to provide an appropriate setting for the development and the village.

*This is a new or extended housing or housing opportunity site.*
### Tayport

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 001</td>
<td>Links Road 2</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>6</td>
<td>Private Sector</td>
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**Status, additional development requirements, and other information** - no additional information.

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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
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<tbody>
<tr>
<td>TAY 002</td>
<td>Net Drying Green</td>
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<td>Housing Opportunity Site</td>
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<td>Private Sector</td>
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**Status, additional development requirements, and other information** - Opportunity for a flatted development.

A Flood Risk Assessment is required. Design of development must take account of the findings of the flood risk assessment.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 003</td>
<td>North of Spearhill Road</td>
<td>0.5</td>
<td>Housing Opportunity Site</td>
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**Status, additional development requirements, and other information** - no additional information.

<table>
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<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 004</td>
<td>Nelson Street</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>5</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A Flood Risk Assessment is required.
### TAY005

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Estimated Capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY005*</td>
<td>Scotsraig Works</td>
<td>0.9</td>
<td>Housing Opportunity Site</td>
<td>25</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A Flood Risk Assessment is required. Potential contamination issues on site, and a site specific risk assessment is required.

### TAY006

<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Estimated Capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY006</td>
<td>Shanwell Road</td>
<td>0.3</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

- Classes 4 (business), 5 (general industrial), 6 (storage & distribution)
- A Flood Risk Assessment is required. Design of development must take account of the findings of the flood risk assessment.
- Potential contamination issues on site, and a site specific risk assessment is required.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 007</td>
<td>Abertay Works</td>
<td>1.3</td>
<td>Leisure/Community</td>
<td>15</td>
<td>Fife Council/ Tayport Community &amp; Sports Centre Action Group</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has the potential to contribute at least 15 houses to the housing land supply and a minimum of 500 sq metres class 4 business centre or 0.3 ha employment land.

Local community group is active in promoting a mixed development (such as a community facility/ employment/ housing).

Fife Council will re-allocate the site for employment and residential uses if the community group are unable to secure planning permission and funding before the end of 2015.

A Flood Risk Assessment is required.

**Green Network Priorities :**

- Provide a high quality development edge, fronting on to East Common.

---

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 008</td>
<td>Cemetery</td>
<td>0.8</td>
<td>Cemetery Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -** Under construction.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 009</td>
<td>Links Road</td>
<td>0.2</td>
<td>Car Park</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - no additional information.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 010</td>
<td>Tayport</td>
<td>-</td>
<td>Allotments</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Fife Council is actively pursuing the identification of appropriate land for allotment use in the Tayport area. N.B. No map annotation.

*This is a new or extended housing or housing opportunity site.*

NB: The Tayport sewage treatment works has limited capacity available and developers are advised to provide Scottish Water with as much notice as possible of proposed development.
Thornton

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO 001</td>
<td>Auction Mart</td>
<td>1.5</td>
<td>Housing Opportunity Site</td>
<td>26</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information - This site has planning permission and is currently under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO 002</td>
<td>Burnbank Terrace</td>
<td>0.3</td>
<td>Housing</td>
<td>6</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information - This site has planning permission and is currently under construction.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO 003*</td>
<td>Land north and west of Thornton</td>
<td>41</td>
<td>Housing</td>
<td>900</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site forms part of the Ore/Upper Leven Valley Strategic Development Area.

A Development Framework should be prepared by the developer for Council approval.

A Transport Assessment is required. A vehicular route linking Main Street and Strathore Road is required.

A Flood Risk Assessment is required. An enhanced SUDs scheme is required.

A buffer planting strip between the north of the site and the Lochty Burn is required. High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities:**

- Fully consider the site’s complex water and drainage issues (noted to include areas of pluvial flooding through the centre and to the south of the site, and part of the Lochty Burn’s flood plain along the northern part of the site); identify appropriate land take at the earliest stage in developing proposals for the site; the layout should successfully integrate high quality SUDS provision as part of a multi-functional green network through the site.

- Establish a high quality, strong landscape edge along the Lochty Burn corridor, as an important means of successfully avoiding coalescence with Glenrothes; integrate the Lochty Burn watercourse and its floodplain as part of a robust multi-functional green network, fronted and overlooked by a good development edge.

- Provide a pedestrian bridge across the Lochty Burn, to enable access to Glenrothes and green network assets on the northern wider of the Lochty Burn, including Lochty Wetland.

- Ensure there is good north-south connectivity through the site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO 004*</td>
<td>Spittal Farm, Elmbank Terrace/Station Road</td>
<td>2.4</td>
<td>Housing</td>
<td>73</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site forms part of the Ore/Upper Leven Valley Strategic Development Area. No development should be within 10m of the woodland habitat adjacent to the railway.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO 005</td>
<td>Land off Main Street</td>
<td>0.1</td>
<td>Housing Opportunity Site</td>
<td>6</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site forms part of the Ore/Upper Leven Valley Strategic Development Area. No development should be within 10m of the woodland habitat adjacent to the railway.
### THO006

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO006</td>
<td>Network Rail Land to the east of Thornton</td>
<td>0.4</td>
<td>Housing Opportunity Site</td>
<td>10</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use on this site is residential.

Access to this site must be via a new appropriate T-junction onto Station Road.

### THO007

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO007</td>
<td>Orebank Terrace/ Strathore Road</td>
<td>9.8</td>
<td>Housing Opportunity Site</td>
<td>294</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The preferred use on this site is Residential.

**Green Network Priorities:**
- Establish a high quality landscaped edge along the railway.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO 008</td>
<td>The Former Rothes Colliery</td>
<td>9.0</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Classes 5 (general industrial), 6 (storage & distribution)
A Flood Risk Assessment is required.

**Green Network Priorities:**
- Establish a high quality landscaped edge along the railway and the western boundary of the site.

---

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>THO 009</td>
<td>Riverside</td>
<td>3.5</td>
<td>Employment</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Classes 5 (general industrial), 6 (storage & distribution)
A Flood Risk Assessment is required.

**Green Network Priorities:**
- Establish a high quality landscaped edge along the railway and the western boundary of the site.

---

*This is a new or extended housing or housing opportunity site.*
## Torryburn

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOR001</td>
<td>Craigflower Woodland</td>
<td>18.2</td>
<td>Woodland Management Plan</td>
<td>-</td>
<td>Fife Council/ Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Any proposed work in the management plan must be consistent with Local Development Plan policies in relation to priority habitats and species.

A Woodland Management Plan is to be prepared by the landowners for implementation, monitoring, and review by Fife Council.

NB: No map annotation
**Townhill**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>TWH 001</td>
<td>Townhill Power Station Site</td>
<td>5.9</td>
<td>Leisure/ Community Facility</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information:**

Preferred uses include:

- community leisure uses associated with the adjacent park; and
- hotel to complement the park and leisure uses.

Housing development may be acceptable where it contributes to integrating the uses above with the existing settlement.

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

**Green Network Priorities for this site are:**

- Enhance the landscape setting and habitat function provided by existing core path.
- Deliver an east-west green network route linking the core path along the disused railway and paths around Townhill Loch.
- Deliver a high quality landscape edge along the boundaries with the country park incorporating habitat enhancements, sustainable urban drainage and access functions.

N.B. - Please note site TWH 002 (Townhill Loch Car Park) has been removed.
West Wemyss

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>WWS 001*</td>
<td>Wemyss Estate Land at West Wemyss</td>
<td>3.6</td>
<td>Housing/Leisure/Community/ Commercial</td>
<td>42</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information**

This site has planning permission in principle for housing/leisure/commercial tourist related development.

A Flood Risk Assessment is required.

Application 13/01684/ARC (approval of matters specified in conditions) for the erection of 42 dwellings, formation of vehicular access, car parking and roads including engineering works to reprofile and stabilise the cliff face was approved on 3 June 2016.

Any development on this site must stabilise the cliff face and secure the future of the B listed Shorehead house.

**Green Network Priorities:**

- Consider landscape setting and biodiversity impacts in developing proposals for the site. Ensure proposals respect the local landscape and townscape character and avoid development that would impact on the characteristic coastal woodland assets within the site.
- Account must be taken of the ancient semi-natural woodland within and adjacent to the site. There is a national presumption in favour of protecting ancient woodland.

*This is a new or extended housing or housing opportunity site.*
## Windygates

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>WDY001</td>
<td>Balcurvie Meadows</td>
<td>2.9</td>
<td>Housing</td>
<td>56</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site has planning permission and is under construction.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>WDY002</td>
<td>Land at Temple</td>
<td>3.4</td>
<td>Housing</td>
<td>75</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Lower density development is required in the northern portion of the site.

Two points of access are required, one from Cameron Crescent and the other from an upgraded link through Durie Place.

**Green Network Priorities:**
- Deliver a high quality development edge along Fa-latch Road and Durie Place.
- Establish a new high quality landscape edge, along the northern and western boundary of the site to create an appropriate landscape setting for the development.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>WDY 003</td>
<td>Cameron Bridge</td>
<td>2.8</td>
<td>Rail freight facilities</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

A Flood Risk Assessment is required.

Land at Cameron Bridge, Windygates, will be safeguarded for the provision of rail freight facilities associated with the operation of the adjacent and nearby Diageo plants.
Wormit Farmhouse, steading and boundary walls are category C(s) Listed by Historic Scotland.

**Green Network Priorities:**
- Retain and enhance the route of the existing core path through an appropriate boundary treatment and a high quality development edge which fronts and overlooks the route.
- Incorporate an access route through the site, which connects into the proposed developments south of the site (WOR 003) and onto the B946 and permits easier access into Wormit.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>WOR 002</td>
<td>Wormit Sandpit</td>
<td>1.9</td>
<td>Housing</td>
<td>47</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
Environmental improvements to include site remediation.

**Green Network Priorities**:
- Retain and enhance the route of the existing core path through an appropriate boundary treatment and a high quality development edge which fronts and overlooks the route.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>WOR 003</td>
<td>South of Wormit Farm</td>
<td>5.5</td>
<td>Housing</td>
<td>135</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -
To be developed only once a substantive start to construction has been made at both sites WOR 01, Wormit Farm (Housing) and WOR 02, Wormit Sandpit.

**Green Network Priorities**:
- Create a high quality landscape edge and buffer to the west along the railway.
- Incorporate an access route through the site, which connects into the proposed developments to the north of the site (WOR 001) and onto the B946 and permits easier access into Wormit.

**Habitats Regulations Appraisal Mitigation**:
Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
The council has a longer term aspiration to see a rail halt provided at Wormit. The project is not supported by the Strategic Transport Projects Review, and there is currently no commitment or approval for it from Transport Scotland.

**Green Network Priorities:**

- Incorporate an access route through the site, which connects into the proposed housing developments to the north and south of the site (WOR 001 and WOR 003) and permits easier access into Wormit.
**Countryside Area (outwith town and village boundaries)**

- Local Development Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Ref</th>
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<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 001</td>
<td>Standalane, Nr Saline</td>
<td>0.5</td>
<td>Housing Opportunity Site</td>
<td>7</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This disused steading has planning permission for housing.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 002</td>
<td>Begg Farm</td>
<td>102.0</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

Classes 6 (storage & distribution)

This site has planning permission for a large number of bonded warehouses and associated ancillary development, including tank farm and bulk liquid storage, distribution uses, access road and landscaping.

Requirement for a separation strip between waterbody and built development.

High quality Sustainable Urban Drainage System (SUDS) required.

**Green Network Priorities:**

- Enhancement of the core path to the east of the site.
- Consider the contribution to landscape setting and the potential for biodiversity enhancements.
### Ref. LWD003

**Location:** Glenduckie Farm, Lindores

**Area (ha):** 0.6

**Description:** Housing Opportunity Site

**Est. capacity (Housing):** 12

**Lead Agency:** Private Sector

**Status, additional development requirements, and other information** - This site has planning permission 13/00346/FULL, granted on 21/02/2013.

In the case of the planning consent lapsing, a Flood Risk assessment is required for any application to renew, or for a new planning application. A 6m buffer strip between the development and the watercourse will be required. Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

### Ref. LWD004

**Location:** Pitlair 2, Bow of Fife

**Area (ha):** 0.5

**Description:** Housing Opportunity Site

**Est. capacity (Housing):** 8

**Lead Agency:** Private Sector

**Status, additional development requirements, and other information** - This site has planning permission (13/03407/FULL).

SEPA have identified that the site is at risk of flooding. In the case of the planning consent lapsing, any application to renew consent, or for a new planning application will not be supported due to the identified flood risk. Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 005</td>
<td>Russell Mains, Springfield</td>
<td>0.7</td>
<td>Housing</td>
<td>6</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission and is under construction.

In the case of the planning consent lapsing, a Flood Risk Assessment is required for any application to renew, or for a new planning application. Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

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<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 006</td>
<td>Cameron (Housing)</td>
<td>1.2</td>
<td>Housing Opportunity Site</td>
<td>15</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has Planning Permission in Principle (10/04483/PPP)

Prospective developers are advised to consult Scottish Water at an early stage in order to allow assessment of effluent disposal requirements.
### LWD007

**Location:** Cameron (Employment 1)

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 007</td>
<td></td>
<td>0.1</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Classes 5 (general industrial), 6 (storage & distribution).

Vehicular access to be taken from existing access after upgrading.

No alternative access or exit points to the site are envisaged.

Prospective developers are advised to consult Scottish Water at an early stage in order to allow assessment of effluent disposal requirements.

### LWD008

**Location:** Cameron (Employment 2)

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 008</td>
<td></td>
<td>0.1</td>
<td>Employment</td>
<td>-</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Classes 5 (general industrial), 6 (storage & distribution).

Vehicular access to be taken from existing access after upgrading.

No alternative access or exit points to the site are envisaged.

Prospective developers are advised to consult Scottish Water at an early stage in order to allow assessment of effluent disposal requirements.
Status, additional development requirements, and other information -

Classes 4 (business), 5 (general industrial), 6 (storage & distribution).

This site is identified as a Local Development Plan allocation.

Site LWD 009 is an important opportunity site for green business and employment land. It forms part of the wider Westfield site, which has planning permission for the provision of waste resource recovery facilities and comprehensive rehabilitation and restoration of the site. This includes a materials recycling facility, composting facility, residual waste landfill site, engineering operations associated with comprehensive land restoration and stabilisation of water bodies, land for a sustainable business park, engineering operations to upgrade rail and service road facilities and ancillary office and education facilities.

Development proposals extending beyond designated site LWD 009, which relate to employment and energy generation uses and contribute to the restoration of the wider Westfield location, will be supported subject to detailed considerations as set out below.

A study to investigate the feasibility of developing an area of the Westfield site as a Green Business Park concluded that the site has potential for the development of such activities, with national and local policy support in the areas key to the overall concept.

Planning permission for a Biomass Power Station and associated facilities was approved on 17 September 2008 (07/00170/CEIA) and further Planning Permission (08/02825/EIA) was granted on 25 April 2011.

The Thornton to Levenmouth and Thornton to Westfield spur rail lines are in private ownership and should be safeguarded for future rail use. The rail lines must also be safeguarded against prejudicial development on adjacent land. Any proposed residential development adjacent to the railways must be set back from the railway lines.

A Flood Risk Assessment should be undertaken prior to development on this site. Requirement for developer remediation strategy for suitable drainage strategies to ensure no detrimental impact on the water environment. Requirement for a separation strip between waterbody and built development. High quality Sustainable Urban Drainage System (SUDS) required.

Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

**Green Network Priorities**:

- Deliver green network enhancements on the Westfield site as part of future restoration.
- Ensure access opportunities are identified and safeguarded to allow future routes into the site to be developed from Ballingry, Lochore, Cardenden and Kinglassie.
### LWD010

**Location:** Former British Telecom Depot, Crossford

**Area (ha):** 4.3

**Description:** Employment

**Lead Agency:** Private Sector

**Status, additional development requirements, and other information:**

Development in this location will be high quality design with boundary landscape used to complement its location within the Dunfermline green belt.

### LWD013

**Location:** Leuchars Railway Station

**Area (ha):** 0.7

**Description:** Car park extension

**Lead Agency:** Fife Council

**Status, additional development requirements, and other information:**

**Green Network Priorities:**

- Accommodate the existing off-road cycle route along Station Road in any proposals.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 014</td>
<td>Culross Cemetery Extension</td>
<td>1.9</td>
<td>Leisure/Community Facility</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - The site would provide an extension to the existing Culross Cemetery, with scope for further extensions to the north / north east in the longer term.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 015</td>
<td>Brankstone Grange</td>
<td>8.8</td>
<td>Leisure/Community Facility</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - A Flood Risk Assessment requires to be undertaken prior to development on this site. A 6m buffer strip between the development and the watercourse is required. 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.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 016</td>
<td>Replacement Forth Crossing Landfall and Junction, by North Queensferry</td>
<td>-</td>
<td>Road Proposal</td>
<td>-</td>
<td>Transport Scotland</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Indicative allocation safeguarding land and buildings close to the Replacement Forth Crossing and proposed new junctions.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 017</td>
<td>South East of the Tay Bridge Roundabout at the A92/B946 junction</td>
<td>2.5</td>
<td>Transport Proposal</td>
<td>-</td>
<td>SEStran / Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Land to be safeguarded for provision of a park-and-choose facility.

Only low level (single storey) buildings ancillary to the car park will be permitted.

Details, including landscaping and screening, to be determined by planning application.

**Green Network Priorities:**

- Ensure that high quality active travel connections are provided to this facility from Tayport and Newport.
- Provide landscape screening to maintain the quality of the approach to and from the Tay Road Bridge.

**Habitats Regulations Appraisal Mitigation:**

Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management.
No specific housing allocation is identified at this time given the nature of ground conditions on site. A housing allocation 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.

**Green Network Priorities:**
- Consider the need to survey for Great Crested Newts, which are known to be present on a nearby site and are a European Protected Species (EPS), with particular licensing requirements.
- Deliver habitat and landscape improvements - in developing proposals for the site, consider its location adjacent to Lockshaw Mosses SSSI and the potential to deliver wider habitat network enhancements.
### Location: Halbeath Triangle North East

**Ref:** LWD019  
**Location:** Halbeath Triangle North East  
**Area (ha):** 1.1  
**Description:** Employment  
**Est. capacity (Housing):** N/A  
**Lead Agency:** Private Sector

**Status, additional development requirements, and other information -**

- Site layout must take account of the multiple views into the site from A92.
- High quality building design, orientation and layout enhancing views from and to district road/s and A92.
- Boundary landscaping or signage required in accordance with a design statement prepared for Fife Council approval.

Key considerations include:

- High quality building design.
- Structural landscaping.

A 6m buffer strip between the development and the watercourse is required.

### Location: Mossmorran potential expansion

**Ref:** LWD020  
**Location:** Mossmorran potential expansion  
**Area (ha):** 284.0  
**Description:** Employment  
**Est. capacity (Housing):** -  
**Lead Agency:** Private Sector

**Status, additional development requirements, and other information -**

- Proposals within areas of the site that are covered by Health and Safety Executive pipeline consultation zones must take account of the HSE Planning Advice for Development near Hazardous Installations (PADHI) guidance. The scale and type of development (in particular, any residential development) within these zones will be restricted.

This land is to be safeguarded for the potential expansion of Mossmorran.

A Flood Risk Assessment is required before development takes place. Requirement for a separation strip between waterbody and built development.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 021</td>
<td>Craigtoun Country Park</td>
<td>16.3</td>
<td>Hotel/Leisure/Tourism</td>
<td>-</td>
<td>Fife Council/ Private</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Craigtoun Park is a Designed Landscape and contains a number of structures listed by Historic Scotland.

Further explore options for the long-term sustainable management and operation of Craigtoun Country Park, both through a continuing partnership with the Friends of Craigtoun Country Park and/or complementary tourism-related projects linked to the upgrading of the park (including sensitive, small scale, commercial leisure or hotel development).

Any development proposals are likely to require a Flood Risk Assessment. Design of development must take account of the findings of the flood risk assessment and must ensure that appropriate buffer strips are provided alongside the watercourses in the allocation to protect and improve the water environment.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 022</td>
<td>Crail Airfield</td>
<td>145.6</td>
<td>Other Proposal</td>
<td>To be confirmed</td>
<td>Private</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

Part of this site is a Scheduled Ancient Monument. It is also Listed by Historic Scotland.

Developers to prepare a development brief and undertake community consultation for Fife Council approval.

**Development:**
- must relate sympathetically to the character of the site;
- may include the continuation of some outdoor events; existing and new employment uses; multi use commercial or leisure development and holiday accommodation;
- may include limited housing development;
- must have regard to the amount, layout and type of built development which is likely to be acceptable;
- conservation or repair work should be carried out using appropriate materials to maintain building character; and,
- should resolve site access issues from Crail to the airfield and Crail golf courses - an alternative route will be required.

**Green Network Priorities:**
- Landscape and green network issues, including opportunities to deliver access improvements to provide improved connectivity to Fife Ness, including an off road route from Crail, should be considered as part of the preparation of a development framework for the airfield site.

**Habits Regulations Appraisal Mitigation:**
- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- To be in accordance with the Local 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>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 023</td>
<td>Boarhills Cemetery</td>
<td>2.0</td>
<td>Cemetery Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information - This is identified as a Local Development Plan allocation.
Site to be determined during lifetime of Local Plan in consultation with the local community. NB: No map annotation.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 024</td>
<td>Carnbee Cemetery</td>
<td>2.0</td>
<td>Cemetery Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

Status, additional development requirements, and other information - This site is a Local Development Plan allocation.
A Flood Risk Assessment is required. Design of development must take account of the findings of the flood risk assessment.
### Settlement & Countryside Plans

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD025</td>
<td>Kemback Cemetery</td>
<td>2.0</td>
<td>Cemetery Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - This site is a Local Development Plan allocation.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD026</td>
<td>St Andrews</td>
<td>4.0</td>
<td>Cemetery Extension</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - To include Green Burial area. NB: No map annotation.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 027</td>
<td>Lower Melville Woods, Ladybank</td>
<td>68.6</td>
<td>Extension of Landfill and Recycling Centre</td>
<td>-</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is a Local Development Plan allocation.

Proposal for ample screening from the A92 and A91 should be included as part of any planning application.

Access to the site to be taken via the local road network.

A Flood Risk Assessment is required. A 20m buffer strip to watercourses may be appropriate. Consider, through a feasibility study, the potential for restoration and improvement of the water environment through the site design.

Further development in the general area of the site will be restricted, in the main, to land immediately to the west of the existing site, a redundant sand and gravel quarry.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 028</td>
<td>St Andrews to Dunfermline</td>
<td>-</td>
<td>Pilgrim Way Long Distance Footpath</td>
<td>-</td>
<td>Fife Coast &amp; Countryside Trust</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** - Route to be identified via Fife Council Core Path Plan. NB: No map annotation.
### Status, additional development requirements, and other information -

Following appropriate consultation a development plan will be produced for Silverburn Park within the period of the Local Plan. This will examine the possibility of limited development within the park to cross subsidise future improvements and new facilities in the park.

A buffer strip is required along the watercourse. The buffer strip should be a minimum of 6m on either side of the watercourse, as measured from the top of the bank.

### Status, additional development requirements, and other information -

This site is identified as a Local Development Plan allocation for employment use. As an important gateway site on the A92-M90 junction, development and landscaping of the highest quality is required. A significant setback from the key road corridors should be protected from development – a minimum of 50m.

Development requires to take account of the presence of a safeguarded hazard pipeline route and to include satisfactory solutions to address surface water runoff and drainage issues. A flood risk assessment is required. Design of development must take account of the findings of the flood risk assessment.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD031</td>
<td>Land West of Forgan Roundabout</td>
<td>2.9</td>
<td>Employment</td>
<td>-</td>
<td>Fife Council/Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

**Green Network Priorities:**

- Establish a new high quality landscape edge to the east of the site to provide a setting for the development and provide an appropriate settlement edge.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD032</td>
<td>Castlehill Mine</td>
<td>-</td>
<td>Other Proposal</td>
<td>35</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -This brownfield land, 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 to development on the site.

**Green Network Priorities:**

- Deliver a high quality pedestrian and cycle route from the site to the West Fife way (National Cycle Network) which runs along the southern boundary of the site.
- Take suitable measures to protect the areas of woodland and wetland to the south of the site and incorporate as part of a recreational green network. Deliver a high quality development frontage on to this green network.
- Provide a minimum 10m buffer between the areas of wetland and woodland and any development.
Note: planning permission in principle has been granted for the residential development of the site.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 033</td>
<td>St Ninian's</td>
<td>-</td>
<td>Leisure, tourism and recreation uses</td>
<td>-</td>
<td>Private sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information** -

This site is suitable for mixed Leisure/Tourism/Recreation based uses, complementing the restoration work carried out at St Ninian’s and taking advantage of the proximity of the M90 Junction 4, the national footpath/cycleway network and other large scale recreational facilities in the area (including Lochore Meadows, Knockhill and Blairadam Forest).

The developer should prepare a master plan for the future development of the area for Fife Council approval.

A flood risk assessment requires to be undertaken prior to development on this site.

**Green Network Priorities:**

- There is considerable potential to develop tourism in the wider area.
- Ensure good quality connections are established between Kelty and the St. Ninian’s Land Art Project – a key tourist attraction in the future.
- Also consider carefully the treatment of junction 4 of the M90 as a key gateway to the wider Ore Valley and the St. Ninian’s Land Art Project: a landscape led approach to the junction might be most appropriate.
- Protect existing habitats and improve habitat connections across the site.
- Landscape and Visual Impact Assessment (LVIA) and Ecological Impact Assessment (EcIA) should inform the location, layout and delivery of multi-functional green networks on the site. The approach should seek to protect and connect existing habitats on the site and contribute to the landscape setting and visual accommodation of proposed development. Creating a substantial and robust green network or landscape framework that connects through and beyond the site will be an important environmental outcome sought in association with development of this site.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 034</td>
<td>Longannet</td>
<td>197.46</td>
<td>Employment - Class 4, 5 or 6 &amp; Energy or Specialist uses</td>
<td>-</td>
<td>Private sector (Scottish Power)</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

**NPF and Consenting**

Scottish Ministers identify Longannet as a site within the Fife Energy Corridor (Methil to Longannet) for energy-related business development within National Planning Framework 3 (NPF3). This includes identifying the site within NPF3 as a National Development for Carbon Capture and Storage (CCS) Network and Thermal Generation. Development proposals should therefore reflect NPF3. The extant remediation plan for the ash lagoons is understood to require revision due to the early closure of the power station. This will be assessed by Fife Council as planning authority and will address community concerns over the monitoring and management of the Longannet Power Station site, ash lagoons and associated estate. Responsibility for remediation and restoration of these sites rests with Scottish Power as site owners and must through any future planning application(s) take account of physical impacts on the Forth Estuary itself and the immediate locale around Kincardine. Scottish Power is committed to meeting its obligations in this regard and has indicated a willingness to continue to engage with the Valleyfield Ash Lagoons Liaison Committee and other agencies.

**Habitats Regulations Appraisal Mitigation:**

- Proposals must comply with Local Development Plan Policies 1, 3, 12 and 13 and provide details of water discharge management; and
- to be in accordance with the Local 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.

**Green Network Priorities:**

- The ash lagoons should be retained and restored as wetland and grassland habitats with provision to retain the sand martin colony. The potential for a hide should be explored.
- Existing woodland and tree belts on the site should be retained and enhanced.
- Deliver new multi-use cycle and core path, as an alternative coastal route to the Fife Coastal Path.

**Closure, Future Uses and Task Force**

The power station at Longannet closed on 24 March 2016 and entered a decommissioning process which will continue until December 2016. Scottish Power has indicated that the decommissioning stage must be completed before options are considered for the future use of the site but that it is likely that the site will remain in employment use up to 2020 as demolition of the buildings or other activities are pursued. The Longannet Task Force has since August 2015...
been working with Scottish Power in planning for the future use of this nationally-important site at an early stage including understanding requirements for site clearance, restoration and reuse. The site contains a number of attributes that would provide a unique opportunity for specialist types of employment, particularly where this is related to the energy key economic sector or complementary industries. Any future uses for the site will be considered by Scottish Power, in consultation with Scottish Government, Scottish Enterprise/Scottish Development International and Fife Council with appropriate community liaison. The promotion of the area and any future use of the site shall safeguard existing utility and/or physical connections at and around Longannet and explore opportunities for innovative industry, business or enterprise sectors which may emerge. Links will also be necessary to a master-planning process for the Longannet site which will scope, appraise and deliver potential alternative uses (or users) for the site.

A flood risk assessment is required. Design of development must take account of the findings of the flood risk assessment.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD035</td>
<td>Northbank Farm, Lathockar</td>
<td>9.4</td>
<td>Visitor centre, 20 holiday units, and 15 houses</td>
<td>15</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission (15/00727/ARC)

**Habitats Regulations Appraisal Mitigation:**
- Proposals must demonstrate that the development would not adversely affect the integrity of the Cameron Reservoir SPA either alone or in combination with other plans or projects.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Description</th>
<th>Est. capacity (Housing)</th>
<th>Lead Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWD 036*</td>
<td>Bellfield</td>
<td>1.3</td>
<td>Housing</td>
<td>5 maximum</td>
<td>Private Sector</td>
</tr>
</tbody>
</table>

**Status, additional development requirements, and other information -**

This site has planning permission in principle (14/01095/PPP). Given the sensitive rural location of this site no more than 5 dwellings would be allowed. Proposals in excess of this number will be treated as contrary to FIFEplan.

**Green Network Priorities:**

- Create high quality landscaped edges on all boundaries of the development to create an appropriate landscape setting for the development. To incorporate habitat provision, sustainable urban drainage and recreational greenspace functions.
- Investigate the provision of a shared use path connecting the site west to the core path into Strathmiglo.

*This is a new or extended housing or housing opportunity site.*

N.B. - Please note site LWD 011 (Longannet Power Station East) & LWD 012 (Longannet Power Station West) have been removed.
A guide to the FIFEplan policies

1. The Local Development Plan has 15 policies. Policy 1 is a ‘gateway’ policy and provides the development principles against which development proposals will be determined. All development proposals must address the requirements of this policy.

2. Policy 1 is accompanied by 14 supporting policies. Each of the supporting policies provides greater policy information on specific subjects and relates to at least one of the development principles in Policy 1.

3. In some instances these supporting policies are also supplemented with maps and tables which give further policy direction. These are referenced in the supporting policies.

4. Alongside each supporting policy is information on ‘Applying the Policies’. These sections have a dual role: first, to highlight to the applicant what we will be expecting them to address in a planning application; and, second, to give the reason for the policy and explain how it will be interpreted by the Council when taking decisions on planning proposals.

5. The policy flow chart, below, shows the process that applicants should go through when submitting development proposals.

6. The Proposals Map (including the insets showing some areas in more detail) shows locations where development and specific land uses are deemed appropriate by the Council. They also show settlement boundaries which distinguish the towns and villages from the countryside. New development is directed towards locations within settlement boundaries to support sustainable development patterns, unless there is a justified need for a countryside location.

7. This policy framework supports the primacy of the Development Plan as the main route through which development sites should be identified.

8. Where a development proposal is not for a use or location identified in the Plan it will be regarded as potentially contrary to the Plan.

9. There will be instances where opportunities for development will arise during the lifetime of the Local Development Plan on sites which are not identified in the Plan. However, these can still be acceptable in planning terms if there is an overriding planning justification to support them – for example, if the proposal helps to overcome an accepted shortfall in the existing or planned supply of housing, or where there is overriding national or local need for the development.

10. Development proposals will be considered against the relevant parts of Policy 1:

- first, Part A is applied to determine if the proposal complies with the Development Plan or is potentially contrary to it;
- then it must then be considered against the Policy 1 Part B in terms of its impact;
- then Policy 1 Part C to determine the supporting information that should accompany the proposal.

Parts B and C refer to other Plan policies that should be considered.

11. Failure to address the relevant criteria listed in Policy 1 Parts B and C may render a development proposal contrary to the Local Development Plan, irrespective of whether the site is in the Local Development Plan or not.

12. It should be noted that development proposals that are both contrary to the development plan and which are considered to undermine the Plan’s spatial strategy will be defined as significantly contrary. In these cases, a different - and longer - reporting route will be taken before the Council takes a decision.
Policy Sequence Diagram

Planning Application submitted

Policy 1 (part a (1))
Is the site in the plan?

Policy 1 (part b)
Are the impacts of the proposal manageable?

Policy 1 (part c)
Has the proposal met its requirements?

Yes

Planning permission will be supported

No

Yes

No

Policy 1 (part a (2))
Does the proposal deliver a particular need or benefit?

No

Planning permission will not be supported
Policy 1: Development Principles

Development proposals will be supported if they conform to relevant Development Plan policies and proposals, and address their individual and cumulative impacts. Such development proposals must meet one of the points in Part A and conform to all applicable requirements in Parts B and C.

Part A

1. The principle of development will be supported if it is either:
   a) within a defined settlement boundary and compliant with the policies for the location; or
   b) in a location where the proposed use is supported by the Local Development Plan.

2. If the proposal does not meet either of the criteria under 1, above, the principle of development may be supported if the development is for:
   a) housing on a site which is not allocated for housing in this plan but which accords with the provisions of Policy 2: Homes; or
   b) employment land for industrial or business use in a location where there is clear evidence of a shortfall in supply.

Part B

Development proposals must address their development impact by complying with the following relevant criteria and supporting policies, where relevant:

1. Mitigate against the loss in infrastructure capacity caused by the development by providing additional capacity or otherwise improving existing infrastructure (see Policy 3 Infrastructure and Services, Policy 4 Planning Obligations);

2. Avoid the loss of valuable cultural, tourism, and community resources (see Policy 3 Infrastructure and Services);

3. Protect Fife’s existing and allocated employment land (see Policy 5 Employment Land and Property);

4. Make town centres the first choice for uses which attract a significant number of people, including retail, leisure, entertainment, recreation, cultural and community facilities, as well as homes and businesses, and accord with the town centres spatial frameworks (see Policy 6 Town Centres First and settlement proposals)

5. In the case of proposals in the countryside or green belt, be a use appropriate for these locations (see Policy 2 Homes, Policy 7 Development in the Countryside, Policy 8 Houses in the Countryside, Policy 9 Green Belt and Policy 11: Low Carbon Fife);

6. Protect sport and recreation facilities and the amenity of the local community and businesses (See Policy 3 Infrastructure and Services and Policy 10 Amenity);
7. Safeguard the character and qualities of the landscape (see Policy 13 Natural Environment and Access, and Policy 15 Minerals);

8. Avoid flooding and impacts on the water environment (see Policy 12 Flooding and the Water Environment);

9. Safeguard or avoid the loss of natural resources, including effects on internationally designated nature conservation sites (see Policy 13 Natural Environment and Access and Policy 15 Minerals);

10. Safeguard the characteristics of the historic environment, including archaeology (see Policy 14 Built and Historic Environment);

11. Not compromise the performance or safety of strategic infrastructure or, alternatively, assist in the delivery of necessary improvements to mitigate impact arising from development (see Spatial Strategy diagram).

Part C

Development Proposals must be supported by information or assessments to demonstrate that they will comply with the following relevant criteria and supporting policies, where relevant:

1. Meet the requirements for affordable housing and Houses in Multiple Occupation (see Policy 2 Homes);

2. Provide required on-site infrastructure or facilities, including transport measures to minimise and manage future levels of traffic generated by the proposal (see Policy 3 Infrastructure and Services);

3. Provide measures that implement the waste management hierarchy as defined in the Zero Waste Plan for Scotland (see Policy 3 Infrastructure and Services);

4. Provide green infrastructure as required in settlement proposals and identified in the green network map (see Policy 3 Infrastructure and Services);

5. Provide sustainable urban drainage systems in accordance with any relevant drainage strategies applying to the site or flood assessments (see Policy 3 Infrastructure and Services);

6. Meet the requirements of any design briefs or development frameworks prepared or required for the site (see Policy 13 Natural Environment and Access, Policy 14 Built and Historic Environment, and relevant settlement proposals tables);

7. Provide a layout and design that demonstrates adherence to the six qualities of successful places as set out in the Government’s Creating Places policy (see Policy 14 Built and Historic Environment);

8. Provide for energy conservation and generation in the layout and design (see Policy 3 Infrastructure and Services, Policy 11 Low Carbon Fife, Policy 13 Natural Heritage, Woodland, and Access, and Policy 14 Built and Historic Environment).

9. Contribute to achieving the area’s full potential for electricity and heat from renewable sources, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations (see Policy 11 Low Carbon Fife).
Applying Policy 1: Development Principles

1. Fife Council will use this policy as a 'gateway policy' to assess the principle of development. The assessment will be made against the background of a presumption in favour of development that contributes to sustainable development introduced by Scottish Planning Policy. The other subject based policies in the Plan will also be applied where relevant in determining the acceptability of development.

Please Note

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 mineworkings, mine entries or coal seams requires the prior written approval of The Coal Authority. Prior extraction of coal should be facilitated and encouraged for any substantial new development sites, in line with national policy aimed at preventing sterilisation of coal.

In addition (and not restricted to coalfield areas) potential development sites may have been subject to mining operations other than coal, such as ironstones, limestone and oil shales for example. Development proposals will require to take account of these facts.
Policy 2: Homes


Outcomes: An increase in the availability of homes of a good quality to meet local needs. The provision of a generous supply of land for each housing market area to provide development opportunities and achieve housing supply targets across all tenures. Maintaining a continuous five year supply of effective housing land at all times.

Policy 2: Homes

Housing development will be supported to meet strategic housing land requirements and provide a continuous 5-year effective housing land supply;

1. on sites allocated for housing in this Plan; or

2. on other sites provided the proposal is compliant with the policies for the location. (See Affordable Housing, below.)

Where a shortfall in the 5 year effective housing land supply is shown to exist within the relevant Housing Market Area, housing proposals within this Housing Market Area will be supported subject to satisfying each of the following criteria:

1. the development is capable of delivering completions in the next 5 years;

2. the development would not have adverse impacts which would outweigh the benefits of addressing any shortfall when assessed against the wider policies of the plan;

3. the development would complement and not undermine the strategy of the plan; and

4. infrastructure constraints can be addressed.

Development Requirements

All housing proposals must:

1. meet the requirements for the site identified in the settlement plan tables and relevant site brief; and

2. include provision for appropriate screening or separation distances to safeguard future residential amenity and the continued operation of lawful neighbouring uses in cases where there is potential for disturbance.
Affordable Housing

The development of sites adjacent to settlement boundaries, excluding green belt areas, solely for the provision of small scale affordable housing, may be supported where there is established and unmet local need and if no alternative site is available within a settlement boundary. In such instances, priority will be given to the redevelopment of brownfield sites. The scale of such adjacent development will reflect the character of the settlement – a maximum of 20 units for settlements with fewer than 200 households; a maximum of 30 units for settlements of between 200 and 1,000 households; and a maximum of 49 units for settlements of greater than 1,000 households.

Open market housing development must provide affordable housing at the levels shown in Figure 2.1 for each Housing Market Area (HMA), consistent with the Affordable Housing Supplementary Guidance. 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, mid-market rented housing, shared equity housing, and low cost housing for sale.

Figure 2.1 - Affordable Housing Contributions Required in Each Housing Market Area

<table>
<thead>
<tr>
<th>HMA</th>
<th>Sub Areas</th>
<th>5%</th>
<th>10%</th>
<th>15%</th>
<th>20%</th>
<th>25%</th>
<th>30%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunfermline</td>
<td>Kelty</td>
<td>5%</td>
<td>25%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Benarty</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Lochgelly</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cowdenbeath</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cupar</td>
<td></td>
<td>5%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>St Andrews</td>
<td></td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kirkcaldy</td>
<td>Methil</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Buckhaven</td>
<td></td>
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<td></td>
<td>Kirkcaldy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15%</td>
</tr>
</tbody>
</table>
Houses in Multiple Occupation

Houses in multiple occupancy (HMO) will not be supported if:

1. it is a new dwelling, unless purpose built for HMO use; or
2. it is the conversion of an existing building in an area where restrictions on HMOs are in place.

Care Homes

The Council, in consultation with other appropriate organisations, will seek to ensure that there is a justified distribution of nursing and residential care provision based on assessed local health and social care needs throughout Fife.

Such provision, covering both new development and change of use, should be in or adjacent to existing predominantly residential areas, but should not lead to a concentration of such facilities. The establishment of residentially based care in the community facilities in other areas will only be supported where a good residential environment can be assured and where there are no other locations available, or where other special circumstances prevail.

All proposals must:

1. have good access to community facilities, emergency services and public transport;
2. provide a good residential environment;
3. be of a scale and character appropriate to the surrounding area; and
4. have suitable access for elderly people and those with mobility problems.

There should be no land uses in the surrounding area that would adversely impact on the amenity of the proposed facility.

Travellers

Sites for gypsy/travellers and/or travelling show people identified through the Development Plan or Local Housing Strategy will be supported provided:

1. the site is not located within or adjacent to residential areas, employment land, or recreational area;
2. the site does not create a danger to the health and safety of travellers;
3. the proposal would not lead to excessive setting up or servicing costs for public authorities;
4. proper management of any site will be undertaken and maintained;
5. the site is accessible to community services required to meet the needs of the site occupants; and
6. the site is inconspicuous in views from major transport corridors, particularly Motorways and A roads.

Proposals for public or privately owned sites will be assessed against these criteria.

Applying Policy 2: Homes

Maintaining a five year effective housing supply

1. The strategic housing land requirement in this Plan is set out in the FIFEplan strategy and is based on the approved TAYpan and SESplan Strategic Development Plans and their respective housing need and demand assessment (HNDA) (1). Planning authorities should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective (2) housing land at all times (See relevant Housing Land Audits which are prepared by the council on an annual basis). The levels of housing proposed through this plan are shown in Figure 2.3.

(1) http://www.sesplan.gov.uk/get-involved and http://www.tayplan-sdpa.gov.uk

(2) Land which is free or expected to be free of development constraints within the Plan period.

2. Figure 2.3A and 2.3B show a significant housing supply shortfall in both housing market areas in the SESplan area of Fife. There were however, at the time of the 2015 Housing Land Audit, a further 4,909 units on housing sites which were considered by the council to be ineffective due to marketing only (4,249 in the SESplan area and 660 in the TAYplan area) and a large unconstrained supply currently programmed for beyond the plan period (over 10,000). In a more buoyant housing market, additional housing sites could come forward from either of these alternative sources of supply. Furthermore, the preparation of SESplan2 is well underway and expected to be issued in 2018. This could result in revised housing land requirement figures for the SESplan area of Fife. Therefore, while acknowledging the uncertainties with regard to the exact level of the shortfall, an early review of this local development plan is proposed in order to ensure a timeous response to any revised strategic housing target and to secure an on-going and sufficient supply of housing land. In the meantime, where a shortfall in the 5 year effective housing land supply does arise within a particular housing market area, a further release of housing land will be supported where Policy 2 is satisfied. This will enable housing proposals to be considered in advance of the review process and without unreasonable delay. At the same time the council will work closely with the home building industry to ensure the efficient delivery of the existing supply and to seek to overcome marketing issues or other constraints where possible.

3. Initially, applicants should engage in dialogue with Fife Council to ascertain whether there is an effective 5-year land supply before progressing through the application process.
Affordable Housing

6. Figure 2.1 defines the affordable housing requirements for each Housing Market Area and Sub Area. These requirements have been informed by a robust housing need and demand assessment (HNDA) for each of the Strategic Development Plan Areas.

7. Affordable housing proposals should be located within town and village boundaries as first choice and brownfield opportunities should be explored. In cases where there is an established local need and no sites are available within settlement boundaries, sites adjacent to settlements will be considered but only for affordable housing. Such sites will be for development of a limited scale appropriate to the setting and scale of the settlement and will require the affordable homes to be available for local need and continue to be affordable for that need. These will generally be single site developments which can be integrated with the town or village and not cause an unacceptable impact on local services or infrastructure. Further guidance in terms of tenure and type is set out in the Affordable Housing Supplementary Guidance.

8. Student and holiday accommodation, including mobile homes and rural huts, are not considered as an acceptable form of affordable housing as they do not provide permanent homes.

9. Affordable housing must be fully integrated into development sites and be indistinguishable from other housing types. The Council's preferred approach is for on-site provision in the form of buildings or serviced land. Failing this, provision will be off-site in the form of serviced land and, as a last resort, financial contributions. Where on site provision is not possible the contribution should normally be provided within the same housing market area. Thresholds guiding whether provision will be on or off site are included in Figure 2.2.

**Figure 2.2 - Affordable housing provision thresholds**

<table>
<thead>
<tr>
<th></th>
<th>Urban</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>On site</td>
<td>20 houses or more</td>
<td>15 houses or more</td>
</tr>
<tr>
<td>Off site</td>
<td>10-19 houses</td>
<td>10-14 houses</td>
</tr>
</tbody>
</table>

10. Affordable housing contributions will not be sought for development proposals for open market housing which involve:

- fewer than 10 houses in total;
- remediation of contaminated land;
- redevelopment of long term vacant or derelict land; or
- building conversions where it can be demonstrated that the contribution to affordable housing would make the conversion unviable.

Further information is provided in the Affordable Housing Supplementary Guidance.
Houses in Multiple Occupation

11. A house or flat can be termed a house in multiple occupation (HMO) if it is the principal residence of a number of unrelated people. A more detailed explanation, of the number of people involved and why, is included in the Supplementary Guidance on Houses in Multiple Occupation.

12. HMOs provide an important supply of housing, particularly for some groups of people who require supported accommodation. HMOs provide affordable housing for incoming workers and students and for those who are unable or unwilling to buy their own property.

13. 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. Areas where restrictions on houses in multiple occupation are in place are described in the Supplementary Guidance on Houses in Multiple Occupation.

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

Further guidance is set out in the Supplementary Guidance on Houses in Multiple Occupation

Care Homes

15. The welfare of vulnerable members of our society is paramount to Fife Council and appropriate provision must be made to address this key priority. As our life expectancy increases, the number of elderly people in Fife is rising and will continue to do so. Between 2010 and 2035, the number of people in Fife aged 65 years and more will increase by 41,000 from 64,000 to 105,000 (3). This will place strain on the provision of many public services. At the same time, a range of financial and legal factors have affected health care provision and the nursing/residential home sector.

(3) - Source: National Records of Scotland (NRS) 2010 "Low Migration Variant" projection for Fife

16. The number of long stay places available in hospitals is reducing and there will be an increasing need for community care residential facilities, creating an imbalance of need and supply unless fully justified.

17. In the interests of mixed communities it is not desirable to have excessive concentrations of special needs housing, nursing homes and residential care homes in any one location. However there can be some benefits to a degree of concentration. From an operational perspective, there are economies of scale and an unnecessary limitation on the scale of development could render certain proposals or operational models unviable. Where these exceptional circumstances can be shown to exist, a certain level of concentration may be acceptable, if fully justified. Locations for nursing and residential homes should be conducive to ease of access by residents and visitors alike, for example markedly sloping topography is unlikely to be suitable.
Gypsy/Travellers and Travelling Showpeople

18. Scottish Planning Policy requires local authorities to have regard to the needs of Gypsy/Travellers and Travelling Showpeople through the Local Housing Strategy and the Development Plan. The Council, through its co-operation policy, recognises these groups’ rights to travel and that it would be inappropriate to use land-use controls to force people to abandon their traditional way of life.

19. Fife Council has, therefore, provided for permanent sites for Gypsy Travellers at: Tarvit Mill, Cupar; Heathery Wood, Kirkcaldy; and Thornton Wood, Kelty. There is also an opportunity for privately-run sites to be established to meet the recognised demand to accommodate Gypsy/Travellers and Travelling Showpeople. The criteria in this policy 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.
### Figure 2.3A - Housing land requirements and supply by Housing Market Area

(2009 - 2026)

<table>
<thead>
<tr>
<th>Housing Market Area Strategic Development Plan Area</th>
<th>Fife</th>
<th>Dunfermline and West Fife</th>
<th>Kirkcaldy, Glenrothes and Central Fife</th>
<th>SESplan</th>
<th>St Andrews and North East Fife</th>
<th>Cupar and North West Fife</th>
<th>TAYplan</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDP Housing Land Requirement</td>
<td>31,641</td>
<td>18,107</td>
<td>9,054</td>
<td>27,161</td>
<td>2,940</td>
<td>1,540</td>
<td>4,480</td>
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<tr>
<td>Effective Supply (inc LDP Allocations)</td>
<td>19,115</td>
<td>9,365</td>
<td>6,374</td>
<td>15,739</td>
<td>2,079</td>
<td>1,297</td>
<td>3,376</td>
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<tr>
<td>Constrained sites coming forward</td>
<td>736</td>
<td>417</td>
<td>221</td>
<td>637</td>
<td>73</td>
<td>26</td>
<td>99</td>
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<tr>
<td>Housing Completions SDP Base-2015</td>
<td>4,911</td>
<td>2,944</td>
<td>1,461</td>
<td>4,405</td>
<td>356</td>
<td>44</td>
<td>400</td>
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<tr>
<td>Windfalls</td>
<td>1,600</td>
<td>1,027</td>
<td>513</td>
<td>1,540</td>
<td>220</td>
<td>110</td>
<td>330</td>
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<td>Small Sites</td>
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<td>0</td>
<td>0</td>
<td>379</td>
<td>277</td>
<td>656</td>
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<tr>
<td>Demolitions</td>
<td>789</td>
<td>445</td>
<td>344</td>
<td>789</td>
<td>0</td>
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<tr>
<td><strong>Total Supply</strong></td>
<td><strong>26,396</strong></td>
<td><strong>13,308</strong></td>
<td><strong>8,225</strong></td>
<td><strong>21,533</strong></td>
<td><strong>3,107</strong></td>
<td><strong>1,756</strong></td>
<td><strong>4,863</strong></td>
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<td><strong>Surplus/Shortfall</strong></td>
<td><strong>-5,245</strong></td>
<td><strong>-4,799</strong></td>
<td><strong>-829</strong></td>
<td><strong>-5,628</strong></td>
<td><strong>167</strong></td>
<td><strong>216</strong></td>
<td><strong>383</strong></td>
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</table>
### Figure 2.3B - Housing land requirements and supply by Housing Market Area

(2016 - 2026)

<table>
<thead>
<tr>
<th>Housing Market Area Strategic Development Plan Area</th>
<th>Fife</th>
<th>Dunfermline and West Fife</th>
<th>Kirkcaldy, Glenrothes and Central Fife</th>
<th>SESplan</th>
<th>St Andrews and North East Fife</th>
<th>Cupar and North West Fife</th>
<th>TAYplan</th>
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<tbody>
<tr>
<td>SDP Housing Land Requirement</td>
<td>18,363</td>
<td>10,109</td>
<td>5,054</td>
<td>15,163</td>
<td>2,100</td>
<td>1,100</td>
<td>3,200</td>
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<td>Surplus/Shortfall SDP Base - 2016</td>
<td>7,676</td>
<td>4,714</td>
<td>2,521</td>
<td>7,235</td>
<td>186</td>
<td>255</td>
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<td>LDP Housing Land Requirement</td>
<td>26,039</td>
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<td>1,880</td>
<td>1,247</td>
<td>3,127</td>
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<td>Constrained sites coming forward</td>
<td>736</td>
<td>379</td>
<td>221</td>
<td>637</td>
<td>73</td>
<td>26</td>
<td>99</td>
</tr>
<tr>
<td>Windfalls</td>
<td>1,700</td>
<td>993</td>
<td>467</td>
<td>1,400</td>
<td>200</td>
<td>100</td>
<td>300</td>
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<td>0</td>
<td>0</td>
<td>300</td>
<td>200</td>
<td>500</td>
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<tr>
<td>Demolitions</td>
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<td>200</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>1,569</td>
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<td><strong>Surplus/Shortfall 2016-2026</strong></td>
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<td>-4,800</td>
<td>-829</td>
<td>-5,629</td>
<td>167</td>
<td>214</td>
<td>381</td>
</tr>
</tbody>
</table>
Policy 3: Infrastructure and Services


Outcomes: New development is accompanied, on a proportionate basis, by the site and community infrastructure necessary as a result of the development so that communities function sustainably without creating an unreasonable impact on the public purse or existing services.

Policy 3 - Infrastructure and Services

Infrastructure Delivery

Development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner. Where necessary and appropriate as a direct consequence of the development or as a consequence of cumulative impact of development in the area, development proposals must incorporate measures to ensure that they will be served by adequate infrastructure and services. Such infrastructure and services may include:

1. local transport and safe access routes which link with existing networks, including for walking and cycling, utilising the guidance in Making Fife’s Places Supplementary Guidance;
2. foul and surface water drainage, including Sustainable Urban Drainage Systems (SUDS);
3. measures that implement the waste management hierarchy as defined in the Zero Waste Plan for Scotland including the provision of local recycling facilities;
4. green infrastructure complying with specific green infrastructure and green network requirements contained in the Making Fife’s Places Supplementary Guidance and settlement proposals;
5. information communication technology (ICT) and high speed broadband connections;
6. low and zero carbon generating technologies in accordance with Policy 11 Low Carbon Fife; and
7. Measures incorporated in development proposals in accordance with this policy must include a timetable for delivery of the identified infrastructure and services.

Where these infrastructure and services requirements require a maintenance agreement, these will be agreed prior to the commencement of the development.

Loss of Valuable Infrastructure

Development proposals will not be supported where they would result in:
1. the loss of viable and valuable cultural, tourism or community resources;

2. the loss of existing or proposed open space, including allotments, unless –
   a. equivalent or better alternative provision will be provided in a location that is convenient for users; or
   b. the Council accepts there is local overprovision; or

3. a loss of Business or Industrial land, see Policy 5 Employment Land and Property.

4. The loss of existing or proposed outdoor sports facilities unless:
   - the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or
   - the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; or
   - equivalent or better alternative provision will be provided in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
   - it has been demonstrated that there is clear excess of provision to meet current and anticipated demand in the area and that the site would be developed without detriment to the overall quality of provision.

Communications Equipment supporting Digital Connectivity

Development proposals for communications equipment will be supported where they have been positioned and designed to avoid unacceptable effects on the natural and built environment.

Development proposals must also demonstrate that they have considered options for minimising the impact of the equipment, including:

(i) the potential for mast or site sharing;

(ii) installation on existing buildings or structures;

(iii) installing the smallest suitable equipment (which should be the smallest suitable, commensurate with technological requirements); and

(iv) measures for concealment or disguise.

Development proposals should also address the cumulative effects of a proposal in combination with existing equipment in the area.
Applying Policy 3 – Infrastructure and Services

1. Developers are expected to provide the local on-site infrastructure required to serve the needs of the people who will live in or use the development. This is likely to be provided on site before or during the delivery of the development.

2. Local infrastructure which must be addressed as part of development proposals are:
   - Local transport and safe access routes.
   - Foul and surface water drainage.
   - Waste management.
   - Green infrastructure.
   - Information technology infrastructure.
   - Low carbon measures including local energy generation and heat networks.

Local Transport and Access Routes

3. Accordingly, development proposals will demonstrate how they:
   - provide footpaths, cycleways and roads designed for all users which integrate in with existing footpaths, cycleways and roads;
   - provide safe routes to public transport, schools, and community facilities;
   - link to the existing or planned public transport network. Where public transport provision is limited, opportunities should be investigated for the introduction of an enhanced service to serve the site;
   - address any impacts on road safety, particularly impacts on community facilities such as schools or parks; and
   - address impacts on the local road network and the railway network including capacity. Once impacts have been identified through Transport Assessments, mitigation must be identified and agreed prior to an application being determined; Making Fifes Places Supplementary Guidance(2) will provide more guidance on the design of movement routes for new development.

Foul Water Drainage

4. Development will be required to show how it links to the drainage system to the acceptance of the Council, Scottish Water, and Scottish Environment Protection Agency (SEPA). Capacity information and connection requirements will be provided by Scottish Water.

5. As a general rule, development with a drainage requirement will be expected to:
   - use a public sewer connection; or
   - if a public sewer connection cannot be achieved at a reasonable cost, use a private waste water treatment plant which must prevent any flooding or pollution and which must be adequately maintained through a legal agreement which the developer must enter into to cover ownership and maintenance.
6. Where private foul drainage arrangements are proposed that will discharge to the environment, SEPA will be required to be consulted on the acceptability of the proposals under the Water Environment (Controlled Activities) Regulations 2011 (as amended). If upgrades to the present waste water treatment works are needed this will be required before development can commence.

Surface Water Drainage

7. Scottish Planning Policy expects development and infrastructure to be designed to be free from surface water flooding. This policy will be used to assess whether development proposals:
   - accommodate the requirements of any drainage strategies of assessments carried out for the site;
   - have sufficient space within the site to accommodate sustainable drainage; and
   - include an appropriately designed sustainable drainage system. Making Fife's Places Supplementary Guidance will provide guidance on the siting and requirements of SUDS proposals.

Waste Management

8. This policy will be used to require developers to show how their proposals provide adequate space in the site layout for the management of waste. This includes well-designed arrangements for waste storage, recycling and collection including kerbside collection, and/or centralised mini-recycling stores, and composting facilities. This should be consistent with the waste hierarchy as defined in the Zero Waste Plan for Scotland (1). The hierarchy identifies the prevention of waste as the highest priority, followed by reuse, recycling, recovery of other value (for example, energy), with disposal as the least desirable option.


9. Making Fife's Places Supplementary Guidance will provide guidance on integrating sustainable waste management measures into new development.

Green Infrastructure

10. Green Infrastructure is the 'green' (plant) and 'blue' (water) features of natural and built environments. All the elements of 'green infrastructure' put together make up 'green networks'. These provide greenspace, landscape setting, habitat and biodiversity.

11. Making Fife's Places Supplementary Guidance will provide more information on the design of green infrastructure as an integral part of a development. Developers must show how:
   - they have carried out an ecological assessment and appraisal of the site, including the layout and scale of existing green infrastructure and links to the green network; and
   - how they propose new Green Infrastructure linking into Green Network opportunities, including mitigation and compensation where there will be any damage to or loss of green infrastructure.

12. Green Infrastructure and green network considerations for relevant proposals include the provision and maintenance of:
13. **Making Fife’s Places Supplementary Guidance** will further explain the steps to follow in site appraisal and what should be included as part of a planning application.

14. Each site proposed for development in this Plan has a specific requirement to provide green infrastructure and green networks detailed on the settlement proposals. These have been informed by a Fife greenspace audit and strategy, the **Fife Core Path Plan, Local Biodiversity Action Plan, River Basin Management Plan, and a review of flood risk.**

15. 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. Management – or factoring – arrangements for maintenance should be established in consultation with residents and occupiers.

16. 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 may be required as security to ensure the adequate provision of public open space. This will be for sites of 50 houses or more and may be required for other types of development. The need for a bond will be considered on a case by case basis. The procedure for how financial bonds will be applied will be set out in the **Making Fife’s Places Supplementary Guidance.**

17. 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. Landscaping and open space will require to link into the relevant Green Network opportunities identified for the site in question.

18. The **Planning Obligations Supplementary Guidance** sets out how financial contributions for green infrastructure will be identified.

19. Temporary greening can be an appropriate way to create safe and attractive places until development comes on stream. The Council will support temporary greening of land awaiting development, where appropriate. Consideration will be given to whether greening of a site could bring about a positive impact on the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is allocated for development in the longer term.

**Information Technology**

20. Development proposals within settlements should be able to show that infrastructure design is capable of delivering open access superfast broadband to all properties in the development. Developments outside the settlement envelope are required to state how broadband access will be made available to the site. In these areas properties would rely on satellite broadband or accept that speeds on copper/fibre may be lower.

**Low Carbon Technologies**

21. **Scottish Planning Policy** states that the planning system should support transformational change to a low carbon economy, consistent with national objectives and targets, including deriving:

- 30% of overall energy demand from renewable sources by 2020;
11% of heat demand from renewable sources by 2020; and
the equivalent of 100% of electricity demand from renewable sources by 2020.

22. The policy will be applied to encourage developers to show how they will incorporate low and zero carbon generating technologies in their developments, giving due regard to relevant environmental, community, and cumulative impact considerations.

23. Major developments will be required to include an energy statement showing how they will provide on-site, decentralised energy generation with heat recycling schemes. Where it is not possible to provide this infrastructure on site, it must be shown how the proposal will or could fit in with decentralised energy networks in the surrounding area. Heat mapping is available as background to the Local Development Plan for Fife that will provide the context for the development of networks (2).

(2) - www.fife.org.uk/heatmap

**Loss of Tourism or Community Facilities**

24. The Council supports the continued use of community facilities as important focal points for local activity and which serve a valuable employment, tourism and/or local community purpose. Such uses include hotels, public houses, restaurants, and leisure facilities.

25. Any proposed loss of community facilities will be resisted and may only be deemed acceptable by the Council if it is accompanied by a statement that demonstrates, through evidence of marketing for a reasonable time period (at least 18 months) and at a fair market value for the current use, that:

- the existing business is not viable;
- the existing building cannot be reused for its existing purpose;
- equivalent alternative facilities exist in the local community; and
- the site cannot be redeveloped for a local community or tourism purpose.

26. The change of use of open space, as designated on the Proposals Map, to other uses will not be supported where they remain in use or there is a demand for their use. This is unless they are replaced by equal or better facilities elsewhere or if a surplus of open space has been identified and agreed with the Council. In the particular case of open space which is an outdoor sports facility, change of use will be supported only if one of the bullet points in sub-paragraph 4 under the heading “Loss of Valuable Infrastructure” in Policy 3 is met.

**Communications equipment**

27. Scottish Planning Policy recognises the economic and social benefits of having high quality digital infrastructure in place, and the need for the planning system to support infrastructure provision which is sited and designed to minimise environmental impacts.

28. Development proposals for communications equipment should: address how they fit into the wider communications network; set out the siting and design options which satisfy operational requirements, the alternatives considered, and the reasons for the chosen solution; and provide full details of the design, and a visual assessment (if appropriate), and a declaration that the equipment and installation is designed to be in full compliance with the appropriate International Commission on Non-Ionising Radiation Protection guidelines for public exposure to radio frequency radiation.
Policy 4: Planning Obligations

Council Plan 2017 links: Growing a vibrant economy | Improving quality of life in local communities | Promoting a sustainable society

Outcomes: New development provides for additional capacity or improvements in existing infrastructure to avoid a net loss in infrastructure capacity.

Policy 4: Planning Obligations

Developer contributions will be sought in relation to development proposals that will have an adverse impact on infrastructure capacity. The kinds of infrastructure to which this policy applies include transport, schools, affordable housing, greenspace, public art and employment land. The contributions will mitigate development impact by:

1. making a contribution to existing infrastructure, or providing additional capacity or improving existing infrastructure; or
2. providing new infrastructure.

This will be applied through planning conditions, legal agreements and planning obligations.

Planning obligations supplementary guidance will be prepared. The guidance will contain details of how impacts will be assessed and how amounts of developer contributions will be calculated in relation to transport, schools, affordable housing, greenspace, public art and employment land. In relation to transport, the guidance may involve a zoning methodology. Supplementary guidance regarding affordable housing and making Fife’s places will also be relevant.

Strategic Development Areas/Strategic Land Allocations

Planning obligations in Strategic Development Areas/Strategic Land Allocations with regard to transport and education are set out in Figure 4.1. Obligations may also be sought for other kinds of infrastructure. More detail is given in the relevant entries in the Settlement Plans section of the plan. Details of methodologies to be used to calculate site-specific obligations will be shown in the planning obligations supplementary guidance that is to be prepared.

Employment Land

Provision of employment land will be sought in the following circumstances:

- where proposed development, other than development for employment purposes, would result in loss of land that is (a) in use as employment land; or (b) designated as “safeguarded employment area”; or (c) allocated for “employment”; or
- where proposed development is on a site that is in the Settlement Plans section of this plan and where the development requirements for the site include provision of employment land.
Public Art

A contribution towards on-site public art will be sought in relation to major and prominent housing and retail proposals. A methodology for calculating the contribution will be set out in the supplementary guidance that is to be prepared regarding planning obligations. The supplementary guidance regarding making Fife's places will also be relevant.

Exemptions

Developments, other than a change of use of employment land or outdoor sports facilities (see below), will be exempt from these obligations if they are for:

1. the conversion or renovation of an existing building, particularly if it is listed;
2. the re-use of derelict land or buildings, previously developed land, or the rehabilitation of contaminated land within a defined settlement;
3. employment uses and town centre redevelopment proposals;
4. residential development of fewer than 10 houses, or retail proposals of less than 2,500 square metres gross floor area;
5. proposals for affordable housing, special needs housing, and sheltered housing; or
6. proposals for student housing.

In the case of a change of use proposed on an employment or outdoor sports facilities site, a commuted sum payment will be sought to offset the loss of the land for that use and allow reinvestment. See Policy 5 (Employment Land and Property) for further information.

The Council has established an Infrastructure Investment Fund to assist in funding infrastructure to enable development. Its use is explained in the Planning Obligations Supplementary Guidance.

Applying Policy 4: Planning Obligations

1. The Council expects that development proposals shall address their impact on infrastructure, communities, and their surrounding environment. Planning obligations and developer requirements can help to address issues that would block otherwise acceptable development. This includes the impact on infrastructure and services and so the Council expects that new development should not have a net detrimental effect on existing infrastructure and the local environment.
2. In applying this policy, the Council will have regard to Planning Circular 3/2012 Planning Obligations and Good Neighbour Agreements which states how planning authorities should use planning obligations. The Council’s supplementary guidance sets out the type and level of developer contributions to be sought using this policy and the methodology for calculating those contributions. This approach of using Local Development Plan policy to explain where financial or other contributions will be sought, and supplementary guidance providing the details of the contributions and how they are calculated, is explained in Planning Circular 6/2013 Development Planning.

3. Housing development of more than 10 houses and retail developments greater than 2,500 square metres gross floor area will provide proportionate obligations for education, transportation, and community infrastructure impacts as appropriate and in line with the supplementary guidance.

4. Transportation contributions will be calculated according to the transportation bandings and the associated methodology shown in the Planning Obligations Supplementary Guidance.

5. Education contributions for secondary schools will be calculated according to the methodology shown in Planning Obligations Supplementary Guidance.

6. Primary school obligations will be calculated on a catchment-wide basis, taking into account the impact created by the development and the existing capacity in the primary school roll.

7. Public Art obligations will be sought where there is a requirement in a site brief, from major and prominent applications for housing, retail, leisure and retail. Obligations are identified per square metre and by development types in the Planning Obligations Supplementary Guidance.

8. The methodologies for these obligations are shown in more detail in the Planning Obligations Supplementary Guidance and Making Fife’s Places Supplementary Guidance. The settlement tables also highlight where planning obligations will be sought.

Exceptions to Planning Obligations

9. In some instances, where the viability of an otherwise acceptable development proposal is put at risk by these requirements, the Head of Enterprise Planning and Protective Services will have the ability to waive or reduce obligations. This will only be where there is an overriding economic or community benefit of the development proceeding. The development categories which will be exempt from developer obligations are:

- Affordable housing.
- Building conversions, particularly listed buildings.
- Development on derelict land and buildings within settlement boundaries.
- Development that rehabilitates contaminated land within settlement boundaries.
- Development on previously developed land in settlement boundaries.
- Housing developments which are clearly restricted to single bedroom accommodation such as flatted blocks, special needs housing, or undergraduate or postgraduate student accommodation.
- Employment uses and town centre redevelopment proposals

This approach does not negate the need for development to provide contributions in lieu to offset a loss in employment land or outdoor sports facilities and so these exemptions do not apply to proposals involving the loss of employment land or outdoor sports facilities.
Strategic Development Areas/Strategic Land Allocations

10. In the case of Strategic Development Areas/Strategic Land Allocations, Figure 4.1 sets out the infrastructure that must be provided as part of the development site.

Fife's Infrastructure Investment Fund

11. The development of strategic scale development sites may take several years and involve cumulative contributions from several developers. In that case Fife Council will deploy its Infrastructure Investment Fund. Contributions received into the fund will be ring-fenced for transportation and education proposals, as appropriate.

12. The use of this fund will be subject to the Council's approval of the cash flow and the provision of strategic infrastructure as development is phased. The Council will, in the meantime, work in partnership with the appropriate agencies to programme and deliver the capital infrastructure programmes required to deliver the Plan strategy.

Figure 4.1 - Planning Obligations for Strategic Development Areas/Strategic Land Allocations

<table>
<thead>
<tr>
<th>Strategic Development</th>
<th>Total</th>
<th>Transport</th>
<th>Education</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunfermline N/W/SW</td>
<td>4,200</td>
<td>Strategic and local junction improvements, including a Northern Link Road and Western Distributor Route. (3)</td>
<td>P x 2</td>
</tr>
<tr>
<td>North Dunfermline</td>
<td>2,850</td>
<td></td>
<td>P x 2</td>
</tr>
<tr>
<td>Lochgelly</td>
<td>2,550</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Ore /Upper Leven Valley (Glencraig, Kelty, Cardenden Lumphinnans, Thornton)</td>
<td>3,307</td>
<td>Strategic and local junction improvements, including A92 and associated junctions at Redhouse, Chapel Interchange, Bankhead and North Glenrothes. (4)</td>
<td>P (6)</td>
</tr>
<tr>
<td>Kirkcaldy East</td>
<td>2,850</td>
<td></td>
<td>P x 2</td>
</tr>
<tr>
<td>Kirkcaldy South West</td>
<td>1,000</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Levenmouth</td>
<td>1,650</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Cupar North</td>
<td>1,400</td>
<td>Cupar Relief Road (5)</td>
<td>P</td>
</tr>
<tr>
<td>St Andrews</td>
<td>1,090</td>
<td>St Andrews Link Road (5)</td>
<td>P</td>
</tr>
</tbody>
</table>

P – Denotes requirement for school to be built
C – Denotes contribution to school

1. Subject to School Estate requirements.

2. May comprise new school or additional capacity to existing facilities.

3. Transport Assessment of 2011 refers including detailed intervention scheme breakdown.

4. Includes Kirkcaldy and Glenrothes area strategic transport interventions.

5. Interventions wholly contained within respective S.D.A.s thereby developer funded not solely tariff based.

6. Education estate provision is likely to be dispersed to serve education needs across the multiple local catchments affected.

7. Educational capacity contributions from applicable catchment area development.

Note: Contributing units exclude affordable housing provision and assume total completions (as per Housing Land Audit 2013). All contributions subject to change as the Supplementary Guidance is implemented and reviewed.
Policy 5: Employment Land and Property


Outcomes: An increase in the percentage of settlements in Fife with a population of 5,000 or more which have an immediately available 7 year supply of employment land. Improved employment prospects. More opportunities for economic investment.

Policy 5: Employment Land and Property

Employment Land

All existing employment areas, and those allocated in this Plan, identified on the Proposals Map, will be safeguarded for continued industrial and business use. Development for industrial or business uses in these areas will be supported only if:

1. it is an employment use class consistent with existing or proposed employment activity on the site or neighbouring site; or
2. it will not restrict the activities of existing or future businesses on the site or neighbouring employment sites.

Changes of Use

Proposals for changes of use from employment land will only be considered if:

1. it is demonstrated that the existing building or site cannot be reused or redeveloped for employment uses, based on prevailing market conditions which will be determined at the date of the application; and
2. it will not create a shortfall in the 7 year supply of employment land in settlements with a population of 5,000 or more.

Development which is ancillary to and serves existing businesses use can be acceptable, provided it does not cumulatively exceed 5% of the net employment site area.

Amenity

In all cases, an assessment must be undertaken to identify the potential impact:

- on established business operations from the proposed use;
- on the amenity of the new use given the industrial or business nature of the surrounding uses; and
- on the amenity of surrounding land uses with particular emphasis being given to the impact on residential amenity.
Where potential negative impacts are identified, a separation buffer zone or screening will have to be provided to protect amenity. The nature of the separation will be defined at the planning application stage.

Safety

Within the consultation distances for hazardous installations (including pipelines), development proposals will require to demonstrate that they do not, individually or cumulatively, result in an increase in risk to the safety and health of the public and the environment.

Applying Policy 5: Employment Land and Property

1. There remains a significant challenge in the delivery of Fife's Employment Land programme. In 2014, only 4 of 20 settlements have an adequate supply. This policy will be applied to help promote and protect the existing and proposed employment land supply.

2. Existing employment locations serving communities and which contribute significantly to the Fife economy are identified as established employment areas. Allocated employment areas, are defined on the proposal map and in relevant settlement proposals. These are sites proposed by this Plan for employment use and/or land that has a valid planning consent for these uses. Both are protected by this policy. The use classes referred to in this policy are defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. In most cases this will relate to use classes 4 (business), 5 (industrial) and 6 (storage and distribution).

3. Proposals for leisure use in established and allocated employment areas will normally not be supported in order to protect the supply of employment land. All leisure proposals will be assessed using the sequential approach outlined in Policy 6 (Town Centres First), and from evidence supplied by the applicant to demonstrate that alternative locations have been considered and discounted in preference to the chosen employment location.

4. Developments for the sale or display for sale of motor vehicles will not normally be supported on established land or in areas allocated for that use in this Plan.

5. Waste management facilities may be appropriate in locations identified for class 5 or class 6 uses. In applying this policy, particular consideration will be given to the compatibility of waste management facilities with their surrounding uses; consequently, they will not be permitted if they will have a detrimental impact on the amenity or operation of existing and proposed businesses.

6. In circumstances where a development would result in a net loss in employment land, and there is an overriding justification for that development which is supported by Policy 1 Part A2 (Development Principles), developers will be required to replace the lost employment land in an appropriate location to meet existing and future employment and business needs, as defined by Fife Council. In justifying the loss of employment land, applicants will be expected to demonstrate measures taken to seek the prior implementation of the employment allocation, including a minimum of 12 months marketing of the site through direct and internet methods and consultation with Fife Council and other key agencies, and they will be expected to provide evidence of infrastructural or other constraint which has restricted the implementation of the use and which will not be overcome in the short or medium term. The employment land supply will be monitored through Fife Council's Employment Land Audit.
7. The loss of employment land can be compensated with a commuted sum payment, which will be ring-fenced and used only for bringing forward the implementation, or upgrade, of existing and planned employment sites. The sum should be equivalent to the replacement value of the gross area lost, calculated at serviced land value at the time of the decision. The District Valuer or equivalent Royal Institution of Chartered Surveyors qualified Valuer will arbitrate as needed on the agreed commuted sum. Legal agreements will be used to structure the payment of the commuted sum.

8. Ancillary or complementary services or uses which serve employment areas will apply to:

- sites with total employment exceeding 500 jobs; or
- sites of 6 hectares or more.

The ancillary uses will be limited to one such operation per 500 jobs or per 6 hectares or more: for example, one gym or one children's day care nursery. Exceptions may apply depending on scale and location or any other identified business need. Unacceptable and incompatible ancillary uses include: residential, leisure and play facilities targeted at children (excluding children's day care), and retail and commercial uses over 100 square metres gross floorspace.

9. There are hazardous installations in the area, and important pipelines associated with the oil and gas industry cross it. There are stringent controls in place on development in their vicinity, and consultation distances have been established for them. In coming to a decision on development proposals within the consultation distances, the council will take full account of advice from the Health and Safety Executive, and will consult the facility's operators and owners. Consultation distances are identified in the plan on the Proposals Map.
**Policy 6: Town Centres First**

**Council Plan 2017 links:** Growing a vibrant economy | Increasing opportunity and reducing poverty & inequality | Improving quality of life in local communities | Promoting a sustainable society.

**Outcome:** Thriving town centres in Fife which are hubs of activity in the local community and act as a focus for commercial, leisure, and cultural services.

Town centres will be the first choice for uses likely to attract a large number of people including retail, offices, leisure, entertainment, recreation, cultural, and community facilities. Homes and businesses are also encouraged in town centres to add to the mix of uses and activity throughout the day and evening. Development proposals including these uses will be supported where they:

1. comply with the sequential approach taking into account the catchment areas shown in Figure 6.1;

2. comply with the respective uses and roles of the defined network of centres as shown in Figure 6.2, and the Spatial Frameworks referenced in Figures 6.4 and 6.5 and shown on the settlement plans;

3. will have no significant adverse effect on the vitality and viability of town centres and the local economy; and

4. are appropriate for the location in scale and character and will not adversely impact on residential amenity or negatively impact on adjacent uses.

The sequential approach requires that locations are considered in the following sequence:

1. Town centre (within defined boundary)

2. Edge of town centre

3. Local Centre

4. Other Commercial Centres identified in the Local Development Plan (See paragraph 10 in 'Applying Policy 6', below).

5. Out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes.
Within Town Centres

Within core retail areas, changes of existing ground floor commercial uses to non-commercial uses (1) will not be supported.

Within town centres, beyond the core retail areas, a change of use from retail uses will only be supported where it can be demonstrated that active marketing has failed to find a retail use for the premises. In such instances commercial leisure, offices, community and cultural facilities, and residential development will be encouraged. In a core retail areas, for a change of use to be considered, the premises must have been vacant for more than two years.

Outwith town centres

Retail and leisure development with a gross floorspace over 2,500 square metres will require a retail impact analysis to be carried out by the developer to demonstrate to the Council’s satisfaction that it will address a deficiency in the quantity and quality of retail floorspace when assessed against the latest Fife Retail Capacity Study.

Commercial centres

Acceptable uses for each of the commercial centres are shown in Figure 6.4.

(1)- Commercial uses are defined as (Town and Country Planning (Use Classes) (Scotland) Order 1997) Use Classes 1, 2, 3, 4, 7, 10, 11, and sui generis. Non-commercial uses are: Use Classes 8 and 9.

Applying Policy 6: Town Centres first

Town Centres and policy frameworks

1. National Planning Framework 3 (NPF3) describes the importance of town centres as a key element of the economic and social fabric of Scotland. Scottish Planning Policy expresses national planning policy to support this and expects Development Plans to identify a network of centres – including town centres, local centres, and commercial centres – and explain how they can complement each other.

2. Fife Council will put town centres first and make them the first choice for a mix of uses including retail, offices, leisure, entertainment, recreation, cultural and community facilities, as well as homes and businesses, healthcare and education facilities. Sequential tests and analyses will be used to guide developments to appropriate locations. This will be achieved by supporting a broad range of complementary uses in and adjacent to town centres. The sequential approach will not be applied to residential developments.

3. Residential development in town centres is supported in principle to help support commercial and public services located there. Where appropriate, the Council will also encourage investment in the evening economy and growth in leisure, entertainment, cultural, and ‘lifestyle’ amenities to help town centres diversify.

4. Town centre frameworks have been developed for town centres and out of centre commercial centres and these should be referred to alongside this policy. They are shown with the relevant settlement proposals tables. The details of the types of uses that would be appropriate in each is shown in Figure 6.4 and 6.5.
The sequential approach

5. Scottish Planning Policy advocates the application of a sequential approach when planning for uses which generate significant footfall. For retail and commercial leisure uses, the sequential approach (described below) will take into account retail market area level rather than individual town level using the information in Table 6.3 as a guide to the scale of development.

6. This means that if a development cannot be located in a particular town centre or edge of centre location, the next nearest town centre and edge of centre areas must be considered before out of centre locations. To be acceptable, development will require to be clearly justified against the requirements of the sequential approach. Exceptions may be made where new development cannot be physically accommodated in a defined centre (town, local or commercial) or has specific locational requirements. The roles of each of these areas are shown in Figure 6.2.

7. All proposals will comply with town centre and commercial centre frameworks shown in relevant settlement proposals tables.

8. Retail Impact Assessments will be required for retail and leisure developments of more than 2,500 square metres gross floor area outwith a town centre where the site is not identified for a retail or leisure use in the Local Development Plan. Any new public building or office with a gross floorspace of over 2,500 square metres proposed outwith a town centre contrary to the provisions of the local development plan will require an assessment of the impact on the town centre. In other town centres the focus will be on maintaining the existing retail provision and any proposals for change of use will be resisted unless the building in question has been out of use for more than two years. The Council will require evidence of effective marketing for retail use during that period.

Commercial centres

9. The town centre will be the first choice location for the uses described above. However, within Fife there are four commercial centres: Fife Central Retail Park, Fife Leisure Park, Halbeath Retail Park, and Saltire Retail Park. Spatial frameworks are included as insets on settlement plans. Development will need to comply with the uses identified in these frameworks. Compliance with these zonings will not preclude the need for a retail impact assessment for developments greater than 2,500 square metres gross floor area where the site is not identified for a retail or leisure use in the this Plan.

10. Should opportunities arise to redevelop existing commercial centres for other uses, the Council will seek to migrate retail development into town centres. Within out-of-town commercial centres, support for change of use, including incremental change, from bulky/DIY floorspace to other comparison or convenience floorspace will only be supported where the equivalent area of retail floorspace cannot be located in a town centre or the proposal is for an ancillary retail use (up to 10% net retail floorspace per unit).

11. New development in commercial centres will be limited to the sale of bulky/DIY comparison goods or commercial leisure developments.
Figure 6.1 - Fife retail catchment zones for sequential approach

Note: For an updated position on retail catchment zones please refer to the Fife Retail Capacity Study.
### Figure 6.2 - Roles of town centres, local centres, and commercial centres

<table>
<thead>
<tr>
<th>Type of centre</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Town Centres</strong></td>
<td>The principal focus for commercial, cultural, and civic functions and services that meet the needs of the town and a network of surrounding communities they serve. Larger town centres are supported by mixed-use edge of centre areas which include retail, leisure and sometimes civic and/or employment uses. Town centres should be sustainable employment areas, accommodating a mix of retail, leisure, commercial and food and drink uses. They will be the principal destinations for non-food and non-bulky good comparison retail, particularly for clothing and fashion sales.</td>
</tr>
<tr>
<td><strong>Local Centres</strong></td>
<td>Small town/village and neighbourhood centres that serve local population catchments, on average, between 1,000 to 10,000 population. They serve basic day to day shopping needs as well as providing public and private local commercial services.</td>
</tr>
<tr>
<td><strong>Commercial Centres</strong></td>
<td>These will complement and not compete with town centres. Commercial centres are distinct from town centres as their range of uses and physical structure makes them different in character and sense of place. They generally have a more specific focus on retailing or leisure uses. They should contain more specialised retail or leisure uses not suited to town centre locations; for example accommodating bulky goods retailing. Figure 6.4(B) provides guidance on acceptable uses in commercial centres.</td>
</tr>
</tbody>
</table>
### Figure 6.3 – Thresholds for the application of the sequential approach

<table>
<thead>
<tr>
<th>Land Use Class Type</th>
<th>Gross Floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience and comparison retail (Class 1)</td>
<td>New build: 500 square metres or more for.</td>
</tr>
<tr>
<td></td>
<td>Extensions or changes to the restricted use of existing retail units of 1,000 square metres or more will also be subject to the sequential approach.</td>
</tr>
<tr>
<td>Commercial Leisure (Class 11)</td>
<td>500 square metres or more</td>
</tr>
<tr>
<td><strong>The following uses below will be considered sequentially at the individual settlement level</strong></td>
<td></td>
</tr>
<tr>
<td>Financial, professional, and other services (Class 2)</td>
<td>250 square metres or more</td>
</tr>
<tr>
<td>Restaurant or café (Class 3)</td>
<td>250 square metres or more</td>
</tr>
<tr>
<td>Hotel or hostel (Class 7) square metres</td>
<td>1,000 square metres or more</td>
</tr>
<tr>
<td>Museums, art galleries, and other services or facilities serving members of the public</td>
<td>500 square metres or more</td>
</tr>
</tbody>
</table>
Figure 6.4(A) - Existing uses in Commercial Centres (Policy for Commercial Centres is set out in Figure 6.4(B))

Saltire Retail Park
Figure 6.4(A) - Existing uses in Commercial Centres (Policy for Commercial Centres is set out in Figure 6.4(B))

Fife Central Retail Park
Figure 6.4 (A) - Existing uses in Commercial Centres (Policy for Commercial Centres is set out in Figure 6.4 (B))

Fife Leisure Park & Halbeath Retail Park
Figure 6.4 (B) – Acceptable uses in Commercial Centres

For each respective commercial centre, details of the specific areas can be seen on settlement proposals tables

<table>
<thead>
<tr>
<th>Commercial Centre</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fife Leisure Park, Dunfermline</td>
<td>Use Classes 3, 7 and 11. New Class 1 uses will not be supported. Opportunities to remove class 1 permissions will be investigated, should the opportunity arise.</td>
</tr>
<tr>
<td>Fife Central Retail Park, Kirkcaldy</td>
<td>In addition to development previously granted planning permission, acceptable uses will be restricted to Class 1 non-food uses with limitations on the range and scale of goods sold. New or further expansion of convenience (food) and fashion related retail will not be supported. Further expansion of Class 3 uses will not be supported. The expansion of the commercial centre will be supported as set out in the Kirkcaldy settlement plan, site KDY042.</td>
</tr>
<tr>
<td>Halbeath Retail Park, Dunfermline</td>
<td>Beyond existing consents (pre-June 2014), acceptable uses are restricted to Class 1- Bulky goods and limited non-food retail. New or further expansion of convenience (food) and fashion related retail will be resisted. Further development of Class 3 uses will also be resisted.</td>
</tr>
<tr>
<td>Saltire Retail Park, Glenrothes</td>
<td>In addition to development previously granted planning permission, acceptable uses will be restricted to durable/non-food retail and non-food retail warehousing. New or further expansion of fashion related retail will be resisted. Other than the approved single hot food takeaway, Class 3 uses will not be supported.</td>
</tr>
</tbody>
</table>

Should the opportunity arise, the council will explore the potential for comprehensive redevelopment of the centre if the retail uses can be successfully relocated to the town centre or edge-of-centre.

Figure 6.5 – Acceptable uses in town centre framework areas (See Figure 6.6 for details of use classes).

Cowdenbeath

<table>
<thead>
<tr>
<th>Area</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Retail Area</td>
<td>At ground floor level- Use Classes 1,2,3</td>
</tr>
<tr>
<td>Secondary Shopping Area</td>
<td>Use Classes 1,2,3,7,8,9,10,11, sui generis</td>
</tr>
<tr>
<td>Wider Central Area</td>
<td>Use Classes 1,2,3,4,5,7,9,10 11,sui generis</td>
</tr>
<tr>
<td>Location</td>
<td>Core Retail Area</td>
</tr>
<tr>
<td>----------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Cupar</td>
<td>At ground floor level- Use Classes 1,2,3</td>
</tr>
<tr>
<td>Dunfermline</td>
<td>At ground floor level- Use Classes 1,2,3,11</td>
</tr>
<tr>
<td>Glenrothes</td>
<td>Use Classes 1,2,3,8,11</td>
</tr>
<tr>
<td>Kirkcaldy</td>
<td>At ground floor level- Use Classes 1,2,3,11</td>
</tr>
<tr>
<td>Area</td>
<td>Use Classes</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Dalgety Bay Town Centre</td>
<td></td>
</tr>
<tr>
<td>Core Retail Area</td>
<td>Class 1,2,3</td>
</tr>
<tr>
<td>Wider Central Area</td>
<td>Class 1,2,3,4,7,8,9,10,11 &amp; Sui generis</td>
</tr>
<tr>
<td>Leven</td>
<td></td>
</tr>
<tr>
<td>Core Retail Area</td>
<td>At ground floor level- Use Classes 1,2,3</td>
</tr>
<tr>
<td>Secondary Shopping Area</td>
<td>Use Classes 1,2,3,7,11, sui generis</td>
</tr>
<tr>
<td>Wider Central Area</td>
<td>Use Classes 1,2,3,4,8,9,10,11, sui generis</td>
</tr>
<tr>
<td>Burnmill Industrial Estate</td>
<td>Use Classes 4,5,6</td>
</tr>
<tr>
<td>Lochgelly</td>
<td></td>
</tr>
<tr>
<td>Core Retail Area</td>
<td>At ground floor level- Use Classes 1,2,3,11</td>
</tr>
<tr>
<td>St Andrews</td>
<td></td>
</tr>
<tr>
<td>Core Retail Area</td>
<td>At ground floor level- Use Classes 1,2,3,11</td>
</tr>
</tbody>
</table>
Figure 6.6 - Scottish Use Classes

Scottish Use Classes

Class 1 – Shops

Class 2 – Financial, Professional and other services

Class 3 – Food and Drink

Class 4 – Business – eg offices and research and development

Class 5 – General industrial and special Industrial

Class 6 – Storage and Distribution

Class 7 – Hotels and Hostels

Class 8 – Residential Institutions – e.g. hospitals, nursing homes, boarding schools.

Class 9 – Houses

Class 10 – Non-residential institutions e.g. libraries, museums, day centres, churches.

Class 11 – Assembly and Leisure – e.g. indoor and outdoor sports, cinemas, concert halls.

Sui generis – uses that do not fall into any of the above – e.g. casino, theatre, amusement arcade, petrol station.

(Source: Town and Country Planning (Use Classes)(Scotland) Order 1997)
Policy 7: Development in the Countryside


Outcome: A rural environment and economy which has prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.

Policy 7: Development in the countryside

Development in the countryside will only be supported where it:

1. is required for agricultural, horticultural, woodland, or forestry operations;

2. will diversify or add to the above land-based businesses to bring economic support to the existing business;

3. is for the extension of established businesses;

4. is for small-scale employment land adjacent to settlement boundaries, excluding green belt areas, and no alternative site is available within a settlement boundary which contributes to the Council's employment land supply requirements;

5. is for facilities for access to the countryside;

6. is for facilities for outdoor recreation, tourism, or other development which demonstrates a proven need for a countryside location; or

7. is for housing in line with Policy 8 (Houses in the Countryside)

In all cases, development must:

- be of a scale and nature compatible with surrounding uses;

- be well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and

- be located and designed to protect the overall landscape and environmental quality of the area.

Prime Agricultural Land

Development on prime agricultural land will not be supported except where it is essential:

1. as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available;
2. for small-scale development directly linked to a rural business; or

3. for the generation of energy from a renewable source or the extraction of minerals where this accords with other policy objectives and there is a commitment to restore the land to its former status within an acceptable timescale.

**Applying Policy 7: Development in the Countryside**

1. The “countryside” is defined as the area outwith the settlement boundaries shown on the Proposals Map. *Scottish Planning Policy* expects the planning system to promote a pattern of development in rural areas that is appropriate to the area’s character and challenges it faces.

2. This policy will be used 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 diversification of farms into new enterprises in order to survive as viable businesses. Small-scale employment sites adjacent to settlement boundaries that serve to maintain the Council’s employment land supply requirements (monitored through Fife Council’s *Employment Land Audit*) and meet the criteria set out in the policy will also be supported.

3. 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 is a range of policies which protects these valued environments and development will not be permitted if there may be adverse environmental impacts which cannot be mitigated. Policies 8 (*Houses in the Countryside*), 9 (Green belt), 12 (*Flooding and the water environment*), and 13 (*Natural environment and Woodland Access*) will be important considerations in the determination of planning applications.

4. There will be circumstances where countryside locations are the most appropriate – or only feasible – places to locate energy or minerals developments. In these cases, this policy will be applied in assessing and managing the impact of a proposal that can be otherwise be supported by the Development Plan. *Making Fife’s Places Supplementary Guidance* includes guidance on carrying out landscape assessments.
Policy 8: Houses in the Countryside


Outcome: A rural environment and economy which has prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.

- Development of houses in the countryside will only be supported where:
  1. It is essential to support an existing rural business
  2. It is for a site within an established and clearly defined cluster of five houses or more
  3. It is for a new housing cluster that involves imaginative and sensitive re-use of previously used land and buildings, achieving significant visual and environmental benefits
  4. It is for the demolition and subsequent replacement of an existing house provided the following all apply:
    a) the existing house is not listed or of architectural merit;
    b) the existing house is not temporary and has a lawful use; or
    c) the new house replaces one which is structurally unsound and the replacement is a better quality design, similar in size and scale as the existing building, and within the curtilage of the existing building.
  5. It is for the rehabilitation and/or conversion of a complete or substantially complete existing building
  6. It is for small-scale affordable housing adjacent to a settlement boundary and is required to address a shortfall in local provision, all consistent with Policy 2 (Homes)
  7. A shortfall in the 5 year effective housing land supply is shown to exist and the proposal meets the terms of Policy 2 (Homes)
  8. It is a site for Gypsy/Travellers or Travelling Showpeople and complies with Policy 2 (Homes) or
  9. It is for an eco-demonstration project proposal that meets the strict requirements of size, scale, and operation set out in Figure 8.1 below

In all cases, development must be:
- of a scale and nature compatible with surrounding uses;
Applying Policy 8: Houses in the Countryside

1. Unplanned sporadic or ad-hoc development in the countryside could result in the gradual erosion of the rural landscape character and qualities. This policy will be used to manage the demand for new housing in the countryside having regard to the way in which it can bring social, environmental, and economic benefits.

Development that supports existing business

2. The fact that a business is established in a rural area is not enough to justify building a house in the countryside or Green Belt. Proposals for housing must justify the need to have residential accommodation and a continuous presence at the site. They will also need to demonstrate that there is no potential for using existing accommodation in the area or the renovation of an existing property. There should also be no evidence of houses or plots having previously been sold from the farm or business holding to private buyers.

3. To justify a housing proposal, a site selection report will require to be submitted, illustrating how the site has been chosen and the stages undertaken to arrive at the chosen location. For housing associated with an existing business the house should be sited so that it fulfills the purpose its intended for and be located close to existing buildings. Planning permission will not be granted if the house is:
   - in an isolated position;
   - on a prominent site; or
   - sited at a distance from existing building groups.

4. If the related business is new, the formation of temporary accommodation, such as a residential caravan, for a trial period of at least two years may be allowed. After that, consideration will be given to the granting of planning permission for a permanent house depending upon the financial viability of the business.

5. If planning permission is applied for a house based on its relationship to agriculture, forestry, or another type of rural business, supporting information will need to be submitted to allow the proposal to be assessed. For agriculture and forestry, this information will need to include:
   - where the farm or business boundaries are;
   - the number of existing buildings;
   - whether buildings are used or occupied or not;
   - the number of workers, where they live and if they are full or part time;
   - the type of work the house is needed for and why; and
   - any other information the applicant feels is necessary to justify the proposal.
Siting New Houses in the Countryside

6. The Council identifies the majority of the opportunities for housing development in the Local Development Plan within existing towns and villages. However, outwith the towns and villages, existing small groups of houses or 'housing clusters' can offer the opportunity for small-scale housing proposals; these are, generally, single houses.

7. Specific housing groups that would make up a cluster are not identified in the Local Development Plan; however, a housing cluster should be made up of a clearly defined grouping of 5 or more houses (up to a maximum of 24). The buildings will be located in very close proximity to one another and outwith the settlement boundaries identified in this Plan. These buildings should be complete and capable of being occupied, if they are not already. The cluster should be contained by a well-established boundary, such as roads, trees or other landscaping features, and should be visually connected through the form or the pattern of development.

8. For housing proposed in a cluster to be acceptable, it must address the following requirements:

- It will require to be located within a clearly defined gap within the cluster and should incorporate other built development on at least two sides, forming a continuous, interconnected grouping. Housing proposed clearly outwith or on the edge of the group will not be permitted.
- The new houses should not result in ribbon development (that is, building houses alongside a transport route) or coalescence (joining up) of the group with a nearby settlement/another housing cluster.

9. Examples of the type of circumstances which would constitute appropriate development within clusters are shown in Figure 8.2. These are for illustrative purposes only and each case will be considered on its merits.

10. Extensions to an existing property will only be allowed if the extension is of a scale and design that would not have a negative impact on the original house or its setting including visually dominating the original property.

Demolition/replacement of a house in the countryside

11. Proposals to demolish and replace an existing house will need to be accompanied by a satisfactory structural engineer’s report and a full financial justification illustrating that:

- the building is in lawful use as a house;
- the house is not in a sound structural condition; and
- the extra cost of converting or renovating the house is more than the cost of demolishing and replacing it. Costings submitted should be comparable in terms of external building floor space areas.

12. The replacement house must be within the curtilage of the original house, reflect the scale and character of the original house, and the original house must be demolished before building the new one.

13. In exceptional cases planning permission may be granted to demolish a house if the siting and design of the replacement would be exemplary and would significantly enhance the quality of the surrounding environment and the landscape. The Council will expect a report/statement to be provided explaining the reasoning for demolishing the existing building(s) and the reasoning behind the new proposal, in terms of design and siting.
14. **Making Fife’s Places Supplementary Guidance** will be produced to provide context on how Fife Council will assess the design quality of a proposal. The Council will prepare additional guidance in the early part of the Plan period to explain on how the design quality of a proposal will be assessed.

**Re-use of previously used Land and Buildings (Brownfield sites)**

15. Planning permission may be granted to develop new housing clusters on smaller sites that are no longer required for their original purpose and which incorporate rundown or derelict buildings and where conversion to a residential use would bring about a significant environmental and visual improvement. The applicant will be required to adequately demonstrate that the site is no longer required for its original purpose. The proposed site must be capable of accommodating a housing ‘cluster’ of at least 5 houses. However, planning permission will only be granted where the redevelopment scheme would greatly benefit the site and the surrounding area in terms of its appearance, subject to the design, siting, and the environmental improvements proposed.

16. If an existing building becomes unstable or has to be demolished further during the project then a new planning application may be required to be made.

**Renovation of existing buildings**

17. Preserving traditional buildings that are important to the character of the countryside is a crucial part of the Council’s approach to conservation. This is particularly true if buildings are significant because:

- of their architecture or history;
- they are listed buildings; or
- they are at risk of falling into disrepair because they are not being used.

18. To justify planning permission, the existing building must have some architectural merits that justify its preservation and the proposal being put forward must respect its original character and design. Key issues that will be taken into account when determining the suitability of a renovation or restoration of a derelict building are:

- The existing building structure must have full height outside walls, complete to wall head level. The roof’s foundations must also be sound and largely intact.
- The existing building must be built from traditional, durable materials such as stone, rather than more modern materials such as brick, timber, metal, plastic, concrete, glass, and iron.
- It must be worthy of preservation.
- Its continued agricultural use. It must be of no use for agriculture or for any other rural economic activity.
- It must be designed in such a way that would not significantly alter its original character or architectural/historical qualities.
- The building must be physically and structurally capable of being converted without having to significantly demolish, rebuild or extend. The Council will require the applicant to submit a qualified structural engineer’s report to demonstrate this can be achieved. The structural engineer’s report should illustrate the current state of the building, the elements to be retained, repaired or replaced, and any shoring up necessary and how the conversion of the building will be achieved.

19. **Supplementary Guidance on Making Fife’s Places** will provide guidance on how Fife Council will assess the architectural/historic merits of existing buildings and incorporating new development with traditional buildings.
Figure 8.1 – Requirements of eco-home proposals

- Not exceed 20 dwelling units.
- Follow the zero waste, zero energy model, making no demands on water, sewerage, power, and waste collection infrastructure.
- Produce energy from renewable sources on-site and demonstrates a strategy for energy conservation.
- Provide an on-site water supply and sewage disposal.
- Include a strategy for the minimisation of waste on site.
- Demonstrate low impact and resource efficient building design and construction which is fully reversible, permitting the land to be restored to its former condition after the project ceases.
- Include a sustainable travel plan with a car sharing club removing the need for individual car ownership or individual car parking.
- Include the ecological management and enhancement of the site by using sustainable techniques to provide for the residents economic livelihood and food production.
- Feature a research and/or educational aspect.
- Be managed by a trust, co-operative, housing association, or a similar entity in which the residents have an interest.
- Be accompanied by a management and business plan to show how the proposal would meet the foregoing criteria and illustrate the positive benefits of the scheme. Community engagement must be undertaken as part of the development management process.
Figure 8.2 - Examples of suitable housing proposals as part of cluster
**Policy 9: Green Belt**

**Council Plan 2017 links:** Improving quality of life in local communities. | Promoting a sustainable society.

**Outcome:** Development in the Dunfermline and St Andrews Green Belts is managed to protect and enhance these towns’ respective character, landscape settings, and identities.

- Development in designated green belt will only be supported where it:
  1. is required for agricultural, horticultural, woodland or forestry operations;
  2. is for retailing directly connected with agriculture and horticulture eg farm shops;
  3. is for outdoor recreation uses compatible with an agricultural or natural setting;
  4. is for intensification of established uses;
  5. is for housing where it:
     (a) is for rehabilitation and/or conversion of complete or substantially complete existing buildings;
     (b) is for the demolition and subsequent replacement of an existing house (provided it complies with Policy 8, criterion 4);
  6. is for essential infrastructure, such as digital communications and electricity grid connection, and no other suitable site is available; or
  7. is for development meeting a national requirement or established need, if no other site is available.

The policy criteria above in 1-7 will apply, except at the following locations in the St Andrews Green Belt:

- Craigtoun Country Park, St Andrews for small-scale, commercial leisure development complementing existing use and linked to the upgrading of the park;
- The Old Course Hotel, St Andrews for development ancillary to the hotel; and
- St Andrews Links complex – for development ancillary to the seven St Andrews Links Trust golf courses and clubhouses.
In all cases development in the green belts must:

1. be of a scale and nature compatible with surrounding uses;
2. maintain the setting and the key views to and from the historic core of Dunfermline or St Andrews, as appropriate;
3. improve the landscape and environmental quality of the green belt;
4. improve local infrastructure, which may include improving opportunities for public access between the town and countryside by linking green spaces; and
5. be of a high quality design.

Minerals working will not be permitted in the green belts.

Applying Policy 9: Green Belt

1. The Applying Policy text for Policy 8: Houses in the Countryside should be used, in part, in association with this policy: paragraphs 2-5, 10, 11-14, and 17-19.

2. *Scottish Planning Policy* states that green belts are intended to support the spatial strategy by:
   - directing development to the most appropriate locations and supporting regeneration;
   - protecting and enhancing the character, landscape setting and identity of the settlement; and
   - protecting and providing access to open space.

The designated green belts in this Plan therefore form part of Dunfermline's and St Andrews' respective settlement strategies.
Policy 10: Amenity


Outcome: Places in which people feel their environment offers them a good quality of life.

Development will only be supported if it does not have a significant detrimental impact on the amenity of existing or proposed land uses. Development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to:

1. Air quality, with particular emphasis on the impact of development on designated Air Quality Management Areas (see below).
2. Contaminated and unstable land, with particular emphasis on the need to address potential impacts on the site and surrounding area.
3. Noise, light, and odour pollution and other nuisances, including shadow flicker from wind turbines.
4. Traffic movements.
5. The loss of privacy, sunlight, and daylight.
6. Construction impacts.
7. The visual impact of the development on the surrounding area.
8. The loss of outdoor sports facilities, open space, green networks, protected trees, and woodland.
9. Impacts on the operation of existing or proposed businesses and commercial operations.
10. Impacts on operation of existing or proposed waste management facilities.

Where potential amenity issues are identified in the relevant settlement proposals tables or are identified as part of the assessment of the impact of a development proposal, the relevant mitigation measures will be required to be implemented by the developer to an agreed timetable and specification.

The actions required to mitigate or avoid amenity impact will vary according to the circumstances in each case but will include measures such as landscape buffer strips between incompatible uses, separation distances, noise attenuation screens or fences, and bunding.

For the avoidance of doubt, safeguarding of outdoor sports facilities is addressed by Policy 3: Infrastructure and Services.
Air Quality

Development proposals that lead to a breach of National Air Quality Standards or a significant increase in concentrations of air pollution within an existing Air Quality Management Area (AQMA) will not be supported.

Statutory supplementary guidance will provide additional information, detail and guidance on air quality assessments, including an explanation of how proposals could demonstrate that they would not lead to an adverse impact on air quality.

Applying Policy 10: Amenity

1. New development is required to be implemented in a manner that ensures that existing uses and the quality of life of those in the local area are not adversely affected. This policy applies to all development types and relates to impacts on neighbouring sites and uses, and on the wider communities.

2. The impact on amenity of development proposals will be judged on a case by case basis taking into account the requirements of existing uses and also ensuring future proposed land uses are not compromised. However, there are some development types that will always require an assessment of amenity impact. These are:

- House alterations and extensions, development on garden ground, backland, and infill development.
- Housing developments next to existing or proposed employment sites.
- Businesses working from home.
- Renewable energy and mineral proposals, particularly in terms of community impacts.
- Leisure and ‘evening economy’ development in town centres within existing residential areas.
- Housing or other proposals beside allocated or established employment areas which may conflict with the continued operation of the employment uses (including farm businesses in the countryside). Where the employment use is industrial in nature ie suitable buffering will be required to negate the impact on the amenity, particularly through noise, on residential areas.
- Development which may lead to the loss of the amenity qualities of playing fields, open space, green networks, trees and woodland.
- Development proposals in air quality management areas.
- Development on contaminated land or unstable land.

3. In some instances, where potential negative impacts are identified, development proposals may still meet the requirements of this policy if suitable mitigation is implemented.

4. Mitigation will be considered on a site by site basis and may include the measures included in the policy. Solutions for each site will be considered on a site by site basis and may include screening, the use of buffer strips or tree planting, or other solutions best suited to address the identified impacts.

5. The Local Development Plan identifies some amenity requirements and mitigation measures in the relevant settlement proposals. These measures must be implemented as part of any development proposal. The specification for mitigation will be confirmed through planning conditions and associated legal agreements.
Air Quality

6. Impacts on air quality must be considered as part of the overall assessment of a development proposal. This applies particularly to impacts on Air Quality Management Areas (AQMAs). Currently two are designated in Fife: at Appin Crescent in Dunfermline and Bonnygate, Cupar; Scottish Environment Protection Agency (SEPA) also notes that concentrations of nitrogen dioxide in St Claire Street (A921 road) in Kirkcaldy are close to European Union limits and so future development must not reduce air quality in this area.

7. An air quality assessment may be required for developments that are within AQMAs or where the proposed development may cause or significantly contribute towards a breach in air quality management standards. Development proposals that lead to a breach of National Air Quality Standards or a significant increase in concentrations within an existing AQMA will not be supported. Supplementary guidance will provide additional information, detail and guidance on air quality assessments, including an explanation of how proposals could demonstrate that they would not lead to an adverse impact on air quality.

Contaminated and Unstable Land

8. Where proposals involve the remediation of contaminated land, or building on unstable land, developers must demonstrate to the Council's satisfaction that measures will be taken to ensure that contamination or stability issues on the development site and the adjacent land are addressed.

9. Development proposals will be accompanied by a site investigation to assess the nature and extent of any risks and a remediation strategy. This will require to be agreed by Fife Council in conjunction with Scottish Environment Protection Agency and, where appropriate, the Coal Authority. As well as addressing impact on the quality of life of local residents, consideration will also be given to safeguarding the continued functioning of existing business and commercial facilities.

10. The current and future use of existing and proposed business and commercial facilities, and waste management operations, will be protected from development which may prejudice those uses.
Policy 11: Low Carbon Fife


Outcome: Fife Council contributes to the Climate Change (Scotland) Act 2009 target of reducing greenhouse gas emissions by at least 80% by 2050. Energy resources are harnessed in appropriate locations and in a manner where the environmental and cumulative impacts are within acceptable limits.

Policy 11: Low Carbon Sustainable Buildings

Planning permission will only be granted for new development where it has been demonstrated that:

1. The proposal meets the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards), and that low and zero carbon generating technologies will contribute at least 15% of these savings from 2016 and at least 20% from 2020. Statutory supplementary guidance will provide additional advice on compliance with this requirement;

2. Construction materials come from local or sustainable sources;

3. Water conservation measures are in place;

4. sustainable urban drainage measures will ensure that there will be no increase in the rate of surface water run off in peak conditions or detrimental impact on the ecological quality of the water environment; and

5. Facilities are provided for the separate collection of dry recyclable waste and food waste.

All development should encourage and facilitate the use of sustainable transport appropriate to the development, promoting in the following order of priority: walking, cycling, public transport, cars.

Low Carbon Energy Schemes

Development of low carbon energy schemes such as wind turbines, district heating, solar arrays, or energy from waste will be supported provided the proposals do not result in unacceptable significant adverse effects or impacts which cannot be satisfactorily mitigated, giving due regard to relevant environmental, community and cumulative impact considerations.

The assessment of proposals for renewable energy developments will be based on the principles set out in the current Scottish Planning Policy, in particular, for onshore wind developments, the requirements for spatial frameworks (as set out in Table 1). Assessments will include the following considerations:

- landscape and visual impacts, including landscape character;
- all cumulative impacts, including cumulative landscape and visual impact, recognising that in some areas the cumulative impact of existing and consented
development may limit the capacity for further development;

- impacts on communities and individual dwellings (including visual impact, residential amenity, noise and shadow flicker);

- impacts on aviation and defence interests, public access, the historic environment (including scheduled monuments and listed buildings, and their settings),
tourism and recreation, telecommunications and broadcasting installations, forestry and woodland, adjacent trunk roads and road traffic, hazardous installations
(including pipelines), and carbon rich soils (using the carbon calculator);

- effects on the natural heritage (including birds), and hydrology, the water environment and flood risk;

- opportunities for energy storage;

- net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities;

- the scale of contribution to renewable energy generation targets, and the effect on greenhouse emissions;

- the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration; and

- the need for a robust planning obligation to ensure that operators achieve site restoration.

The council will produce statutory supplementary guidance on low carbon energy schemes, including wind energy. This shall be submitted to Ministers within
12 months of the date of the adoption of the plan. The guidance will accord with the current Scottish Planning Policy, and will set out the detailed policy
considerations against which all proposals for low carbon energy schemes, including wind energy, will be assessed, based on those considerations set out
above.

Onshore Wind Energy

The statutory supplementary guidance relating to wind energy will contain the onshore spatial framework as required by the current Scottish Planning Policy,
identifying areas of significant protection and areas with potential for wind farm development, and indicating the minimum scale of onshore wind development
that the framework applies to.

The assessment of wind energy applications will take into account the onshore spatial framework, which identifies those areas that are likely to be most
appropriate for onshore wind farms. In assessing the landscape and visual impacts of wind energy applications, account will be taken of the Final Report on
the Onshore Wind Energy Strategy for Fife, Cumulative Impact Assessment (November 2012) as an initial reference point, the landscape and visual impact
assessment for a proposal (which should demonstrate that it can be satisfactorily accommodated in the landscape, and should properly address the issues in
the 2012 report), and other relevant landscape, visual and cumulative impact guidance, for example that produced by Scottish Natural Heritage.
District heating

All applications that create a heat demand or waste heat will be assessed against the Fife Heat Map. Developers may be required to provide energy centres within new development in areas identified as appropriate for district heating, or where a district network exists or is planned. New development in these areas will include infrastructure for connection to the district network. Statutory supplementary guidance will provide additional information, detail and guidance on heat networks, including an explanation of the approach taken to on line heat mapping.

Applying Policy 11: Low Carbon Fife

1. The Council has an obligation under section 3F of the Town and Country Planning (Scotland) Act 1997 to:

‘…include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.’

Policy 11 will be applied to discharge that obligation and meet the criteria. Proposals for new development must accord with the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards) and demonstrate that low and zero carbon generating technologies will contribute towards at least 15% of these savings from 2016 and at least 20% from 2020. Supplementary Guidance will provide additional information on how to demonstrate compliance with this requirement. The Buildings Standards targets are expected to rise during this Plan period.

2. Making Fife’s Places Supplementary Guidance includes guidance on designing developments to be resource and energy efficient and to encourage the use of sustainable transport. It also includes guidance on carrying out landscape, natural heritage, and built heritage assessments.

3. This policy also applies to any proposal related to energy generation and consumption. Fife Council supports the development of a mix of energy generating and distribution technologies that will meet future national and local energy needs. There is a continued emphasis on the aim of reducing carbon emissions and other negative impacts of energy generation on the environment.

4. There will be a presumption to support the development of energy and heat infrastructure in Fife in appropriate locations where it does not result in unacceptable significant adverse effects or impacts which cannot be satisfactorily mitigated, giving due regard to relevant environmental, community and cumulative impact considerations.

Considerations

5. Renewable energy technologies will be assessed against a range of considerations, with their benefits being balanced against a range of potential negative impacts and effects. Supplementary guidance on low carbon energy schemes, including wind energy, will be prepared. It will set out the detailed policy considerations against which all proposals for low carbon energy schemes, including wind energy, will be assessed, based on the considerations set out in Policy 11.
6. The key to the success of an application will be to seek to minimise its impacts and effects on receptors. Important sensitive receptors include nationally and internationally designated sites, such as Natura 2000 sites, Ramsar sites and sites of special scientific interest, communities and individual dwellings, major transport routes and walking and cycling routes, defence and aviation interests, scheduled monuments, listed buildings and conservation areas, tourist attractions and key viewpoints. There are others, and the matters that have to be addressed in any particular case will be agreed with the council through the pre-application process.

7. The council expects most energy developments to be subject to appropriate environmental impact screening and scoping before submission of a planning application. In most cases, detailed supporting information will be needed to examine impacts and effects and how these can be limited.

Wind turbines

8. A spatial framework for onshore wind farms helps to guide development to appropriate locations, taking into account important features. The requirements for a spatial framework are contained in the current Scottish Planning Policy. The council’s spatial framework (strategy) for onshore wind farms does not comply with the policy. The approach to the preparation of a spatial framework is based on 3 groups – (1) areas where wind farms will not be acceptable, (2) areas of significant protection where wind farms may be acceptable in some circumstances, and (3) areas beyond groups (1) and (2) where wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria. The areas where cumulative impact limits further development and landscape capacity considerations are not included in a spatial framework, but national and international designations (eg Natura 2000 and Ramsar sites, and Sites of Special Scientific Interest), and community separation distances for settlements are all group (2) areas. There are no group (1) areas in Fife. A spatial framework requires to indicate the minimum scale of onshore wind development that it applies to.

9. The current Scottish Planning Policy indicates that the spatial framework is to be complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community, and cumulative impacts. The context set by the November 2012 report on Landscape Capacity and Cumulative Impact, the landscape and visual impact assessment for a proposal, and other relevant landscape, visual and cumulative impact guidance, for example that produced by Scottish Natural Heritage, will be taken into account at this stage.

10. The supplementary guidance relating to wind energy will contain the onshore spatial framework, and detailed guidance for development proposals, taking into account, and properly reflecting, the current Scottish Planning Policy. In defining the extent of community separation distances for inclusion in the spatial framework, the council will take into account landform and other features which restrict views out from the settlement in line with Scottish Planning Policy.

11. The council will consider, together with the strategic planning authorities, whether there is strategic capacity for wind farms in any part of the plan area. Any area identified as having such capacity will be included in the next local development plan.

Microgeneration

12. Proposals for micro-generation equipment to be installed on existing buildings will also be assessed using this policy.

District heating

13. District heating networks can make more efficient use of heat from existing energy generation or other processes. The Fife Heat Map (1) has been developed to support the planning and deployment of local low-carbon energy projects in Fife. It shows demand and supply opportunities for heat in Fife and can be used as a tool to prioritise locations for more detailed investigations and to indicate where development opportunities might be.
14. The need for an energy centre will depend on the scale of heat demand. Supplementary Guidance will provide additional information, detail and guidance on heat networks, including an explanation of the approach taken to online heat mapping.

**Solar arrays**

15. Solar arrays – or solar farms – are becoming more familiar across the country. This policy will apply to proposals for new schemes. Visual impact will be an important consideration in assessing these schemes. Rural brownfield land and land outside green belts, Local Landscape Areas and environmentally sensitive areas are more likely to be suitable locations for such schemes.

**Energy from waste**

16. In compliance with Scottish Zero Waste targets, the Council will support applications that reduce creation of waste, and enable the reuse and recycling of waste materials. This can include the creation and distribution of energy, heat, and fuel from waste. The application of the national zero waste targets puts limits on the amount of waste that can be sent to landfill; in turn, this could lead to an increase in the number of new energy from waste schemes. Where new energy from waste schemes arise, the Council’s preference is for them to be in places close to buildings with a long-term demand for heat.

17. Existing and proposed energy from waste schemes include:

- Energy Power Resources Scotland’s plant at Westfield that burns poultry litter to produce electricity sold to the grid;
- Diageo’s anaerobic digester and biomass at Cameronbridge Distillery, fuelled by process bi-products, to produce electricity and steam for use at the distillery; and
- PepsiCo UK’s Quaker Oats plant at Cupar, which proposes to use waste outer hulls of oats as fuel for renewable biomass energy.

(1) - [www.fife.org.uk/heatmap](http://www.fife.org.uk/heatmap)
Policy 12: Flooding and the Water Environment


Outcome: Flood risk and surface drainage is managed to avoid or reduce the potential for surface water flooding. The functional floodplain is safeguarded. The quality of the water environment is improved.

Policy 12 - Flooding and the Water Environment

Development proposals will only be supported where they can demonstrate that they will not, individually or cumulatively:

1. increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere;
2. reduce the water conveyance and storage capacity of a functional flood plain;
3. detrimentally impact on ecological quality of the water environment, including its natural characteristics, river engineering works, or recreational use;
4. detrimentally impact on future options for flood management;
5. require new defences against coastal erosion or coastal flooding; and
6. increase coastal erosion on the site or elsewhere.

Flood Risk Assessment

To ascertain the impact on flooding, developers may be required to provide a flood risk assessment addressing potential sources of flooding and the impact on people, properties, or infrastructure at risk.

In medium to high flood risk areas – an annual probability of flooding greater than 0.5% (1:200 years) – a flood risk assessment is required.

In low to medium flood risk areas – annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1,000 to 1:200 years) – a flood risk assessment may be required at the upper end of the probability range, and for essential infrastructure and the most vulnerable uses.

Flood risk assessments should:

- highlight the measures proposed to mitigate the flood risk and the timescales to implement those measures; and
- include an assessment of potential impacts on water quality and the water environment.

Drainage Assessments, proportionate to the development proposal and covering both surface and foul water, will be required for areas where drainage is already constrained or otherwise problematic, or if there would be off-site effects.
Applying Policy 12 - Flooding and the Water Environment

Assessing and mitigating flood risk

1. In applying this policy, the flood risk framework in *Scottish Planning Policy* (1) will be used to assess and guide development decisions in terms of coastal and watercourse flood risk and surface water flooding. Regard should be given to the flood maps prepared by the Scottish Environment Protection Agency (SEPA) (2). The SEPA Flood Maps provide a nationally consistent strategic tool which can be used to identify general areas at risk of flooding. Development proposals will be required to be implemented in a manner that does not cause on site, off-site, or cumulative catchment flooding. The implementation of this policy will take into account changes to flood frequency and/or severity associated with predicted climate change.

(1) - [http://www.scotland.gov.uk/Topics/Built-Environment/planning/Policy](http://www.scotland.gov.uk/Topics/Built-Environment/planning/Policy)

(2) - [http://www.sepa.org.uk/flooding/flood_maps.aspx](http://www.sepa.org.uk/flooding/flood_maps.aspx)

2. New development should avoid the functional floodplain and medium to high risk areas (an annual probability of coastal or watercourse flooding greater than 0.5% 1:200 years). This particularly applies to essential infrastructure and the most vulnerable uses. If essential infrastructure or the most vulnerable uses are proposed in areas where the risk of flooding is 0.1% (1:1,000 years) or greater a flood risk assessment will be required. Low to medium risk areas (where annual probability of flooding is between 0.1% and 0.5% or 1:1,000 years to 1:200 years) are generally not suitable for civil infrastructure.

3. Development will be required to use water-resistant materials and construction where appropriate.

4. Development which has a detrimental impact on a functional floodplain will not be supported. However, some areas of the functional flood plain are already developed and so new development in the functional floodplain will require to be assessed against advice and the flood risk framework in *Scottish Planning Policy*.

5. In applying this policy, the Council expects that new development will not result in an increase in the vulnerability of a site to flooding. Land Use Vulnerability Guidance prepared by the Scottish Environment Protection Agency (SEPA) (3) provides a framework to assist the assessment of vulnerability of different types of land use to the impact of flooding, from most vulnerable uses to water compatible uses. This guidance will be used alongside the SPP risk framework in considering where a change of use may increase vulnerability to flood risk by imposing greater risks.


Water Conveyance and Surface Water Flooding

6. In assessing flood risk, development proposals will be expected to show they will have a neutral or better effect on the capacity of flood storage or conveyance areas, and on the flow of a watercourse channel.
7. Development will be encouraged to provide drainage solutions that avoid excessive channel modification, excepting works aimed at achieving more natural watercourses and wetlands or that have a beneficial effect on the management of flood risk. Previously culverted watercourses should be opened out whenever possible. Redundant water engineering installations should be removed provided that no increase in flood risk elsewhere has been demonstrated. Drainage assessments, for foul and surface water, may be required in areas of constrained drainage. Sustainable drainage systems (SuDS) should be well designed and maintained to provide adequate solutions for proposed development.

8. If detrimental impacts are identified then a solution must be agreed with the Council prior to permission being granted. Developers will in some instances be required to provide contributions to address settlement wide flooding issues which their development will impact on. These are highlighted in the settlement proposals tables.

Impacts on the water environment

9. To minimise or avoid a detrimental impact on ecological quality of the water environment, development proposals should demonstrate that they are designed and managed in a manner that will, wherever possible, leave ecological quality of the water environment in its natural state for example, avoiding engineering activities such as culverts, bridges, watercourse diversions, bank modifications, or dams.

10. In order to meet Water Framework Directive objectives the Council will encourage opportunities to improve and protect the status of water bodies and wetlands and developments which improve the ecological quality of the water environment will be supported. Guidance on ecological water quality will be taken from the River Basin Management Plans and in consultation with the Scottish Environment Protection Agency. Applicants will be expected to show how they have taken into account the requirements of the relevant management plan.

11. Development proposals will be required to retain an appropriately sized buffer strip around still water, such as lochs and ponds, or on either side of watercourses or ditches. In such areas opportunities for environmental enhancement should be incorporated into development design. For example, the establishment of greenspaces as part of development proposals can deliver multiple benefits in relation to the water environment and climate change. The provision of water related greenspaces is covered in the Making Fife's Places Supplementary Guidance.

Coastal development and erosion

12. In considering development proposals in coastal areas, regard should be given to the Council's Shoreline Management Plan which identifies preferred defence options along Fife's coast. It takes into account natural coastal processes, the need for coastal defence, environmental considerations, and planning issues. Development proposals in coastal areas will also be required to demonstrate that they will not be at risk from coastal erosion themselves and will not significantly alter the existing coastal processes, either erosive or accretive.
**Policy 13: Natural Environment and Access**

**Council Plan 2017 links:** Improving quality of life in local communities, Promoting a sustainable society.

**Outcomes:** Fife’s environmental assets are maintained and enhanced; Green networks are developed across Fife; Biodiversity in the wider environment is enhanced and pressure on ecosystems reduced enabling them to more easily respond to change; Fife’s natural environment is enjoyed by residents and visitors.

**Policy 13 - Natural Environment and Access**

Development proposals will only be supported where they protect or enhance natural heritage and access assets including:

- designated sites of international and national importance, including Natura 2000 sites and Sites of Special Scientific Interest (see Site Appraisal Process below);
- designated sites of local importance, including Local Wildlife Sites, Regionally Important Geological Sites, and Local Landscape Areas;
- woodlands (including native and other long established woods), and trees and hedgerows that have a landscape, amenity, or nature conservation value;
- biodiversity in the wider environment;
- protected and priority habitats and species;
- landscape character and views;
- carbon rich soils (including peat);
- green networks and greenspaces; and
- core paths, cycleways, bridleways, existing rights of way, established footpaths and access to water-based recreation.

Where adverse impacts on existing assets are unavoidable we will only support proposals where these impacts will be satisfactorily mitigated.

**Site Appraisal Process**

Development proposals must provide an assessment of the potential impact on natural heritage, biodiversity, trees and landscape and include proposals for the enhancement of natural heritage and access assets, as detailed in *Making Fife’s Places Supplementary Guidance*.

Development proposals likely to have a significant effect on a Natura 2000 site will not be in accordance with the Plan if it cannot be ascertained, by means of an Appropriate Assessment, that they will not have an adverse effect on the integrity of Natura 2000 site(s).

Unless there is an imperative reason of overriding public interest development that impacts negatively on these sites will not be supported.

In the particular case of development proposals that affect national sites, such proposals will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised or where any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
Applying Policy 13 - Natural Heritage and Access

Natural heritage

1. Development proposals must consider their impacts at the outset and incorporate solutions through careful planning and design to mitigate against any negative impacts that may result from the proposal.

2. The acceptability of development in terms of adverse impacts on natural heritage assets, and what would constitute appropriate mitigation measures will be considered on a site by site basis. Any detailed assessments or studies required must be undertaken by a suitably qualified professional. Assessment must consider not only the development site but also the context of the site.

Carbon-rich soils

Carbon-rich soils such as peat will be addressed in the Minerals Supplementary Guidance. The Minerals Supplementary Guidance will provide detailed advice on the extraction of peat and the information to be provided with regards to handling, storage and restoration of this material.

Woodland

3. The Scottish Government’s Control of Woodland Removal Policy (1) includes a presumption in favour of protecting woodland and will be referred to in applying this policy. Woodland removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting.

(1) - www.forestry.gov.uk/pdf/fcfc125.pdf

Green networks

4. In applying this policy, reference will be made to green network assets and opportunities that are identified in settlement proposals and on the green network map so that new development can protect, promote, and enhance the wildlife, recreational, landscape, and access value of green networks on and around the proposed development.

5. Green network priorities for some sites are identified in the settlement proposals and on the green network map. For other sites more local green network opportunities will be identified through the site appraisal process. Appendix H of Making Fife’s Places Supplementary Guidance (Fife’s Green Networks Report) provides additional information on the key features of green networks in Fife and other opportunities for their enhancement.
6. The application of this policy will require to safeguard (keeps open and free from obstruction) core paths, existing rights of way, established footpaths, cycleways, bridleways and access to water-based recreation. Where development affects a route it must be suitably re-routed before the development commences, or before the existing route is removed from use.

7. The Council has developed a Core Path network and will support new development, where appropriate, that contributes to maintaining and extending the network.

8. *Making Fife's Places Supplementary Guidance* provides further guidance on natural heritage, woodland, and access issues.
**Policy 14: Built and Historic Environment**

**Council Plan 2017 links:** Growing a vibrant economy | Improving quality of life in local communities | Promoting a sustainable society

**Outcomes:** Better quality places across Fife from new, good quality development and in which environmental assets are maintain, and Fife's built and cultural heritage contributes to the environment enjoyed by residents and visitors.

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**Policy 14 - Built and Historic Environment**

**Six qualities of successful places**

The Council will apply the six qualities of successful places when considering development proposals. New development will need to demonstrate how it has taken account of and meets each of the following six qualities:

1. distinctive;
2. welcoming;
3. adaptable;
4. resource efficient;
5. safe and pleasant; and
6. easy to move around and beyond.

Guidance on how these qualities will be interpreted by the Council and addressed by those proposing development will be provided in the *Making Fife's Places Supplementary Guidance*.

**Designated sites and buildings**

Development which protects or enhances buildings or other built heritage of special architectural or historic interest will be supported. Proposals will not be supported where it is considered they will harm or damage:

- the Outstanding Universal Value of the World Heritage Site and its setting;
- the character or special appearance of a conservation area, and its setting having regard to Conservation Area Appraisals and associated management plans;
- listed buildings or their setting, including structures or features of special architectural or historic interest;
sites recorded in the Inventory Historic Gardens and Designed Landscapes and other non-inventory gardens and designed landscapes of cultural and historic value;

- Scheduled Ancient Monuments, including their setting;
- patterns of traditional orchards and medieval garden riggs;
- inventory Historic Battlefields; or
- the preservation objectives of Historic Marine Protected Areas

For all historic buildings and archaeological sites, whether statutorily protected or not, support will only be given if, allowing for any possible mitigating works, there is no adverse impact on the special architectural or historic interest of the building or character or appearance of the conservation area.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future.

All archaeological sites and deposits, whether statutorily protected or not, are considered to be of significance. Accordingly, development proposals which impact on archaeological sites will only be supported where:

- remains are preserved in-situ and in an appropriate setting; or
- there is no reasonable alternative means of meeting the development need and the appropriate investigation, recording, and mitigation is proposed.

In all the above, development proposals must be accompanied with the appropriate investigations. If unforeseen archaeological remains are discovered during development, the developer is required to notify Fife Council and to undertake the appropriate investigations.

Applying Policy 14 - Built and Historic Environment

1. *Scottish Planning Policy* (SPP) refers to the care and protection the planning system should afford to the historic environment, whether designated as such or not, and refers to the cultural and economic value of the built heritage. This policy applies the principles set out in SPP and explains how built environment policy will apply to the wider built environment.

2. All development will be required to address the six qualities of well-designed and successful places as set out in *Scottish Planning Policy*. Innovative design solutions that do this will be supported. The qualities may be met as follows:

- **Distinctive** - Design that makes the best use of site attributes and respects and enhances the character of surrounding buildings, streets and green networks to create places that have a sense of identity.
- **Safe and Pleasant** - Attractive, well managed and appropriately scaled places designed to encourage activity and overlooked by surrounding buildings and active frontages. With clear definition of public and private spaces, where parking does not dominate and there is natural traffic calming.
- **Easy to move around and beyond** - Street design that considers all users and is well connected into existing movement networks, putting people and place before vehicular movement and meeting policy in Scottish Government’s *Designing Streets*.
- **Welcoming** - Places that encourage social interaction, where it is easy for people to find their way around and access local services in a walkable neighbourhood.
Adaptable - Places that can support a mix of compatible activities with built in flexibility so that they can adapt to changes in the future.

Resource Efficient - Development designed to make best use of resources, achieve high environmental performance and minimise impacts on the built or natural environment.

3. For larger, prominent or sensitive sites, there may be a requirement to prepare development briefs, masterplans, or design statements. These will be subject to agreement or approval of the Council.

4. Guidance on the six qualities and how Fife Council will interpret them when considering development proposals will be explained in the Making Fife’s Places Supplementary Guidance which will be prepared in the early part of the Local Development Plan period.

Historic Environment

5. Works impacting on a scheduled monument requires Scheduled Monument Consent (SMC). Additional guidance on SMCs will be available in the Making Fife’s Places Supplementary Guidance.

6. Any changes to its character or appearance of conservation areas will be very carefully considered to maintain environmental quality. Development proposals must respect the unique character of the conservation area within which they are located, or adjacent to, and protect its distinct architectural and historic characteristics. Any proposals that fail to do this will be unlikely to succeed in obtaining consent.

7. Any proposals to alter listed buildings must be sympathetic to the existing scale and character of the building. In line with national policy, applications for demolition of a listed building will be assessed against the:

- importance of the building;
- condition of the building;
- economic viability of reusing the building; and
- wider public benefits.

Applicants must therefore submit detailed information regarding each relevant test in support of their proposals.

8. Enabling development should meet a pre-defined need either to prevent the loss of or to enhance a historic asset. This may have been identified through the Buildings At Risk Register or through Conservation Area Character Appraisals. It may also be a need that has been identified by communities where built heritage is recognised for important associations. To be acceptable, it must be demonstrated that the enabling development is the only means of preventing the loss of the asset and securing its long-term future. Development should be the minimum necessary to achieve these aims. All work to the asset should comply with Fife Council’s and Historic Environment Scotland’s policy, advice and standards. Enabling development should not be separated from the works that are to be carried out on the asset. Permission for enabling development will be clearly tied to these works.

9. There is a presumption against the demolition of listed buildings, consistent with the Scottish Historic Environment Policy (SHEP), unless a case has been made under one of the prescribed grounds set out in Historic Scotland’s Managing Change in the Historic Environment – Demolition. This also applies to buildings considered to contribute to the special character and appearance of a Conservation Area. The Royal Commission for Historic and Ancient Monuments will be formally notified of all proposals to demolish listed buildings to enable features to be recorded; in some circumstances Fife Council may require a Historic Building Record Survey and any special features to be recorded.
10. The Making Fife’s Places Supplementary Guidance will provide guidance on how the historic built environment should be taken into consideration when working up development proposals. It also sets out on how to identify the specific characteristics of the historic environment that are of most importance through the site appraisal process.

11. Where merited, appropriate archaeological investigations and/or historic building assessment may be required prior to the determination of a planning application. The need for such work, including the nature of the investigations and recording, will be determined by Fife Council on a site by site basis.

12. The archaeological investigation of all buried sites and standing historic buildings within an Archaeological Area of Regional Importance will be a required in advance of development unless good reason for an exemption can be shown.

13. In the event that unforeseen archaeological remains are discovered during development not already subject to an archaeological planning condition, the developer will be required to notify Fife Council and to implement the appropriate archaeological investigation, mitigation, and preservation. Fife Council will seek developer funding by means of a formal agreement to support the cost of all archaeological investigation and recording work.
Policy 15: Minerals


Outcome: The environmental and cumulative impacts of minerals extraction, including commercial peat extraction, will be closely managed so that a balance is achieved between the safeguarding and responsible extraction of workable minerals and environmental protection. The economic or conservation value of minerals is recognised and their working and use is within acceptable environmental limits.

Policy 15: Minerals

Development proposals for the extraction of minerals, coal bed methane, shale gas, or coal bed gasification, including associated infrastructure, will only be supported where they:

1. do not result in an unacceptable impact on communities, the environment, or the economy;

2. provide for restoration and aftercare to a high standard, including the provision of an appropriate guarantee, such as bonds or other financial guarantees; and

3. in the case of aggregates, facilitate a minimum 10 year landbank of permitted reserves for construction aggregates at all times in all market areas.

Consideration will also be given to the benefits the development may bring to the local or national economy. More detailed advice is contained in the Minerals Supplementary Guidance and attention is drawn to the restrictions on peat extraction which reflect Scottish Planning Policy (see also Policy 13 Natural Environment and Access).

Minerals sterilisation

Minerals that are, or may be, of economic or conservation value will be protected from development which could prevent or jeopardise their extraction. Prior extraction of minerals should be facilitated and encouraged for any substantial new development sites, in line with national policy, with the aim of preventing sterilisation of minerals.

Extension and restoration of mineral workings

Proposals for mineral working will be supported if they will result in the restoration of previously worked areas where the earlier restoration has not been completed to a high standard, or which have left a legacy of ground instability. Extensions to existing quarries will be preferred to establishing new quarries.

An appropriate buffer zone between site boundaries and settlements must be provided to safeguard the amenity of houses and occupied properties.
Areas of search

All minerals applications will be considered within the context of the areas of search for surface coal, and sand and gravel as highlighted in the accompanying mapping.

Unconventional Gas

The accompanying mapping shows areas covered by Petroleum Exploration and Development Licences (PEDL).

Applying Policy 15 – Minerals

1. *Scottish Planning Policy* notes that planning should safeguard mineral resources and facilitate their responsible use. This reflects the importance of minerals to our everyday lives, from their use in construction to providing energy as part of a mix of energy sources. Plans should also support the maintenance of a landbank of permitted reserves for construction aggregates of at least 10 years at all times in all market areas through the identification of areas of search.

2. Mineral extraction may include hard rock, aggregates, or unconventional gas. Unconventional gas includes coalbed methane and shale gas extraction. This policy will apply to all of these.

3. The extraction of minerals will only be permitted where impacts on local communities and the environment can be effectively managed or mitigated. In applying this policy, the Council will have regard to the impact of individual minerals proposals and the cumulative impact of multiple extraction sites, including these outwith but close to Fife's boundaries.

4. An appropriate guarantee must be provided, such as a bond, to provide for restoration and aftercare. Restoration, including progressive restoration, should be carried out to high standards and details must be submitted and agreed prior to the consideration of development proposals.

5. An appropriate buffer zone between site boundaries and settlements must be provided. These buffers will take account of the specific circumstances of the proposal, including the location, duration, method of working, topography, and characteristics of the method(s) of working – all as advocated by *Scottish Planning Policy*. For surface coal this will normally be 500 metres, unless there are local circumstances which justify otherwise.

6. Arrangements will be in place to review mineral consents every 15 years. Consents will be monitored as appropriate.

7. In areas where there has been a long history of minerals working, previous methods of extraction and restoration may not meet the standards currently sought. In these cases, there may be scope to allow further extraction if the proposal is acceptable in itself and it can lead to a better restoration of the site. New working can also help to stabilise ground conditions to the benefit of future the use of these areas.
Areas of Search

8. All applications for surface coal and sand and gravel extraction will be considered within the context of the areas of search highlighted in the accompanying mapping. No area of search has been designated for hard rock due to its fragmented spatial distribution throughout Fife. It is important to note that these maps are only indicative and must be viewed in conjunction with the Plan's policies and text rather than in isolation.

Unconventional Gas

9. Underground coal gasification (UCG) is a long established technology but not widely applied. UCG should not be confused with other 'unconventional' techniques for the recovery of fossil fuels such as shale gas fracking, which is a newer and distinct technology, or the extraction of coal bed methane.

10. An array of planning and regulatory measures apply to potential gas developments. These will involve the U.K. Government's Department of Energy and Climate Change, the Scottish Environment Protection Agency, the Health and Safety Executive, the Coal Authority (where coal measures are a factor), and Fife Council as planning authority.

11. The UK government published *Planning Practice Guidance for Onshore Oil and Gas* in July 2013. It gives advice on planning issues associated with the three phases of extraction of hydrocarbons: exploration, testing and production. Areas covered by a Petroleum Exploration and Development Licence (PEDL) are shown in the accompanying mapping.

12. The *Minerals Supplementary Guidance* provides further detail on the issues that development proposals involving minerals, coal bed methane, shale gas or the onshore infrastructure associated with coalbed gasification must address.
This glossary is designed to explain specialist terms that are common in planning. It aims to help non-specialist readers. More detailed definitions of planning terms can be found in Scottish Planning Policy documents (SPPs) and Planning Advice Notes (PANs), (both published by the Scottish Government).

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

Action: an action that the Council considers desirable to include in the Plan. The action may not, in itself, be a proposal for how an area of land should be used or developed. But it should contribute to implementing the Plan's land use aspects.

Active Travel: is an approach to travel and transport that focuses on physical activity as opposed to motorised and carbon-dependent means. It most frequently relates to walking and cycling.

Ad hoc: for the specific purpose, case, or situation at hand and for no other.

Adoption: the bringing into force of a Local Development 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.

Alteration: a change the Council makes to an adopted Local Development Plan or a change that Scottish Ministers make to an approved Strategic Development Plan.

Amenity: This term is used to describe the influence of the many elements that can make a place pleasant to be in. These might include historic buildings, trees, open spaces, green areas and local facilities, such as play areas, sports centres and perhaps even shops. Amenity can also describe the elements that contribute to an area's distinctive character.


Approval: the bringing into force of a Strategic Development Plan as part of the Development Plan through a decision made by the Scottish Ministers, or the agreement of a Finalised Local Development Plan by the Council.

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

Article 4 Direction: an order approved by the Scottish Government allowing the Council to extend its planning controls over work with Conservation Areas that does not normally require planning permission. It also gives the Scottish Government and planning authorities the power to remove permitted development rights by issuing a direction.

Aspect: the slope of a site and the direction it faces.

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

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

Brownfield: land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.

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: buildings and structures.

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 site.
Civil infrastructure (in the context of flood risk): Hospitals, fire stations, emergency depots, schools, care homes, ground-based electrical and telecommunications equipment.

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

Class 4 Business: light industry, research and development, and office use as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Classes 5 General Industry: Use for the carrying on of an industrial process other than one falling within class 4.

Class 6 Storage or Distribution: Wholesale warehouse, distribution centres, repositories.

Climate change adaptation: The adjustment in economic, social or natural systems in response to actual or expected climatic change, to limit harmful consequences and exploit beneficial opportunities.

Climate change mitigation: Reducing the amount of greenhouse gases in the atmosphere and reducing activities which emit greenhouse gases to help slow down or make less severe the impacts of future climate change.

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 and 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 and transport.

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, .

Committed sum/payment: a payment by developers to a local authority in lieu of carrying out specific works in connection with development.

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.

Conforming: a proposal to use land in a way that conforms to the plans, policies or regulations that apply to the site or that area.

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, 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 the Local Development Plan.
Cumulative impact: Impact in combination with other development. That includes existing developments of the kind proposed, those which have permission, and valid applications which have not been determined. The weight attached to undetermined applications should reflect their position in the application process.

Density: the number of houses per hectare.

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 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 Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.).

Development Brief: guidance prepared on the specific layout, design, and planning requirements for a defined area of land. May also be called a planning brief.

Development opportunity: sites which are available for redevelopment, for example for housing, business or leisure uses.

Development Plan: Two Strategic Development Plans (TAYplan and SESplan) and Fife’s Local Development Plan (FiFEplan) together provide the statutory planning framework for Fife.

Domestic renewable energy: such as small scale wind turbines, geo-thermal heat pumps and solar panels.

Eco, Environmentally Friendly and 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 land supply: the part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration and will therefore be available for the construction of housing.

Employment Areas: all land allocated for employment use in the Development Plan, or that has a valid planning consent for such a use. Employment land is split into 2 categories:

- Allocated Employment Areas – undeveloped land allocated for employment use in the Development Plan and/or has a valid planning consent for these uses.
- Established (or existing) Employment Areas – land which has been developed for employment use which should be safeguarded for continued employment use.

Employment Land Audit: An annual audit of employment land areas within Fife 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.

Employment Land: all land identified for business (Class 4) and industrial (Classes 5 and 6) uses.

Energy Centre: A stand alone building or part of an existing or proposed building where heat or combined heat and electricity generating plant can be installed to service a district network.

Environmental Impact Assessment: procedure set out in The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 that must be followed for assessing likely significant environmental effects of certain types of project, before they can be given development consent.

Essential infrastructure (in the context of flood risk): Essential transport infrastructure and essential utility infrastructure which may have to be located in a flood risk area for operational reasons. This includes electricity generating stations, power stations, grid and primary sub-stations, water treatment works, sewage treatment works and wind turbines.
Established housing land supply: The total housing land supply - including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.

Farm diversification scheme: Using farms for purposes other than farming.

Fife Forest and Woodland Strategy: A document published by Fife Council, to indicate the suitability, or otherwise, of areas of afforestation.

Fife Landscape Capacity Study: A study undertaken to assess the capacity of the landscape to accommodate new development adjacent to settlements in Fife.


Flood risk: The combination of the probability of a flood and the potential adverse consequences associated with a flood, for human health, the environment, cultural heritage and economic activity.

Functional flood plain: The areas of land where water flows in times of flood which should be safeguarded from further development because of their function as flood water storage areas. For planning purposes the functional floodplain will generally have a greater than 0.5% (1:200) probability of flooding in any year.

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 Infrastructure: Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

Green Networks: Connected areas of green infrastructure and open space that together form an integrated and multi-functional network. They will provide most if not all of the following functions: recreational greenspace; habitat; drainage; access and landscape setting.

Green Transport Plan: A package of measures aimed at promoting more sustainable travel choices and reducing reliance on the car.

Greenfield site: 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.

Ground conditions/ground issues: This usually refers to concern about to an area that has had previous mining activity or industrial uses.

Housing demand: The quantity and type/quality of housing which households wish to buy or rent and are able to afford. It is assessed by directly asking those operating in the market or by research into the workings of the market to reveal relevant factors or trends.
**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 amount of land required to be allocated for housing to meet the identified housing requirement.

**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**: 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.

**Housing Opportunity sites**: sites that are available for development where housing is the preferred use.

**Housing Requirement**: The total amount and type of housing necessary to accommodate a given or projected population at appropriate minimum standards. This includes both housing need and demand.

**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.

**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; it may include schools and community facilities.

**Integrated community**: communities that include a diverse range of people, activities and land uses.

**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.

**Landfill**: permanently disposing of waste above or below the ground.

**Landfill site**: an area of land 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.

**LDP**: see Local Development Plan.

**Listed building**: a building of special architectural or historic interest designated by Scottish Ministers. Such buildings are categorised A, B or C(s) to reflect their relative importance.

**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 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 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 and Special Landscape Areas.)
**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.

**Main Issues Report**: a main issues report concentrates on the main changes that have occurred since the previous plans and on the local authorities general ideas for future development.

**Masterplan**: a comprehensive plan to guide the long-term physical development of a particular area.

**Material Consideration**: A material consideration is a planning issue which is relevant to an application for planning permission. Material considerations can include national policy, comments by the public and by organisations the council has consulted, the design of the proposed development and the effect of the proposed development on the environment. The council will decide how important these material considerations are.

**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 Development Plan; or that the First Minister makes to a finalised (but not approved) Strategic Development Plan.

**Most vulnerable uses (in the context of flood risk and drainage)**: Basement dwellings, isolated dwellings in sparsely populated areas, dwelling houses behind informal embankments, residential institutions such as residential care homes/prisons, nurseries, children's homes and educational establishments, caravans, mobile homes and park homes intended for permanent residential use, sites used for holiday or short-let caravans and camping, installations requiring hazardous substance consent.

**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**: a framework prepared by the Scottish Government to guide the development of Scotland, setting out a vision in which other plans and programmes can share.

**National Transport Strategy**: a national framework for transport published by Scottish Government.

**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).

**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**: Space within and on the edge of settlements comprising green infrastructure and/or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function. Detailed typologies of open space are included in Planning Advice Note 65.

**Outdoor sports facilities**: Uses where sportscotland is a statutory consultee under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which establishes 'outdoor sports facilities' as land used as: (a) an outdoor playing field extending to not less than 0.2 hectare used for any sport played on a pitch; (b) an outdoor athletics track; (c) a golf course; (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and (e) an outdoor bowling green

**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: car sharing scheme combined with Park & Ride (bus and/or rail) to increase the flexibility of modal choice for the return journey, thereby increasing the attractiveness of car sharing 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.

Place: The environment in which we live; the people that inhabit these spaces; and the quality of life that comes from the interaction of people and their surroundings. Architecture, public space and landscape are central to this.

Planning Advice for Developments near Hazardous Installations (PADHI guidance): guidance issued by the Health and Safety Executive to give planning authorities advice on proposed developments near hazardous installations.

Planning Advice Notes (PANs): issued by the Scottish Government providing advice on good practice and other relevant information.

Planning Agreement: see Section 75.

Planning Brief: see development brief.

Planning Customer Guideline: a guidance note produced by Fife Council to give detailed advice on a specific topic. Such guidance notes are not formally approved by the Council. They should not be confused with supplementary guidance.

Plan Examination: a legal process to scrutinise a Local Development 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 Obligations: planning obligations are obligations entered into in an agreement or unilateral arrangement made under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997. They are used to control appropriate planning matters outwith the scope of planning conditions where new impacts arise from proposed development activity. Further information is available within Scottish Government Circular 3/2012.

Planning Permission: this means Fife Council has given its permission for a certain type of development to go ahead, for example new houses or business premises. The planning permission will set down any conditions which must be followed.

Planning Status: formal support (or refusal) of a proposal for development.

Pluvial Flooding: Flooding as a result of rainfall/runoff flowing or ponding over the ground before it enters a natural (e.g. watercourse) or artificial (e.g. sewer) drainage system or when it cannot enter a drainage system (e.g. because the system is already full to capacity or the drainage inlets have a limited capacity).

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). 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.

Prime Agricultural Land: Agricultural land identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute).

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. This does not allow for supporting (non-land use) proposals.

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.

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.

Recommendation: a statement on a land use matter where Fife Council has no direct control over implementation and where another body is asked to take action.

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 (RSL): 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. Also includes energy that can be generated from other “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.

Review: the revision by the Council of an adopted Local Development Plan, or of an approved Strategic Development Plan, with a view to publishing a replacement plan.

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.

Riparian: situated, or dwelling on the bank of a river or other body of water.

Rural economy: economic and employment activity that takes place in the countryside, includes agriculture, forestry, tourism and local facilities.

Scheduled 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 Planning Policy (SPP): guidance issued by the Scottish Government and providing statements of Government policy on nationally important land use issues and other planning matters, supported, where appropriate, by a locational framework. The Scottish Government has produced SPP to replace NPPGs.

Scottish Water: the government body responsible for the water network.

Section 75: legally binding agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 used to control appropriate planning matters outwith the scope of planning conditions. See Circular 3/2012.


Sequential approach: the preferred order of priority of locations for consideration of retail and associated leisure proposals. The order of preference is first – town centres – followed by edge-of-town centres – followed by local centres - followed by out-of-centre commercial centres.

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 (southern area), Midlothian Council, the Scottish Borders Council and West Lothian Council. The north of Fife is a member of the TAYplan SDPA.

SESTRAN: The South East of Scotland Transport Partnership.
Setting: Is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.

Settlement: term used to identify towns and villages.

Settlement Envelope: the line drawn around a town or village in the Local Development Plan that defines what is within the settlement and what is countryside. Also called Settlement Boundary.

Shared ownership housing: housing owned by a number of residents who may have common interests and share facilities.

Shared equity housing: housing where the Scottish Government has a financial stake in the property. The property is owned outright by the owner, but the Scottish Government holds a standard security over the proportion of the property it has funded.

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.

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, including housing for wheelchair users, older people with additional needs, those with disabilities, people with learning difficulties and non-permanent accommodation (including for students, migrant workers, asylum seekers or refugees).

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 Area (SDA): focus of development or a specific large scale allocation for development identified in SESplan and TAYplan.

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 Environmental Assessment (SEA): an environmental assessment of certain plans and programmes which complies with the EU Directive 2001/42/EC. 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 Flood Risk Assessment: Provides an overview of flood risk in the area proposed for development. An assessment involves the collection, analysis and presentation of all existing available and readily derivable information on flood risk from all sources. SFRA applies a risk-based approach to identifying land for development and can help inform development plan flood risk policy and supplementary guidance.

Strategic Land Allocations (SLA): focus of development or a specific large scale allocation for development identified in SESplan.
Strategic Transport Interventions: transport interventions identified as necessary to serve additional traffic flows in the Development Plan.

Strategic Transport Network: Includes the trunk road and rail networks. Its primary purpose is to provide the safe and efficient movement of strategic long-distance traffic between major centres, although in rural areas it also performs important local functions.

Supplementary Guidance: Supplementary guidance is formal guidance that has been the subject of public consultation, has been approved by the Council and has been submitted to the Scottish Ministers. Supplementary guidance forms part of the local development plan. Provisions regarding supplementary guidance are set out in section 22 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 and in regulation 27 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

Sustainable Communities: usually communities that meet local needs, such as 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 Economic Growth: Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too.

Sustainable Transport: 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. The south of Fife is 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 Development Plan that defines what is within the settlement and what is countryside.

Town Centre Action Plan: a means of identifying, addressing and implementing initiatives to promote and protect town centres.

Town Centre Framework: developed for specific town centres and out of centre commercial centres these identify suitable uses for areas within the centres. The town centre frameworks consist of a map element and associated text (within Policy 6: Town Centres First).

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.

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, for example a motorway.

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.

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 Audit: 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.

Watercourse: All means of conveying water except a water main or sewer.
**Waste arisings**: all waste materials to be disposed of.

**Waste Management**: the reduction, re-use, recovery, treatment, and disposal of waste.

**Windfall sites**: sites which become available for development unexpectedly during the life of the development plan and so are not identified individually in the plan.

<table>
<thead>
<tr>
<th>Description of land owned by planning authority</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Pittenweem Road, Anstruther (Transportation and Environmental Services Service)</td>
<td>ANS004 – Depot, Pittenweem Road (Housing Opportunity Site)</td>
</tr>
<tr>
<td>White Gables Mayview Avenue, Anstruther (Leisure and Cultural Services)</td>
<td>ANS006 - Adjacent to fire station (Development Opportunity)</td>
</tr>
<tr>
<td>Land Ballingry Road, Ballingry (Housing and Neighbourhood Services)</td>
<td>BGY003 – Ballingry Road (Housing Opportunity Site)</td>
</tr>
<tr>
<td>The Benarty Centre, Hill Road, Ballingry (Education)</td>
<td>BGY004 – Former Benarty Centre (Development opportunity for uses compatible with adjacent housing.)</td>
</tr>
<tr>
<td>Housing South Avenue/Houldsworth Street/East Avenue, Blairhall (Housing and Neighbourhood Services)</td>
<td>BLA004 - South Avenue (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Amenity Ground, Haugh Road, Burntisland (Common Good)</td>
<td>BUR003 - Land at Haugh Road (Housing)</td>
</tr>
<tr>
<td>Car Park (Roundhouse), Lammerlaws Road, Burntisland (Enterprise, Planning &amp; Protective Services)</td>
<td>BUR007 - Lammerlaws Road (Sports Facility)</td>
</tr>
<tr>
<td>Car Park (Roundhouse), Lammerlaws Road, Burntisland (Enterprise, Planning &amp; Protective Services)</td>
<td>BUR008 - Roundhouse, Lammerlaws Road (Employment(Class 4))</td>
</tr>
<tr>
<td>Land Lammerlaws Road, Burntisland (Enterprise, Planning &amp; Protective Services)</td>
<td>BUR009 - South of Lammerlaws Road (General Employment (Class 4, 5, or 6))</td>
</tr>
<tr>
<td>Planning Land Dundonald (Enterprise, Planning &amp; Protective Services)</td>
<td>CDD003 - Dundonald South (Housing Opportunity Site &amp; Employment)</td>
</tr>
<tr>
<td>Auchterderran Secondary, Woodend Road, Auchterderran (Education)</td>
<td>CDD009 - Auchterderran Centre (Development Opportunity)</td>
</tr>
<tr>
<td>Housing, Stenhouse Street/Keir Street, Cowdenbeath (Housing and Neighbourhood Services)</td>
<td>COW002 - King Street 2 (Housing)</td>
</tr>
<tr>
<td>Land and Lock-Ups, Rosebank, Cowdenbeath (Housing and Neighbourhood Services)</td>
<td>COW005 – Rosebank (Housing opportunity site)</td>
</tr>
<tr>
<td>Development Land, Glenfield Industrial Estate Cowdenbeath (Enterprise, Planning &amp; Protective Services)</td>
<td>COW006 - Glenfield Industrial Estate(General Employment Class 4, 5, or 6)</td>
</tr>
<tr>
<td>Social Work Office, Stenhouse Street, Cowdenbeath (Social Work)</td>
<td>COW008 - Former Social Work Office (Class 2, 3, 7, &amp; 9)</td>
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</tbody>
</table>
## Appendix 1 - Schedule of Land Ownership

<table>
<thead>
<tr>
<th>Description of land owned by planning authority</th>
<th>Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land</th>
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</thead>
<tbody>
<tr>
<td>Cowdenbeath Police Station, Stenhouse Street, Cowdenbeath (Police Scotland)</td>
<td>COW010 - Former Police Station site (Class 1, 2, 3, 7, 9, 11 and sui generis)</td>
</tr>
<tr>
<td>North End Park, High Street, Cowdenbeath (Leisure and Cultural Services)</td>
<td>COW011 - North End Park (Class 1, 2, 3 &amp; 11)</td>
</tr>
<tr>
<td>High Street, Cowdenbeath (Enterprise, Planning &amp; Protective Services)</td>
<td>COW012 - High Street Gap site (Class 1, 2, 3, 11 and sui generis)</td>
</tr>
<tr>
<td>Keavil Nursery, Land Maree Place, Crossford (Leisure and Cultural Services)</td>
<td>CRF001 - Keavil Farm/ Nursery (Allotments)</td>
</tr>
<tr>
<td>Lock-Ups, Hillview Crescent, Crossgates (Housing and Neighbourhood Services)</td>
<td>CRO004 - Rear of Hillview Crescent (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Low Causeway, Culross (Transportation and Environmental Services)</td>
<td>CUL001 - Blackadder Haven (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Housing Short Lane, Cupar (Housing and Neighbourhood Services)</td>
<td>CUP002 - St Columba’s (Housing opportunity site)</td>
</tr>
<tr>
<td>Former ATS Garage, St Catherine Street, Cupar (Transportation and Environmental Services)</td>
<td>CUP006 - Former ATS Depot, St Catherine Street/East Bridge (Development Opportunity)</td>
</tr>
<tr>
<td>Cupar Cemetery, Ceres Road, Cupar (Leisure and Cultural Services)</td>
<td>CUP010 – Cemetery (Cemetery extension)</td>
</tr>
<tr>
<td>Plot at Ridge Way/ Oakfield Gait, Dalgety Bay (Housing and Neighbourhood Services)</td>
<td>DGB001 - OCLI, Donibristle Industrial Estate (Housing)</td>
</tr>
<tr>
<td>Housing Campbell Street, Dunfermline (Housing and Neighbourhood Services)</td>
<td>DUN002 - 6 Hill Street (Housing opportunity site)</td>
</tr>
<tr>
<td>Housing Campbell Street, Dunfermline (Housing and Neighbourhood Services)</td>
<td>DUN007 - 90 Campbell Street (Housing opportunity site)</td>
</tr>
<tr>
<td>Housing Inchkeith Drive/Meadow Place, Dunfermline (Housing and Neighbourhood Services)</td>
<td>DUN013 – Trondheim (Housing)</td>
</tr>
<tr>
<td>Blacklaw Primary School, Whitelaw Road Dunfermline (Housing and Neighbourhood Services, Education)</td>
<td>DUN024 - Blacklaw Road (Housing)</td>
</tr>
<tr>
<td>Pittencrieff Street, Dunfermline (Transportation and Environmental Services)</td>
<td>DUN034 - Pittencrieff Street (Housing opportunity site)</td>
</tr>
<tr>
<td>Dunfermline N/W/SW Strategic Development Area (Strategic Land Allocation) (Leisure and Cultural Services, Education &amp; Transportation and Environmental Services)</td>
<td>DUN035 - Dunfermline N/W/SW Strategic Development Area (Strategic Land Allocation)</td>
</tr>
<tr>
<td>Description of land owned by planning authority</td>
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<tr>
<td>-------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Housing Elliot Street, Dunfermline (Housing and Neighbourhood Services)</td>
<td>DUN036 - Elliot Street (Housing)</td>
</tr>
<tr>
<td>Lauder College, Fod Street, Dunfermline (Education)</td>
<td>DUN047 - Halbeath South (Housing)</td>
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<tr>
<td>Elgin Industrial Estate, Dickson Street, Dunfermline (Enterprise, Planning &amp; Protective Services)</td>
<td>DUN050 - Elgin Street 1E (Employment)</td>
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<tr>
<td>Shrubbed Area, Park Avenue, Dunfermline (Common Good)</td>
<td>DUN061 - New Row Gap Site (Development Opportunity Site)</td>
</tr>
<tr>
<td>Car Park at Viewfield Terrace, Dunfermline (Transportation and Environmental Services)</td>
<td>DUN062 - Viewfield House (Development Opportunity Site)</td>
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<tr>
<td>Development Site, Queen Anne Street/High Street, Dunfermline (Service Support)</td>
<td>DUN063 - High Street gap site, City Centre (Development Opportunity Site)</td>
</tr>
<tr>
<td>Walmer Drive, Dunfermline (Transportation and Environmental Services)</td>
<td>DUN064 - Walmer Drive (Development Opportunity Site)</td>
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<tr>
<td>Appin Crescent, Dunfermline (Transportation and Environmental Services)</td>
<td>DUN065 - Appin Crescent Bypass (Road Proposal)</td>
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<tr>
<td>Northern Link Road, Dunfermline (Leisure and Cultural Services, Common Good, Transportation and Environmental Services, Housing and Neighbourhood Services)</td>
<td>DUN067 - Northern Link Road (Road Proposal)</td>
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<tr>
<td>Western Distributor Road, Dunfermline (Leisure and Cultural Services, Development Services, Transportation and Environmental Services, Housing and Neighbourhood Services)</td>
<td>DUN068 - Western Distributor (Road Proposal)</td>
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<tr>
<td>Bothwell Gardens Roundabout (Transportation and Environmental Services)</td>
<td>DUN069 - Bothwell Gardens Roundabout (Road Proposal)</td>
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<tr>
<td>Pitreavie Roundabout (Transportation and Environmental Services)</td>
<td>DUN070 - Pitreavie Roundabout (Road Proposal)</td>
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<tr>
<td>Housing Duncan Crescent, Dunfermline (Housing and Neighbourhood Services)</td>
<td>DUN071 - Abbeyview Centre (Housing/Retail)</td>
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<tr>
<td>City Chambers, Bridge Street, Dunfermline (Common Good)</td>
<td>DUN072 - City Square, Dunfermline Town Centre (Development Opportunity)</td>
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<tr>
<td>Winterthur Lane Development, Dunfermline (Development Services, Scottish Fire &amp; Rescue Service &amp; Community Service)</td>
<td>DUN073 - Winterthur Lane Development (Development Opportunity)</td>
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<tr>
<td>Offices Abbot Street, Dunfermline (Common Good)</td>
<td>DUN076 - Museum &amp; Art Gallery (Development Opportunity)</td>
</tr>
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<tr>
<td>Glencraig East (Enterprise, Planning &amp; Protective Services)</td>
<td>GLC001 - Glencraig East (Housing)</td>
</tr>
<tr>
<td>Glencraig West (Enterprise, Planning &amp; Protective Services)</td>
<td>GLC002 – Glencraig West (Housing Opportunity Site)</td>
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<tr>
<td>Police Headquarters, Detroit Road, Glenrothes (Police Scotland)</td>
<td>GLE003 – Viewfield (Housing/Employment (Class 4))</td>
</tr>
<tr>
<td>Industrial Site, Crompton Road, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE006 - Crompton Road East (General Employment (Class 4, 5 or 6))</td>
</tr>
<tr>
<td>Industrial Site, Crompton Road, Southfield Industrial Estate, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE008 - Crompton Road West (General Employment (Class 4, 5 or 6))</td>
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<tr>
<td>Industrial Site, Dalton Road, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE009 - Dalton Road 1 (General Employment (Class 4, 5 or 6))</td>
</tr>
<tr>
<td>Southfield Industrial Estate, Crompton Road, Glenrothes (Leisure and Cultural Services)</td>
<td>GLE010 - Dalton Road 2 (General Employment (Class 4, 5 or 6))</td>
</tr>
<tr>
<td>Planning Land, Detroit Road, Viewfield Industrial Estate, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE011 - Detroit Road (General Employment (Class 4, 5 or 6))</td>
</tr>
<tr>
<td>Fife Food Park, Faraday Road, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE014 - Fife Food Centre (General Employment (Class 4, 5 or 6))</td>
</tr>
<tr>
<td>Land at Leslie Road, Glenrothes (Transportation and Environmental Services, Police Scotland, Leisure and Cultural Services)</td>
<td>GLE015 - Land at Leslie Road (Class 2, 4 (Business use), 7 &amp; 9)</td>
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<tr>
<td>Pentland Park, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE018 - Pentland Park South (Business Park Class 4 (Business))</td>
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<tr>
<td>Industrial Site, Osprey Road, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE019 - Land south of Fife Airport (General Employment (Class 4, 5 or 6))</td>
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<tr>
<td>Developers Land, Whitworth Road, Glenrothes (Enterprise, Planning &amp; Protective Services)</td>
<td>GLE023 - Whitworth Road (General Employment (Class 4, 5 or 6))</td>
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<tr>
<td>Queensway Industrial Estate, Flemington Road, Glenrothes (Leisure and Cultural Services)</td>
<td>GLE024 - Queensway East (General Employment (Class 4))</td>
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<tr>
<td>Pitcairn School Site, Magus Drive/Wilmington Drive, Glenrothes (Education)</td>
<td>GLE027 – Collydean (Additional School Grounds)</td>
</tr>
<tr>
<td>Stenton Education Site, Urquhart Green, Glenrothes (Education)</td>
<td>GLE028 – Stenton (Primary School)</td>
</tr>
<tr>
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<tr>
<td>North Street/Falkland Gate, Glenrothes (Service Support, Transportation and Environmental Services &amp; Leisure and Cultural Services)</td>
<td>GLE029 - North Street/Falkland Gate (Development Opportunity)</td>
</tr>
<tr>
<td>Albany Gate, Glenrothes (Service Support)</td>
<td>GLE031 - Albany Gate (Redevelopment Opportunity site-Retail/Leisure)</td>
</tr>
<tr>
<td>South Street Car Parks, Glenrothes (Service Support, Social Work, Transportation and Environmental Services)</td>
<td>GLE033 - South Street Car Parks (Development Opportunity (Class 2, 3 &amp; 11))</td>
</tr>
<tr>
<td>A92 Route Strategy improvements (Transportation and Environmental Services)</td>
<td>GLE036 - A92 Route Strategy improvements (Transport Proposal)</td>
</tr>
<tr>
<td>Housing Abbey Street, High Valleyfield (Housing and Neighbourhood Services)</td>
<td>HVF003 - Abbey Street (Housing Opportunity Site)</td>
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<tr>
<td>Housing Chapel Place/Chapel Street, High Valleyfield, (Housing and Neighbourhood Services)</td>
<td>HVF004 - Chapel Place/Carlisle Street (Housing Opportunity Site)</td>
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<tr>
<td>Land Little Hill, Inverkeithing (Housing and Neighbourhood Services)</td>
<td>INV003 – Roods (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Land Hillend Road, Inverkeithing (Housing and Neighbourhood Services)</td>
<td>INV005 – Spencerfield (Housing)</td>
</tr>
<tr>
<td>Conservation Area Boundary extension at Friary Gardens, Inverkeithing (Common Good)</td>
<td>INV010 - Conservation Area Boundary extension at Friary Gardens (Conservation Area Extension)</td>
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<tr>
<td>Housing Fraser Avenue, Inverkeithing (Housing and Neighbourhood Services)</td>
<td>INV012 - Fraser Avenue (Regeneration)</td>
</tr>
<tr>
<td>Housing Ramsay/Sandeman/Kincairnie Crescent Kincardine (Housing and Neighbourhood Services)</td>
<td>KCD004 - Kincardine Multi Storey Flats (Housing)</td>
</tr>
<tr>
<td>Housing High Street, Kincardine (Housing and Neighbourhood Services)</td>
<td>KCD012 - Conservation Area Boundary extension at High Street (Conservation Area Extension)</td>
</tr>
<tr>
<td>Conservation Area Boundary extension at Regent Street, George Street and Parklands, Kincardine (Housing and Neighbourhood Services)</td>
<td>KCD013 - Conservation Area Boundary extension at Regent Street, George Street and Parklands (Conservation Area Extension)</td>
</tr>
<tr>
<td>Former Chapel Farm Chapel Level/Chapel Park, Kirkcaldy (Housing and Neighbourhood Services &amp; Enterprise, Planning &amp; Protective Services)</td>
<td>KDY003 - Chapel Extension, John Smith BP (Housing)</td>
</tr>
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<tr>
<td>Hayfield Road, Kirkcaldy (Enterprise, Planning &amp; Protective Services)</td>
<td>KDY014 - Hayfield Road (Development Opportunity)</td>
</tr>
<tr>
<td>Land Carberry Road, Kirkcaldy (Enterprise, Planning &amp; Protective Services)</td>
<td>KDY020 - Dunnikier Business Park (Class 4)</td>
</tr>
<tr>
<td>Planning Land Midfield Road, Kirkcaldy (Enterprise, Planning &amp; Protective Services)</td>
<td>KDY021 - Midfield Road 1 Mitchelston IE (General Employment (Class 4, 5, or 6))</td>
</tr>
<tr>
<td>Land Carberry Road, Kirkcaldy (Enterprise, Planning &amp; Protective Services)</td>
<td>KDY022 - Wheatfield Road (Class 4)</td>
</tr>
<tr>
<td>Kirkcaldy East Strategic Development Area (Development Services, Common Good, Transportation and Environmental Services, Housing and Neighbourhood Services, Leisure and Cultural Services)</td>
<td>KDY025 - Kirkcaldy East Strategic Development Area (SDA) (Housing, Employment, Retail, leisure and Community uses.)</td>
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<tr>
<td>Charlotte Street, Kirkcaldy (Development Services &amp; Transportation and Environmental Services)</td>
<td>KDY031 - Charlotte Street (Development Opportunity Site)</td>
</tr>
<tr>
<td>The Postings and former Territorial Army site, Kirkcaldy (Transportation and Environmental Services, Housing and Neighbourhood Services &amp; Environmental services)</td>
<td>KDY033 - The Postings and former Territorial Army site (Development Opportunity)</td>
</tr>
<tr>
<td>Esplanade, Kirkcaldy (Transportation and Environmental Services)</td>
<td>KDY034 - Thistle Street car parks (Development Opportunity)</td>
</tr>
<tr>
<td>The Mercat, Kirkcaldy (Transportation and Environmental Services)</td>
<td>KDY035 - Former swimming pool site (Development Opportunity)</td>
</tr>
<tr>
<td>Forth House, Abbotshall Road, Kirkcaldy (Housing and Neighbourhood Services &amp; Enterprise, Planning &amp; Protective Services)</td>
<td>KDY037 - Forth House, Abbotsford Road (Development Opportunity)</td>
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<tr>
<td>Invertiel, Kirkcaldy (Transportation and Environmental Services, Leisure and Cultural Services &amp; Enterprise, Planning &amp; Protective Services)</td>
<td>KDY039 – Invertiel (Development Opportunity)</td>
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<tr>
<td>Windmill Playing Fields, Windmill Road, Kirkcaldy (Education)</td>
<td>KDY040 - Windmill Road (Leisure/ Community Facilities)</td>
</tr>
<tr>
<td>Former Chapel Farm, Chapel Level/Chapel Park, Kirkcaldy (Enterprise, Planning &amp; Protective Services)</td>
<td>KDY042 - Central Fife Retail Park South (Retail Park Expansion)</td>
</tr>
<tr>
<td>Former Chapel Farm, Chapel Level/Chapel Park, Kirkcaldy (Enterprise, Planning &amp; Protective Services)</td>
<td>KDY043 - John Smith Business Park, Chapel (Business, hotel, commercial, leisure)</td>
</tr>
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<tr>
<td>Abbotshall Parish Church, Abbotshall Road, Kirkcaldy (Leisure and Cultural Services)</td>
<td>KDY045 - Oriel Road/ Forth Avenue/ Abbotshall Road (Transport Proposal)</td>
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<tr>
<td>A92 Route Strategy improvements (Development Services &amp; Transportation and Environmental Services)</td>
<td>KDY046 - A92 Route Strategy improvements (Transport Proposal)</td>
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<tr>
<td>Former Chapel Farm, Chapel Level/Chapel Park, Kirkcaldy (Enterprise, Planning &amp; Protective Services)</td>
<td>KDY047 - Chapel Area – North of Chapel Retail Park (Leisure/Community facilities)</td>
</tr>
<tr>
<td>Playing Field, Elmwood Terrace/Keltyhill Avenue, Kelty (Leisure and Cultural Services, Social Work &amp; Education)</td>
<td>KEL003 - Elmwood Terrace (Housing Opportunity Site)</td>
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<tr>
<td>Planning Land, B917 Kelty (Enterprise, Planning &amp; Protective Services)</td>
<td>KEL004 - Netherton Farm (Housing)</td>
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<tr>
<td>Housing, Hallfields Gardens, Kennoway (Housing and Neighbourhood Services)</td>
<td>KEN002 - Land between Hallfields Gardens and Leven Road (Housing)</td>
</tr>
<tr>
<td>Housing, Hogs Park/Angle Park, Kennoway (Housing and Neighbourhood Services)</td>
<td>KEN003 - Langside Crescent, South (Housing)</td>
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<tr>
<td>Dismantled Railway, Kennoway (Enterprise, Planning &amp; Protective Services)</td>
<td>KEN005 - Old Station Road (Housing Opportunity Site)</td>
</tr>
<tr>
<td>School, Langside Crescent, Kennoway (Education)</td>
<td>KEN006 - Kennoway School (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Sandy Brae Industrial Estate, Old Station Road, Kennoway (Enterprise, Planning &amp; Protective Services)</td>
<td>KEN007 - East of Sandy Brae Industrial Estate (General Employment(Class 4, 5, 6))</td>
</tr>
<tr>
<td>Leslie (Extension of Conservation Area) (Common Good, Housing &amp; Transportation and Environmental Services)</td>
<td>LES004 – Leslie (Extension of Conservation Area)</td>
</tr>
<tr>
<td>Land Windygates Road, Leven (Enterprise, Planning &amp; Protective Services)</td>
<td>LEV004 – Mountfleurie (General Employment (Class 6))</td>
</tr>
<tr>
<td>Leven Leisure Centre, Promenade, Leven (Education)</td>
<td>LEV008 - Bawbee Bridge , Leven (Rail halt safeguarding)</td>
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<tr>
<td>Hugh Place, Lochgelly (Transportation and Environmental Services)</td>
<td>LGY001 - Hugh Place (Housing)</td>
</tr>
<tr>
<td>Lochore Meadows by Lochore, Lochore (Enterprise, Planning &amp; Protective Services)</td>
<td>LGY005 - Cartmore Industrial Estate Extension (General Employment Class 4, 5, or 6)</td>
</tr>
<tr>
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<td>Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land</td>
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<td>Lochgelly Industrial Estate by Lochgelly, Lochgelly (Enterprise, Planning &amp; Protective Services)</td>
<td>LGY006 - Lochgelly Industrial Park (General Employment Class 4, 5, or 6)</td>
</tr>
<tr>
<td>Lochgelly Strategic Land Allocation (Development Services, Transportation and Environmental Services, Education, Leisure and Cultural Services, Housing and Neighbourhood Services)</td>
<td>LGY007 - Lochgelly Strategic Land Allocation (SLA)</td>
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<tr>
<td>Housing Plantation Street, Lochgelly (Housing and Neighbourhood Services)</td>
<td>LGY008 - Former Fab-Tek site (Class 1 &amp; 9)</td>
</tr>
<tr>
<td>Adjacent Library, Main Street, Lochgelly (Common Good, Leisure and Cultural Services &amp; Enterprise, Planning &amp; Protective Services)</td>
<td>LGY009 - Adjacent Library, Main Street (Class 1, 2, 3, &amp; 9)</td>
</tr>
<tr>
<td>Muir Park, Lochgelly (Housing and Neighbourhood Services &amp; Common Good)</td>
<td>LGY010 - Muir Park (Leisure/Community)</td>
</tr>
<tr>
<td>Occupational Centre, Macgregor Road, Lochgelly (Education)</td>
<td>LGY011 - McGregor Avenue (Leisure, Community Facilities)</td>
</tr>
<tr>
<td>Launcherhead Park, Launcherhead Road, Lochgelly (Leisure and Cultural Services)</td>
<td>LGY012 - Launcherhead Park (Assessment of transport options in Lochgelly)</td>
</tr>
<tr>
<td>Planning Land, Loanhead Avenue, Lochore (Enterprise, Planning &amp; Protective Services)</td>
<td>LHR003 - Loanhead Avenue (General Employment – Class 4, 5, or 6)</td>
</tr>
<tr>
<td>Lochore Meadows (Enterprise, Planning &amp; Protective Services)</td>
<td>LHR004 - Lochore Meadows (Other Proposal)</td>
</tr>
<tr>
<td>Conservation Area Boundary Extension at Brucehaven Road, Limekilns (Housing and Neighborhood Services)</td>
<td>LKS002 - Conservation Area Boundary Extension at Brucehaven Road (Conservation Area Extension)</td>
</tr>
<tr>
<td>Planning Land Cedar Crescent, Lumphinnans (Enterprise, Planning &amp; Protective Services)</td>
<td>LPH002 - Sycamore Crescent (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Land to the north of Lumphinnans (Enterprise, Planning &amp; Protective Services)</td>
<td>LPH003 - Land to the north of Lumphinnans (Housing)</td>
</tr>
<tr>
<td>Levenmouth Strategic Land Allocation (Education, Common Good, Housing and Neighbourhood Services &amp; Transportation and Environmental Services)</td>
<td>LVA001 - Levenmouth Strategic Land Allocation</td>
</tr>
<tr>
<td>Buckhaven High School, Methilhaven Road, Buckhaven (Education)</td>
<td>LVA003 - Levenmouth High School - Methilhaven Road (School/Community Facilities)</td>
</tr>
<tr>
<td>A92 Newport on Tay (Transportation and Environmental Services)</td>
<td>LWD017 - South East of the Tay Bridge Roundabout at the A92/B946 junction (Transport Proposal)</td>
</tr>
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<tr>
<td>Craigtoun Park, St Andrews (Leisure and Cultural Services)</td>
<td>LWD021 - Craigtoun Country Park (Hotel/Leisure/Tourism)</td>
</tr>
<tr>
<td>Part of Craighead Farm Road to Golf Course Crail (Enterprise, Planning &amp; Protective Services)</td>
<td>LWD022 - Crail Airfield (Other Proposal)</td>
</tr>
<tr>
<td>Kemback Primary School, Dura Den, Kemback (Education)</td>
<td>LWD025 - Kemback Cemetery (Cemetery Extension)</td>
</tr>
<tr>
<td>Melville Lower Wood Ladybank - Newport Road, Ladybank (Enterprise, Planning &amp; Protective Services)</td>
<td>LWD027 - Lower Melville Woods, Ladybank (Extension of Landfill and Recycling Centre)</td>
</tr>
<tr>
<td>Silverburn Park, Largo Road, Leven (Leisure and Cultural Services)</td>
<td>LWD029 - Silverburn Park, Leven (Park Improvements)</td>
</tr>
<tr>
<td>Newburgh Road, Newburgh (Leisure and Cultural Services &amp; Housing and Neighbourhood Services)</td>
<td>NEB001 – Newburgh Road (Housing, employment, school expansion, cemetery expansion)</td>
</tr>
<tr>
<td>Inzievar Infant Primary school, Station Road, Oakley (Education)</td>
<td>OAK005 - Holy Name Primary School (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Land Milton Road, Pittenweem (Common Good)</td>
<td>PIT001 - St Margaret’s Farm (Housing)</td>
</tr>
<tr>
<td>Cemetery, David Street, Pittenweem (Leisure and Cultural Services)</td>
<td>PIT002 - Cemetery extension</td>
</tr>
<tr>
<td>Housing Station Road, Springfield (Housing and Neighbourhood Services)</td>
<td>SPF001 - Land East of Pennyacre Court (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Public Park Hepburn Gardens, St Andrews (Common Good)</td>
<td>STA010 - Hepburn Gardens (Conservation Area Extension)</td>
</tr>
<tr>
<td>Housing Bonfield Road/Bonfield Park, Strathkinness (Housing and Neighbourhood Services)</td>
<td>STK002 - South of Recreation Ground (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Housing Links Road, Tayport (Housing and Neighbourhood Services)</td>
<td>TAY001 - Links Road 2 (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Abertay Works, Shanwell Road, Tayport (Enterprise, Planning &amp; Protective Services)</td>
<td>TAY007 - Abertay Works (Leisure/Community facility)</td>
</tr>
<tr>
<td>land to north of Newport Road, Tayport (Leisure and Cultural Services)</td>
<td>TAY008 - Cemetery Extension</td>
</tr>
<tr>
<td>East Common, Shanwell Road, Tayport (Common Good)</td>
<td>TAY009 - Links Road (Car Park)</td>
</tr>
</tbody>
</table>
### Description of land owned by planning authority

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<tbody>
<tr>
<td>Strathore Road, Thornton (Transportation and Environmental Services)</td>
<td>THO007 - Orebank Terrace/ Strathore Road (Housing Opportunity Site)</td>
</tr>
<tr>
<td>Waste Transfer Station, Riverside, Southend Thornton (Enterprise, Planning &amp; Protective Services)</td>
<td>THO009 – Riverside (General Employment (Class 5 or 6))</td>
</tr>
<tr>
<td>Dismantled Railway, Townhill (Leisure and Cultural Services)</td>
<td>TWH001 - Townhill Power Station Site (Leisure/ Community)</td>
</tr>
</tbody>
</table>