This document is called the adopted St Andrews & East Fife Local Plan. It describes where and how development will take place in the area over the 14 years from 2008 - 2022 to meet future environmental, economic and social needs, and provides an indication of development beyond this to 2026.

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Foreword

By Keith Winter, Head of Enterprise, Planning & Protective Services

It is my pleasure to present the St Andrews & East Fife Local Plan as adopted by Fife Council on 5th October 2012.

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

The Plan contributes toward Fife Council’s Big 8 priorities to achieve the vision of making Fife a great place to live, work and visit, in particular by:

- Helping make Fife the leading green council in Scotland
- Improving local conditions for economic development
- Increasing access to housing and
- Improving sport, leisure and cultural opportunities.

The Local Plan strategy sets out a significant programme of investment in economic development across the area – a key factor in ensuring that St Andrews & East Fife continues to balance successful, sustainable growth with local needs and demand, especially in the current economic climate.

Key proposals contained in the Plan include:-

- Higher levels of affordable housing development in local communities - 30% of all houses in the St Andrews housing market area will be affordable with 20% in the Cupar housing market area
- New business parks in Cupar and St Andrews, a science park in St Andrews linked with the University, and other employment sites throughout the Local Plan area, highlighting our commitment to assisting the creation of and sustainability of employment throughout Fife.
- Renewable energy to be incorporated into development proposals to ensure that at least 15% of the energy output is met on site.
- Greater emphasis on design and masterplanning, with developers required to consult communities to help shape better quality development for the long term.
In preparing this Local Plan, extensive consultation took place with community representatives, local interest groups, developers and elected members. The Plan has been informed by the outcome of public consultation on the Strategic Environmental Assessment and a revised version of the Environmental Report is being published to accompany the adoption of the Local Plan.

This Plan replaces in full the adopted St Andrews Area Local Plan (1996) and the adopted Tay Coast Local Plan (1998). It also replaces in part the Largo & East Neuk Local Plan (1995) and the Cupar & Howe of Fife Local Plan (2003). I would like to express my thanks on behalf of Fife Council to all who have contributed to the preparation of this Local Plan through its many stages and look forward to its implementation.
Introduction

The Fife Development Plan provides the statutory policy framework for land use planning in Fife. It is made up of the Fife Structure Plan and Local Plans. The Structure Plan sets the strategic guidance for the future development of Fife and identifies the general location and scale of development.

The Fife Structure Plan covers the 20-year period from 2006-26. The St Andrews & East Fife Local Plan is one of 4 Local Plans being prepared. Fife’s other Local Plans cover Mid Fife, and Dunfermline & West Fife, and there is a Local Plan dedicated solely to minerals, called the Fife Minerals Subject Local Plan.

The strategy of this Local Plan complements that of the Structure Plan and covers the period 2008-22. It applies the Structure Plan strategy locally, establishing a detailed, site-specific framework of policies and proposals for land use and other related matters. It guides and promotes development in the area and explains how towns and villages will change over the Plan period. In addition, it provides for stability in areas where no significant change is proposed.

Figure 1.2 (St Andrews & East Fife Local Plan Process) outlines the Local Plan process.

A finalised draft St Andrews & East Fife Local Plan was approved by the former Environment & Development Committee on 31st August, 2006 as a basis for public consultation. However, the planned consultation on that document (scheduled for the early months of 2007) had to be cancelled due to uncertainties surrounding the Fife Structure Plan position at that time.

The Finalised St Andrews & East Fife Local Plan 2009 updated and replaced the finalised draft Plan, which was prepared following public consultation on the consultative draft Local Plan. This took place during spring 2005 when the draft Plan was placed on deposit as part of the Be a Part of Fife’s Future consultation. In preparing the consultative draft Local Plan in 2004-05, Fife Council Development Services consulted with a wide range of bodies. We also ran a series of public consultation events from 2003 including Your Place, Your Plan in spring 2004. Community Planning partners and public agencies such as the Scottish Environment Protection Agency (SEPA) and Scottish Natural Heritage (SNH) were involved throughout these consultations.

Now adopted, the St Andrews & East Fife Local Plan replaces, in whole or in part, the 4 Local Plans (Cupar and Howe of Fife; Tay Coast; St Andrews Area; Largo and East Neuk) that were previously in place for the St Andrews and East Fife area. All of the views and comments made at the consultative draft, SEA Scoping, finalised draft and First Stage Environmental Report stages were considered in preparing this Plan. Many opportunities have already been provided for local people and community organisations to become involved in
the shaping of the policies and proposals that make up the St Andrews & East Fife Local Plan.

This Local Plan comprises:

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

An **Action Programme** is published along with the Local Plan describing planning proposals, who is responsible for implementing them, and their anticipated timescales. The Action Programme will be updated every two years to monitor progress on implementing the Local Plan.

The Action Programme includes the **Planning Obligations Financial Framework**.

A CD containing the Plan documents and supporting papers is available. The documents and all associated papers are also available online at www.fifedirect.org.uk. A link from this website allows all of the documents to be viewed interactively. It should be noted that non-Fife Council documents included as supporting papers have not been endorsed by the Council for planning purposes and do not form part of the St Andrews & East Fife Local Plan.

The Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 has made Strategic Environmental Assessment (SEA) of local development plans a statutory requirement. SEA has been undertaken in preparing the Local Plan to comply with the Regulations and European legislation and an environmental report has been prepared alongside the Local Plan. The intention of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development (EC Directive 2001/42/EC).
Figure 1.1: Local Plan Areas

Local Plan Areas
Figure 1.2: St Andrews & East Fife Local Plan process

<table>
<thead>
<tr>
<th>Stage</th>
<th>Fife Council</th>
<th>Public Involvement</th>
<th>Date [1]</th>
</tr>
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<tbody>
<tr>
<td>0</td>
<td>Publish newspaper notice to start Local Plan</td>
<td>East Fife Community Consultation ‘Have Your Say’</td>
<td>JULY 2003</td>
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<tr>
<td></td>
<td></td>
<td>East Fife Community Consultation ‘Your Place Your Plan’</td>
<td>SEPT-NOV 2003</td>
</tr>
<tr>
<td>1</td>
<td>Publish Consultative Draft Local Plan Publicise and Notice in Newspapers</td>
<td>Minimum 6 weeks Public Consultation (Representations)</td>
<td>APR-MAY 2004</td>
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<tr>
<td>2a</td>
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<td>NOT PUBLISHED Due to delay with Structure Plan</td>
<td>MAR 2005</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>AUG 2006</td>
</tr>
<tr>
<td>2b</td>
<td>Publish Position Statement on St Andrews &amp; East Fife Local Plan &amp; SEA Environmental Report v.1</td>
<td>18 weeks Consultation</td>
<td>OCT 2008</td>
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<td></td>
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<td>DEC 2008-MARCH 2009</td>
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<tr>
<td>3</td>
<td>Publish Finalised St Andrews &amp; East Fife Local Plan 2009, SEA Environmental Report v.2 &amp; Appropriate Assessment</td>
<td>Minimum 6 weeks to make representations to Local Plan &amp; Environmental Report &amp; Appropriate Assessment</td>
<td>OCT 2009</td>
</tr>
<tr>
<td>4</td>
<td>Plan Examination</td>
<td></td>
<td></td>
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<tr>
<td>5</td>
<td>Adopt Local Plan. Public Notice in newspapers to publicise adoption &amp; publication of the post-adoption SEA Statement</td>
<td></td>
<td>AUGUST - NOVEMBER 2012</td>
</tr>
<tr>
<td>6</td>
<td>Monitor through the Action Programme</td>
<td></td>
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</tr>
</tbody>
</table>

Notes:
[1] Dates will be confirmed as the Local Plan progresses through each stage. An annual monitor will be published in the Council’s Development Plan Scheme.

[2] The plan examination is the responsibility of the Scottish Government - Directorate of Planning Environmental Appeals. The appointed person will determine the format of the examination (written submissions or, hearings, or inquiry sessions).
Policy Context

The Scottish Government has published Scotland’s National Planning Framework 2, which sets out an achievable long-term vision for Scotland and identifies the likely change to 2025. It identifies the strategic development potential of the Aberdeen-Edinburgh-Newcastle transport corridor, which crosses the Local Plan area, and identifies Mid Fife as an area of national priority for environmental enhancement. Local Plan strategy has been reviewed to ensure that any changes necessitated through the National Planning Framework 2 are incorporated within the Local Plan.

The Local Plan has also been prepared in the context of the National Economic Strategy. This promotes sustainable economic growth and the proposals contained within the Local Plan contribute to this objective.

The Local Plan is prepared under the umbrella of the Fife Community Plan and the Fife Structure Plan, which has been prepared in the context of the National Planning Framework. The Community Plan provides the shared vision for Fife of public sector partners and the wider Fife community over the next ten years. The Local Plan also has regard to other plans and programmes prepared by Fife Council and its partners, including the Fife Economic Development Strategy, the Local Housing Strategy and the Local Transport Strategy. The Structure Plan will be replaced by new Strategic Development Plans for both Edinburgh and Dundee City Regions. Fife is within both of these regions for strategic planning.

The Fife Development Plan fits into a wider legal context set by European Directives and is guided by the Scottish Government’s Scottish Planning Policy (SPP), Planning Advice Notes (PANs) and circulars. These are available on the Scottish Government website – http://www.scotland.gov.uk. Their contents are reflected in this Plan’s policies but not repeated.
Strategic Context

1. The National Planning Framework (NPF), which is a strategy for the long-term development of Scotland’s towns, cities and countryside, identifies key strategic infrastructure needs to ensure that each part of the country can develop to its full potential. The Fife Structure Plan takes account of the NPF, provides a 20 year vision for Fife and sets the strategic land use policy context for St Andrews and East Fife. The following paragraphs list what this means for the whole Local Plan area.

2. Sustainable development:

• Developing and maintaining sustainable communities by delivering affordable housing as part of new development. This includes promoting Strategic Land Allocations in Cupar, St Andrews, Tayport/Newport/Wormit and in the East Neuk settlements
• Accommodating projected growth in Fife’s population
• Supporting and strengthening the rural economy by encouraging its diversification
• Further developing St Andrews as a high quality tourist destination and building on the tourism industry throughout Fife
• Providing a choice of quality housing as well as a choice of different locations, prices and tenures

3. Developing the economy:

• Attracting inward investment, and supporting and strengthening the rural economy. In this context, St Andrews will be promoted as one of Fife’s key town centres and will be developed as an international destination with the potential to build on its international profile as a cultural, sporting, leisure, visitor destination and centre of academic excellence
• Identifying strategic employment sites together with a seven-year supply of employment land in towns with a population greater than 5,000 and in clusters in rural areas. This includes promoting class 4 business use in town centre locations
• Increasing job opportunities and directing new employment-creating development to St Andrews
• Supporting St Andrews’ development as an asset for the knowledge-based economy. This includes support to realise the commercial potential of the higher education sector and working with the University to explore development of the campus
• Focussing retail growth in St Andrews and in Cupar as district shopping centres, enhancing the service role of Cupar Town Centre and consolidating growth in other town centres
4. **Safeguarding and improving the environment:**

- Designating a Green Belt for St Andrews which will manage long term planned growth for the town and take account of the need to protect the town’s character, landscape setting and identity

5. **Developing the transport network:**

- Maximising the efficient use of the Tay road and rail crossings to increase car sharing and the use of public transport
- Promoting mixed use developments to achieve improved accessibility
- Focussing major developments on public transport interchanges and town centres served by public transport and increasing development densities in these areas. This includes identifying opportunities for improvements to public transport infrastructure
- Supporting the provision of strategic transport improvements including a relief road for Cupar and a link road for St Andrews

### Strategic Locations

6. The Local Plan applies the Structure Plan strategy at a local level and provides more detailed local guidance.

7. The Structure Plan identifies Strategic Land Allocations at Cupar, St Andrews, Tayport/Newport/Wormit and in the East Neuk settlements. These locations present the best opportunity to further develop established settlements at a scale which can deliver infrastructure and services, and which are sustainable in terms of location and in the mix of land uses to meet community and economic needs. Development in these areas will largely be on greenfield land due to the limited amount of brownfield land in East Fife, whilst maximising the re-development of brownfield land where possible. All new development will require to be of a high quality in terms of layout and design, and should adhere to the principles contained within the guidance in Fife Council's *Fife Masterplans Handbook*.

8. Masterplans will be prepared to guide development in the Strategic Land Allocations. The masterplans will specify the phasing, scale and siting of development in line with the Fife Development Plan and will be prepared in consultation and with the involvement of the communities affected. The masterplans will require Fife Council approval before they are implemented and must demonstrate how they will help to create sustainable communities by providing:

- Housing to meet a wide variety of needs, including affordable housing;
- Employment land to attract and retain jobs; and
- Development to meet identified social and community needs.
9. All development must be of high quality design to produce an attractive and safe environment in which to live, work, play, invest and learn.

10. The Local Plan provides detail over the period to 2022 while indicating, in broad terms, development over the longer term to inform communities, landowners and investors.

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

12. St Andrews

13. St Andrews remains one of Scotland’s most popular locations as a place to live. Its role as the principal town in East Fife is recognised in the Local Plan strategy. The development strategy is to expand St Andrews over the next 20 years to realise the potential of tourism and the University as an economic driver for Fife, whilst balancing this with the need to protect its internationally important heritage. Development at North Haugh/Langlands, and at land at Craigtoun Road, make up the St Andrews West Strategic Land Allocation. This will provide for employment land, 1,090 houses (including a minimum of 30% affordable), and community development over a 20-year period. The Fife Structure Plan proposes a slightly lower proportion of housing development for the St Andrews Housing Market Area than its share of Fife’s population would merit and this is reflected in the Local Plan.

14. To fulfil St Andrews’ role, the town needs further employment land to provide opportunities for economic development, and to deliver affordable housing, whilst protecting and enhancing the landscape setting. To increase the contribution that science and technology make to the Fife economy and develop links outwith Fife, opportunities are identified for a science park, new business parks, and expansion of the tourism sector. New business parks will support local businesses as well as providing opportunities for further employment in the town.

15. The Local Plan allocates sites at the University of St Andrews’ North Haugh/Langlands campus west of the town centre to identify and protect the land required to accommodate the academic growth and commercial spin-off developments anticipated to take place over the period to 2026. It also identifies opportunities for housing development. This housing development, in addition to meeting housing needs, is a key element of the expansion of this area of St Andrews as it will enable the proposed improvement to the University’s facilities through
the provision of shared infrastructure. In turn, the extension of the University campus, incorporating a Science Park, will ensure that research at the University can be commercialised for the benefit of the local economy. The Council will work with the University of St Andrews to explore the development of the campus over a 20-year period. Depending on the masterplanning process for St Andrews West, a new primary school will be provided either at North Haugh/Langlands or at Craigtoun Road.

16. There is also a need to explore options to provide a replacement for Madras College.

17. St Andrews’ attraction as a place to live, together with limited development opportunities, has affected the housing market. Land and house prices have increased to the extent that new affordable housing for local people on lower incomes has all but disappeared. Development pressure on the town’s open spaces and older employment sites has also increased. In response to this, St Andrews has been designated as a Pressured Area which suspends some tenants’ rights to buy their council or housing association house. Due to the high need for affordable housing in the area, a higher proportion of new housing development is required to be affordable, compared to other areas in Fife. St Andrews needs to provide the scale of development that will help to contribute investment in new housing within the St Andrews Housing Market Area and to provide, within the town, housing that is affordable to more people in the local community, community facilities and services, places of worship, employment opportunities and infrastructure, thereby helping to sustain the community. The Local Plan acknowledges the need to support public sector funding for new facilities serving St Andrews and the wider area. However, significant private sector capital secured through developer contributions will be required to provide the scale of investment necessary.

18. The strategy recognises that the town's landscape setting has limited capacity to accommodate expansion. This limit is defined by a Green Belt boundary which is set for 20 years and will be subject to a review by 2028. Development within the first 14 years of that period is identified on the Proposals Map. The Green Belt boundaries take account of the need to manage development over and beyond the Local Plan period, and to protect St Andrews’ character and landscape setting.

19. **Cupar**

20. Cupar’s growth over the last 30 years has not been matched by the growth in the town’s services and facilities. Cupar has remained popular as a place to live and this was reflected in rapid increases in house prices which placed it as one of the least affordable towns in Scotland in which to buy a house according to pre-recession surveys.
The town has lost its role as a ‘County Town’ and agricultural market for the surrounding area. Demand for houses in the town remains high but this has not been matched by growth in employment opportunities.

21. The Local Plan strategy for Cupar is to consolidate the town’s role as the principal centre for services and facilities, places of worship, serving the wider rural hinterland, involving the development of 1,400 houses, community facilities and infrastructure, enhanced education facilities and business and commercial land over a 20-year period. The proposals in this Local Plan begin the move towards this aim by promoting development to accommodate changes in household size, increases in population, attracting and retaining services, providing employment opportunities and addressing traffic management issues. The scale of development proposed will help to minimise infrastructure costs.

22. One of the main challenges for the town is how development can be channelled to resolve transportation issues. The development strategy for the town over the next 20 years will enable the construction of a northern relief road to be funded through development. The road will resolve many of the congestion and environmental issues which impact on the town centre. It will also provide development options for employment land (including a business park), housing, bulky-goods retailing, community facilities, infrastructure, and public transport connections. Binding legal agreements will ensure that the road is built early in the construction phase of associated housing developments.

23. Construction of the relief road will allow for further traffic calming measures and associated environmental improvements to be introduced in the town centre guided by a Town Centre Improvement Framework. In addition, any house building on sites within Cupar (but outwith the Cupar North Strategic Land Allocation) will be required to make financial contributions to the revitalisation of the town centre. Further details on financial contributions are contained in the Planning Obligations Financial Framework in the Action Programme accompanying the Local Plan.

24. These measures are seen as part of a package to safeguard the viability and function of central Cupar as the town is extended to the north. They will include environmental and public path improvements which should make a significant contribution to improving environmental quality within the town. It is envisaged that a better quality environment in the town centre should also attract further businesses and the Local Plan encourages the development of office-based business there.

25. Development will be phased over the 20 year period and will be guided by masterplans to be prepared for Council approval. The masterplans will also address development phasing, design principles, land-uses and layout, access, and integration with the built up area. They will help
avoid piecemeal development and will be the means through which a planned extension to the town can be created to a high standard. Public involvement will continue as the masterplans are developed and implemented.

26. Tayport/Newport/Wormit

27. The Tay Bridgehead communities, focussed on Tayport, Newport-on-Tay, and Wormit, are important to Fife’s connections to the north because of the cross-Tay transport links, and the shopping, business, and employment relationships with Dundee and Angus. The planning strategies of Fife, Dundee and Angus have been to meet the housing and development needs of their respective areas, particularly in relation to housing, so that unnecessary commuter traffic is discouraged. This approach to housing land and the provision of new opportunities for local employment land is continued in this Local Plan. The Fife Structure Plan identifies development of up to 630 houses over a 20-year period. The scale of development proposed meets needs for housing and employment land and supports the case for the opening of a rail halt at Wormit in the longer term. The Local Plan identifies development to 2022 and indicates the direction of growth beyond that period.

28. East Neuk Settlements

29. The East Neuk is less well served in respect of its connections with the transport network when compared with other population centres in Fife. It is nevertheless a popular area to set up home and to visit, and plays an important role in Fife’s rural economy. The principal service centre for the area is Anstruther & Cellardyke which, together, have become established as an area of tourism and commercial activity. The East Neuk is also notable for a high proportion of second homes which add pressure to the local housing market. This is indicative of the changing role of the East Neuk which has suffered economically from restructuring in fishing and agriculture and is increasingly seen as an attractive location for retirees and ‘weekend residents’ which affects local economic activity. As with St Andrews, in 2006 the Scottish Government agreed to Fife Council’s request to identify part of the East Neuk as a Pressured Area. This suspends the rights of some tenants to buy their house. A higher proportion (30%) of new housing development is required to be affordable, compared to other areas in Fife, due to the high need for affordable housing.

30. The Fife Structure Plan identifies development of 500 houses on greenfield sites over a 20-year period. The Local Plan will help to further develop diversity and growth in this area by capitalising on the existing assets and encouraging economic diversity. The character of the area will be safeguarded and its distinctiveness retained by avoiding coalescence along the coastal strip. Whilst development proposals are predominantly housing-led, other development land
releases will be for commercial and employment land appropriate to the needs of the area. Employment land is identified in Anstruther, St Monans, and Crail.

Sustainable Development

31. The Local Plan aims to safeguard resources and to locate development where it has limited impact on the environment and the most positive social and economic effects. Sites have been selected for housing, employment and other development from those considered best able to meet these aims and so help create sustainable communities. New settlements are not proposed; instead, new developments will be integrated with existing communities so that more people can benefit from enhanced facilities. Sustainability should not be seen as a barrier to building on previously undeveloped land or countryside, however. Where proposals can bring benefits to new and existing communities, development will be considered in line with the Local Plan strategy and policies.

32. The Local Plan will promote sustainable communities through:

- Identifying sites which encourage people to walk, cycle or use public transport to get to work, school and community facilities either in individual settlements or collectively across a number of neighbouring communities;
- Improving travel choices through promoting public transport and the development of non-vehicular links such as pedestrian and cycle paths in conjunction with the core paths identified in the Fife Core Paths Plan;
- Supporting new development which minimises and mitigates environmental impact, including moving towards low or zero carbon development where it conforms with other Local Plan policies;
- Supporting the provision of garden ground and allotments;
- Encouraging domestic renewable energy and shared sources of energy;
- Promoting buildings that can provide for different needs over time;
- Safeguarding and creating green corridors for biodiversity and access - the latter in conjunction with the core paths system;
- Providing for a range of housing densities appropriate to the scale and location of the site, and increasing the number of units per hectare, particularly where the development sites are close to town centres and/or key public transport interchanges; and
- Providing a choice of quality housing styles and size, as well as a choice of different locations, prices and tenures.

33. Substantial progress has already been achieved in the promotion of sustainable development in other parts of Fife, and this has been reflected through a number of proposed major developments such as renewable energy at Energy Park Fife in Methil and development of a green business park at Westfield, near Kinglassie. We will seek to
encourage suitable proposals to promote sustainable development in East Fife where these accord with Development Plan policies.

Developing the economy

34. The Local Plan sets objectives to expand the economy by:

- Improving local employment prospects by identifying land for business and commerce which will help to sustain the rural economy and provide jobs;
- Supporting St Andrews in its role as a centre of academic excellence and encouraging business to develop on that foundation;
- Promoting Cupar as a location for business investment and growth and consolidating its role as the service centre for East Fife;
- Diversifying the business and employment base by supporting new economic development;
- Encouraging new job opportunities close to rural communities;
- Promoting sites for hotel development in support of the tourist economy; and
- Providing for employment land across the Plan area, including promoting sites within town centres for business use.

35. Competition for jobs is increasing not only within Fife but also across Scotland, the UK, and in an expanded Europe. The 2009 recession has added to these pressures. The planning system needs to support the assets that can attract new and diverse economic activity. East Fife has a high dependence on a large number of small businesses mainly in agriculture, construction, and services. The Local Plan strategy is not to compete with larger urban areas but to build on the area's strengths such as the high quality environment, tourist attractions, and educational assets.

36. A healthy local economy and business sector is essential to sustainable communities. This is acknowledged in Fife's Community Plan. Private and public sector initiatives can, within the Fife Development Plan framework, help create an environment in which the local economy can thrive and provide for the establishment of new businesses – important in rural areas where traditional jobs in the fishing and farming sectors are under pressure.

37. East Fife also has a considerable industrial heritage but, compared to other parts of Fife, manufacturing is not well represented in the pattern of employment. The recent closure of Curtis Fine Papers in Guardbridge provides evidence of further pressure on that sector. Nevertheless, over 84% of the adult population in East Fife is economically active, above the Fife average of 80%. The area continues to attract economically active residents, partly because many are able to travel out of the area to work in skilled and professional occupations. Significant local employment with large service sector establishments is restricted mainly to RAF Leuchars and the University
of St Andrews, and also to public services in healthcare and with Fife Council.

38. There are two strands to broadening the local business base. The first is to build on the potential for academic links to foster business opportunities. The University of St Andrews, in particular, has a key role in this respect by developing its landholdings at the western edge of the town to encourage small and medium size businesses in spin-off business space. Scotland has the capacity to develop such businesses which can create wealth through the commercial development of research and teaching. The University's global reputation for excellence in scientific research is an asset to Fife and Scotland. As one of the highest rated universities in the field of scientific research, it provides a platform for developing knowledge based business, attracting further investment, and making a major contribution to the Fife economy through the volume and value of jobs it creates. The Local Plan strategy is to work with the University to realise the University's potential to create economic opportunities from its academic activities as part of a western expansion of St Andrews. The St Andrews Settlement Plan illustrates where development will take place.

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

40. A strategic objective of the Fife Development Plan is to provide a seven-year supply of employment land in towns with a population greater than 5,000 and in clusters within rural areas. The Local Plan identifies new employment land in St Andrews and Cupar, in the East Neuk and the Tay Bridgehead, and in some smaller settlements throughout East Fife to assist job prospects available to smaller and more rural communities. These development opportunities are identified in the Settlement Plans. In addition, there is policy support for small scale business development at the edge of settlements where these contribute to the employment land supply and meet other planning policies.

41. Class 4 business uses are promoted within the town centres of St Andrews and Cupar. Within some Areas of Mixed Use, developers will be required to provide fully-serviced class 4 business premises prior to completion of housing development.
42. **Town centres**

43. The main town centres in East Fife have a key role in local economic growth by supporting employment, leisure and cultural services, and retailing and business. St Andrews is one of the town centres in Fife regarded as key to Fife’s economic growth and the Plan strategy recognises that the town has the potential to make a contribution to the economy of East Fife and Fife as a whole. The Settlement Plan for St Andrews explains in more detail what this means in terms of land use and development in the town. Compared to that envisaged for Cupar, St Andrews’ retail role is seen as serving more visitor and tourism needs, but with an emphasis on quality. This will include changes to the town centre's environment to provide for a more attractive and comfortable experience for all who use it.

44. Cupar has a role as the service centre for much of rural East Fife. The Local Plan proposes additional development in the town to enhance this function. This will be met within the town centre, providing further opportunities for retail and business use, and through a new retail park in association with the northern expansion of the town. The retail park will accommodate bulky goods retail to complement, rather than compete with, the retailing available within the town centre and will provide for the retention of retail expenditure within Fife. The vision for Cupar is one which consolidates its role as an important retail centre for East Fife, given its central location, and where non-retail businesses - such as the professional services sector - can develop further.

45. **Tourism**

46. East Fife has a leisure economy based around golf and tourism. Tourism is a cornerstone of the local economy in many parts of East Fife, and is nationally significant in terms of income and supporting employment. St Andrews’ role is again central to the Plan strategy as it has a competitive advantage as the recognised ‘home of golf’ and through its cultural connections. In addition, the University has potential to support tourism through its heritage, accommodation, and academic resources. East Fife as a whole is attractive to visitors as a place for leisure activities with assets such as the environment of the East Neuk coastal villages, championship golf courses, the Fife Coastal Path, Fife cycleways and inland walking routes.

47. Opportunities for hotel and commercial leisure development are supported by the Plan strategy and identified in St Andrews, Cupar, Guardbridge and Tayport.
48. **Minerals**

49. Mineral working is an important economic activity but it consumes finite resources and can also result in significant impacts on the environment and communities. Restoration, aftercare and after-use of sites are therefore important planning considerations. The Fife Structure Plan and the Fife Minerals Subject Local Plan provide policy guidance on matters relating to minerals. Coal bed methane is also an important economic resource and policy guidance on this matter is provided in the *Fife Minerals Subject Local Plan* under Policy MIN 2b, Onshore Gas including Coal Bed Methane (CBM), which was introduced to the subject plan by means of an alteration, adopted April 2011.

50. Developers should bear in mind that development in former coalfield areas may be affected by, or may itself affect, any of a number of areas of concern arising as a legacy of coal mining. Such areas of concern may be related to problems of ground stability, minewater contamination or seepage of mine gases to the surface. Development proposals will require to take account of these possibilities.

**Meeting housing needs**

51. The Local Plan Strategy to meet housing need is by:

- Allowing for housing development to meet the strategic housing land requirement and providing a minimum five year effective land supply at all times within each Housing Market Area, where this does not conflict with the strategy of the strategic development plan;
- Contributing to providing affordable and special needs housing to help meet Fife Local Housing Strategy objectives;
- Allocating suitable land for development in locations that are accessible to public transport and basic community services, either on a self contained basis in settlements, or collectively within a cluster of communities;
- Providing for a range of densities appropriate to the scale and location of the site, particularly in relation to proximity to the main public transport nodes and interchanges;
- Encouraging new houses which are adaptable to meet future trends; and
- Creating sustainable communities and applying the principles contained in the Fife Urban Design Guide.
52. Local Plan housing land requirement 2008-22

53. National planning policy requires development plans to ensure that there is, at all times a minimum five-year supply of housing land in every Housing Market Area (HMA). This land is expected to be free from development constraints (ready to build) within the Plan period. There is an effective five-year land supply in the St Andrews and North East Fife Housing Market Area. In the Cupar and North West Fife Housing Market Area, the current economic conditions and the complex nature of the site mean that the Cupar North Strategic Land Allocation is likely to deliver houses later and at a slower rate than originally envisaged. There is not, therefore, a minimum five-year supply of effective housing land in this housing market area. Additional allocations to compensate have not been made in Cupar, as they could threaten the deliverability of Cupar North and hence the town centre relief road. The local plan allocates a sufficient supply of housing sites elsewhere in the housing market area to meet the balance of structure plan Proposal PH1 (Future Local Plan Allocation). Additional allocations of housing land outwith Cupar would be contrary to the structure plan strategy of enhancing the role of the town as the service centre for rural East Fife. The land supply should, where possible, provide a variety of sites in terms of size, location, and house types in areas where potential house-buyers want to live. The Fife Structure Plan sets the housing land requirement up to 2026. The Local Plan identifies land to meet this requirement over the period to 2022.

54. The number of houses that require to be identified through this Local Plan by Housing Market Area and by Local Plan Area are calculated as follows:
Housing Land Requirement (A) - Existing Housing Supply (B) = Shortfall (C)

Shortfall (C) - Strategic Land Allocation (D) = Sites to be identified through the Local Plan (E)

<table>
<thead>
<tr>
<th>Housing Market Area (HMA)</th>
<th>Housing Land Requirement (A)</th>
<th>Existing Supply (B)</th>
<th>Shortfall (C)</th>
<th>Strategic Land Allocation (D)</th>
<th>Number to be found through the Local Plan (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cupar &amp; NW Fife HMA</td>
<td>1,400</td>
<td>830</td>
<td>570</td>
<td>558</td>
<td>12</td>
</tr>
<tr>
<td>St Andrews &amp; NE Fife HMA</td>
<td>2,200</td>
<td>1,417</td>
<td>783</td>
<td>1,127</td>
<td>-344</td>
</tr>
</tbody>
</table>

Notes:

(A) The Structure Plan requirement (A) is the 2008-18 portion of the Structure Plan 20 year (2006-26) requirement relating to the St Andrews and North East Fife, and Cupar and North West Fife Housing Market Areas.

(B) The existing supply figure comes from the effective housing supply (source: Fife Housing Land Audit 2011) and small sites (fewer than 5 houses), windfall, and urban capacity sites assumptions (source: Fife Structure Plan Report of Survey, 2006), updated following the Local Plan Examination process.

(D) The Strategic Land Allocation figure (D) comes from the approved Fife Structure Plan (2006-26) and includes the additional allocations it identifies for the period 2008-18, updated following the Local Plan Examination process.

(E) The Fife Structure Plan requires the Local Plan to allocate 450 houses to the Cupar & NW Fife Housing Market Area, and 930 houses to the St Andrews & North East Fife Housing Market Area. The Local Plan allocation for each Housing Market Area (E) is smaller than those figures because much of the Structure Plan’s requirement is contained in the existing supply (B) and Strategic Land Allocations. Additional Local Plan allocations have been made to provide additional land supply in each Housing Market Area. Figures updated following the Local Plan Examination process.
Fife Structure Plan Housing Land Requirement 2006-26 for Strategic Land Allocations (SLAs) as at August 2012

<table>
<thead>
<tr>
<th>Strategic Land Allocations</th>
<th>2011-16</th>
<th>2016-21</th>
<th>2021-26</th>
<th>2006-26</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cupar North</td>
<td>54</td>
<td>420</td>
<td>336</td>
<td>810</td>
</tr>
<tr>
<td>St Andrews West</td>
<td>90</td>
<td>250</td>
<td>360</td>
<td>700</td>
</tr>
<tr>
<td>Tayport/Newport/Wormit</td>
<td>124</td>
<td>180</td>
<td>35</td>
<td>339</td>
</tr>
<tr>
<td>East Neuk</td>
<td>130</td>
<td>248</td>
<td>129</td>
<td>507</td>
</tr>
<tr>
<td>TOTAL</td>
<td>398</td>
<td>1,098</td>
<td>860</td>
<td>2,356</td>
</tr>
</tbody>
</table>

(Source: Approved Fife Structure Plan Proposals PH2 and PH3; Fife Housing Land Audit 2011)

Notes:

These figures include the additional allocations introduced by the approved Structure Plan, May 2009, and are shown phased across each 5 year period, Figures updated following the Local Plan Examination process

55. The housing land requirement takes into account the existing land supply, urban capacity assessments, and contributions from windfall (unanticipated) sites, and small (fewer than 5 houses) sites. [However, note that the housing land requirement is likely to be reviewed in the future due to the introduction of Strategic Development Plan Authorities.]

56. In allocating land for development, the Council has taken account of the availability of infrastructure (or its provision through development funding), the transport network, environmental factors, and access to core community services such as schools, shops, or local facilities. Community consultations undertaken in preparing the Plan confirmed that there is widespread concern, particularly among smaller communities, that small towns and villages will become swamped by new development. Where possible, therefore, the Council has sought to apply some proportionality in allocating land for development and has adjusted the distribution of housing land to take account of physical, infrastructural, and environmental factors.

57. Five-year housing land supply

58. The housing land supply in the Fife Housing Land Audit 2011 provides the most up-to-date housing position for the Local Plan and sets the baseline for meeting the housing land requirement. The Local Plan is the preferred means of identifying land for development; however, there may be other opportunities which come forward during the lifetime of the Plan. The Settlement Plans and the Action Programme
provide details of sites identified to meet the requirement. The Proposals Map identifies new allocations. The identified sites achieve an effective five-year land supply in the St Andrews and North East Fife Housing Market Area. In the Cupar and North West Fife Housing Market Area, the current economic conditions and the complex nature of the site mean that the Cupar North Strategic Land Allocation is likely to deliver houses later and at a slower rate than originally envisaged. There is not, therefore, a minimum five-year supply of effective housing land in this housing market area. Additional allocations to compensate have not been made, as explained above in paragraph 53.

59. **Affordable housing**

60. Two of Fife’s greatest assets – its location and environmental quality – contribute to pressuring the housing market. Lying within commuting distance of Dundee, Perth, Stirling, and Edinburgh has helped to attract a high demand from both within and beyond Fife’s boundaries. The *Local Housing Strategy (update 2008)* states that 60% of second homes in Fife are in East Fife (almost 38% in the East Neuk alone). The greatest house price rises in Fife between 1998 and 2003 (80% and above) have been in the East Neuk and St Andrews. The Scottish Government acknowledges the housing market issues within the Plan area and agreed to the Fife Council East Neuk and St Andrews localities having Pressured Area Status, which suspends the right to buy for some tenants.

61. Other initiatives include the Council’s Affordable Housing Policy, the selection of a preferred partnership for the delivery of subsidised affordable housing in Fife (currently the Fife Housing Association Alliance) and the Strategic Housing Investment Plan (SHIP). Fife Council has also identified funding in order to provide new build council housing in the region of 50 units per annum over the next five years.

62. Affordable housing, including special needs housing, will be sought where there is a demonstrated need. A mix of tenures will be sought including low cost ownership and social rented although the Council’s preference is for social rented housing. Given Fife’s changing demographic profile, in terms of a projected increase in the number of elderly persons, the provision of special needs housing will be important.

63. The Structure Plan sets the requirements for the provision of affordable housing. The proportions that apply are: 20% in the Cupar and North West Fife Housing Market Area, and; 30% in the St Andrews and North East Fife Housing Market Area. The Council will work with the house building industry in providing affordable housing as part of development proposals. In the interests of equity, delivery of affordable housing will be sought on all appropriate development, commensurate with scale.
(This may also be applied to non residential development.) The Council has produced *Supplementary Guidance on Affordable Housing (2011)* which provides detailed advice on how affordable housing will be achieved and remain affordable to meet the future needs of local people.

**Safeguarding and improving the environment**

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

- Ensuring new development accords with the principles of sustainability and encourages more walking, cycling and use of public transport;
- Promoting high standards of design and development to conserve landscape and urban character;
- Protecting the countryside from unplanned development sprawl whilst allowing for development which supports the rural economy or has a specific need for a rural location;
- Conserving priority habitats and species; protecting and enhancing biodiversity; and conserving the built heritage;
- Supporting, where appropriate, renewable energy initiatives.

65. **Quality in the built environment**

66. Well designed new development and public spaces are essential to quality of life. Good design can also have a positive effect on both regeneration and economic wellbeing. It can improve local pride and ownership in a community. Poorly designed development and public space often has precisely the opposite effect.

67. The Fife Development Plan promotes good environmental quality. Aided by the Fife Urban Design Guide, Creating a Better Fife and the Fife Masterplans Handbook, the Local Plan strategy is to apply this objective to new development as well as the natural environment so that the planning system improves what already exists, and creates value for the future. Specific proposals in the Local Plan are identified to bring about improvements in the built and natural environment. Redevelopment of brownfield, derelict or damaged land, where appropriate, is encouraged in preference to greenfield development. However, greenfield release is still required to implement the Plan strategy. The Local Plan's policies support the re-use of buildings in town and country where the proposed use is acceptable and meets the terms of these policies. In addition, the St Andrews Design Guidelines offers specific guidance for development in St Andrews.

68. The quality of design in new developments can be a contentious matter but there is no doubt that a greater desire exists for design standards to be raised and for guidance to be applied. In many cases standards have improved but have done so inconsistently, and Local Plans have not assisted as much as they might have done. This Local Plan
addresses these concerns by raising design standards and proposing the development of design guidance in planning briefs and masterplans for large or particularly important sites. Supplementary, more detailed, design guides will emerge during the lifetime of the Local Plan. For the Strategic Land Allocations in St Andrews and Cupar, development will be on a phased basis and lead to the creation of a series of small neighbourhoods, rather than a single urban expansion. Distinct urban design in each area will help create a sense of place.

69. Planning briefs, including masterplans, provide planning guidance which complements and supports the statutory development plan. They are not alternatives to the development plan but provide design, layout, infrastructure, and implementation guidelines or requirements for proposed development and provide clear advice to developers and communities on what is expected from development proposals. When the Council approves planning briefs and masterplans, following consultation with the local communities affected by them, they will become material policy guidance in deciding planning applications. New and innovative designs are encouraged in locations where they will add quality to the built environment. Such locations will include conservation areas and rural locations. Design considerations in these places will be more complex by virtue of their settings and the need to protect and augment their characters.

70. The environmental assets of East Fife are considerable. These include: over 3,100 listed buildings; 27 conservation areas; landscape of quality and character; over 4,500 archaeological sites and more than 200 ancient monuments; 3 Special Areas of Conservation, 3 Ramsar sites and 4 Special Protection Areas under European legislation, including the Isle of May; numerous sites of more local importance; and 129 Tree Preservation Orders. Afforested areas and the coastline are particular characteristics of rural East Fife. The Fife Structure Plan provides policy guidance in relation to nature conservation sites of international and national significance; the Local Plan provides local policy.

71. The pattern of towns, villages, and hamlets across the Local Plan area is an integral part of the area's character. Local Plan proposals for new development take account of these features with a view to protecting the overall environmental quality, and have used landscape plans, where they exist, to inform the Plan. The Local Plan Proposals Map defines settlement envelopes only for those towns and villages of 25 houses or more, or where the Local Plan supports development that will increase a settlement’s size to beyond 25 houses. Settlements with fewer than 25 houses are not defined by envelopes in the Local Plan and will be regarded as established clusters of housing within the countryside.
72. Twenty-seven conservation areas are defined in the Local Plan. A phased programme is underway to review Fife’s built heritage assets. In accordance with National Planning Policy, conservation area appraisals and management plans will be prepared and brought forward for consultation for all of the conservation areas in East Fife over the Local Plan period.

73. The reasons for the designation and the most important attributes of conservation areas need to be better explained to assist decisions on development likely to have an impact on their character. Character appraisals will therefore be prepared during the Local Plan period in accordance with national planning policy.

74. The most significant spaces within and between town and villages are given policy protection from development pressures. A Green Belt for St Andrews has been defined. This will direct planned growth to appropriate locations and protect the town’s landscape setting and critical views to and from the historic core, in accordance with national green belt policy.

75. In defining the Green Belt, the Council has decided that its boundary should endure and not be subject to frequent revisions to meet new development needs. The Green Belt boundary has been drawn to reflect a long term settlement strategy and ensure that planned long term growth can be accommodated. This is necessary to avoid the cumulative erosion of the integrity of the Green Belt through the approval of individual planning permissions. Inner boundaries have therefore been drawn to create an area between the current settlement envelope and the Green Belt suitable to accommodate planned growth over a 20 year period without the need to encroach on Green Belt land. The Green Belt therefore sets a context for the future direction of St Andrews’ growth for at least 20 years.

76. Development within the Green Belt’s inner boundary is managed by planning policy, including the use of masterplans, to identify how, where, and the broad extent of St Andrews’ future growth over the next 20 years. This will include guidance on landscape measures required to accommodate future development, where appropriate.

77. Green spaces are also shown where they help to safeguard important tracts of undeveloped land which penetrate built-up areas and provide access to the surrounding countryside.

78. Areas of Great Landscape Value (AGLVs) have been important in Fife in helping to identify areas where the landscape is held in high regard and have been designated in Fife for many years to protect their special landscape character from unsympathetic development. However, the inclusion within Local Plans of other policies on development in the countryside, forestry and nature conservation as well as the cultural heritage can provide a similar level of landscape
protection at both the broad and site specific landscape scale when considering development proposals.

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

80. **Rural and coastal development**

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

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

83. Fife’s coast forms part of its landscape character – its ‘fringe of gold’ – and is recognised as having an environmental and economic value. Provision is made for development that requires a coastal location and contributes to the local economy. (The coastal zone is defined to assist decisions on development proposals. It includes land related to and influenced by the coast, land up to 250 metres inland from Mean High Water Springs; the coastal landscapes defined in the Fife Landscape Character Assessment; and coastal habitats. The developed coast has been defined as that within settlements with a population greater than 2,000 and where there is existing large-scale development for industry, tourism and recreation outwith settlement limits.)
Providing for Infrastructure and Community Needs

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

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

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

86. The Council wishes to work in partnership with developers to assist delivery and seeks to develop mechanisms to achieve this. Structure Plan Policy DC1 and Local Plan Policy D1 (Developer Contributions) set out the Council’s requirement for all new development to address any shortfalls in community infrastructure and/or mitigate any adverse impact they create by seeking development contributions to the costs. The Settlement Plans indicate the nature of contributions sought from development proposals. Specific contributions will be agreed as part of the development management process and, where appropriate, set out in masterplans and planning briefs.

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

88. The age structure of the Scottish population has changed significantly over recent years and the pattern in Fife closely follows the national trend. The population profile for East Fife, compared to the Scottish average, is characterised by fewer residents aged under 16, and more residents older than 64. There is a need to plan ahead so that future development takes account of the anticipated needs likely to arise and to ensure social services such as education and healthcare are
accessible to Fife’s residents.

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

90. The strategy for the future development of Fife’s hospital and community health services in the Local Plan area includes the construction of a new hospital and health centre in St Andrews, serving the wider area. In Cupar, the NHS Fife Project Team has taken account of new housing development over the period to 2026 when reporting plans for healthcare provision. A business case has been prepared for the redevelopment of the Adamson Hospital and the Cupar Health Centre to include health centre and hospital facilities within the Cupar locality. Where necessary, land will be zoned for health and care facilities including nursing homes. Developer contributions will be sought to assist in the provision of new or expanded facilities where this is necessitated by new housing development. Sites for care homes are also identified as part of mixed use development for Strategic Land Allocations.

91. **Services infrastructure**

92. The supply and availability of water services – sewerage in particular – is a national planning issue. Scottish Water, as the body responsible for these services, is required to meet the EU Water Framework Directive 2000, on the treatment of wastewater and this is driving its spending priorities. This has had the effect of restricting the availability of resources to meet the infrastructure needs arising from new development and means that the implementation of the Local Plan’s development strategy is affected significantly by the available capacity in the system for the first five years or so of the Plan period. Land for new development is allocated and phased to take account of this restriction. This is reflected in the phasing of land for development in Anstruther, Cupar, St Andrews, and within the Tayport/Newport/Wormit area. In accordance with Policy D1 (Developer Contributions), where development proposals require additional investment in water and drainage services, the Council requires that these will be paid for by the developments to be served.

93. Waste management is primarily a strategic matter and is addressed in the Fife Structure Plan and in the Fife Area Waste Plan. The Local Plan contributes to the implementation of these documents’ policies by safeguarding land at Lower Melville Woods, by Ladybank, as a site for
waste disposal and recycling. Waste management at a neighbourhood level will be supported by requiring new developments to accommodate facilities for waste recycling, segregation, and collection.

94. Telecommunications infrastructure is now an essential part of everyday social, business, and leisure activities. It has also opened opportunities for access to services and learning opportunities in rural locations. The Local Plan provides a policy framework which supports the development of telecommunications infrastructure whilst having regard to environmental considerations.

95. **Renewable energy**

96. National planning policy on renewable energy and associated advice notes provide the national context for renewable energy. Further guidance is given in the Council’s Planning Customer Guideline *Renewable Energy in Fife* (2007) and Supplementary Planning Guidance *Wind Energy* (2008). Fife Council is committed to reducing carbon dioxide emissions and promotes the use of passive solar design to achieve reductions in energy requirements. The Council will also seek to achieve further savings by securing at least 15% of a development’s predicted energy requirements generated on site from low or zero carbon technologies or by other measures on site delivering an equivalent carbon dioxide reduction.

97. The commercial exploitation of potential renewable energy sources, including energy crops (biomass), is likely to be in the rural parts of the Plan area and should be considered in the context of planning policies covering such locations. In the case of commercial wind farms, the Local Plan defines a broad area of search to guide development proposals. In addition, the Planning Customer Guidelines provide a general indication of preferred areas for other technologies such as hydro power, geothermal energy, solar power, and passive solar design.

98. **Community infrastructure and services**

99. Education capacity in primary and secondary schools is a recurring theme expressed through community consultations when preparing the Local Plan. School investment by Fife Council will be determined by a review of school assets covering primary and secondary facilities. The land use implications of this are still being identified.

100. The Council’s School Estate Strategy, approved in 2005, provides the strategic context for education across Fife. The Strategy will inform a rolling programme for the future development of school buildings and lead to the identification of education priorities across all of Fife. This is a long-term commitment but, in the interim, where new development causes pressure on existing school capacity, a financial contribution will be required from the developer to alleviate that
pressure. The proposed housing allocations will impact on school capacities and further public consultation will be undertaken if the Local Plan is amended. Where 1,000 or more houses are proposed in one location the Local Plan sets out requirements for a new primary school to be provided. In the event that this is not needed due to capacity in other schools, this requirement will not be pursued. In cases where there is a need for developers to provide a new school or to make a contribution towards education infrastructure, these are identified in the Settlement Plans in the Local Plan. This approach is consistent with the School Estate Strategy.

101. There is also a need to explore options to provide a replacement for Madras College.

102. The Plan’s strategy for leisure and recreation includes promoting further development of urban greenspace. The emerging *Fife Greenspace Strategy* will provide further information. In Cupar and St Andrews greenspace will be promoted through linking existing open spaces and seeking to identify opportunities to create new links through the towns and to the countryside. The *Fife Core Path Plan*, the primary policy document for access and path proposals, identifies further land use proposals which will require planning policy support.

**Developing the Transport Network**

103. The Local Plan objectives for developing the transport network are:

- Providing for a pattern of land use which reduces unnecessary travel and supports a choice of more sustainable travel options;
- Assisting the implementation of Fife’s Local Transport Strategy;
- Safeguarding options for future development of the transport network;
- Supporting improvements to regional transport connections to East Fife

104. In addition to the Fife Development Plan, Fife Council has a Local Transport Strategy. The St Andrews & East Fife Local Plan has been prepared alongside the Local Transport Strategy and its constituent Area Transport Plan for East Fife. Details of transportation policies and proposals are contained within the East Area Transport Plan. The respective strategies of these Plans complement each other and the Area Transport Plan will be updated early in the life of the Local Plan. The East Area Transport Plan translates strategic traffic and transport objectives into local action. Improved public transport provision is integral to this document including development at Leuchars railway station, and improved integrated public transport feeder services between St Andrews and Leuchars railway station. A Park and Ride/Choose at the North Haugh, with a focus on tourist traffic, will be developed as part of the western expansion of St Andrews. The East Area Transport Plan also includes a commitment to identify, cost, and appraise measures to address Cupar’s traffic
problems including the creation of a relief road.

105. The predominantly rural nature of East Fife means there is a higher than average dependency on private transport. This is due to a combination of the dispersed settlement pattern, restricted public transport network, and higher household income levels leading to 31% of households with more than one car, compared with 25% for the whole of Fife. Enhancement of public transport and transport infrastructure (through public and private funding) will aid in improving accessibility to and within the Plan area. The proposed re-opening of the Levenmouth rail link to passengers would help serve the East Neuk.

106. The Local Plan strategy involves supporting the transport network by promoting development where homes, jobs, and services are in close proximity and, where possible, accessible to public transport to minimise the impact of commuting. In addition, development is located where it can best underpin the transport network by means of development-led funding or by providing a supporting population to contribute to the viability of new public transport investment. Most development is proposed in areas that promote good access and relate to the main strategic transport connections in the Plan area: Leuchars; Guardbridge; St Andrews; Cupar; and Tayport, Newport and Wormit. This provides good road and rail links to the main centres of Fife and to Scotland’s principal urban centres.

107. The East Coast mainline railway serves the Local Plan area, and connects it with England, north-east Scotland, and the central belt of Scotland via Edinburgh or Dundee. Proposals to further develop rail connections in West Fife will bring added benefits to this area by offering additional connections – for freight in the first instance – to the central Scotland rail network. New development of the scale proposed in the Local Plan strategy will require improvements to the rail network and so the Local Plan safeguards land for new rail halts at Newburgh and Wormit. Details of these and any relevant development contributions to them are in the respective Settlement Plans. Additionally, Park and Choose sites, which will complement established rail facilities, are proposed in the Plan.

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

109. East Fife is well served by harbours, many of which are still working facilities. The Local Plan strategy encourages the development of the harbours as operational facilities or for leisure and tourism
purposes. Anstruther, where there is scope for more resident berths and to attract more visitors, should be regarded as the Fife centre for sailing and cruising.

Implementation, Monitoring and Review

110. The St Andrews & East Fife Local Plan will set a development strategy for 2008 - 2022. It provides a framework for the Council to guide development and changes in land-use and seeks to promote development in accordance with the Plan strategy. Monitoring and reviewing the implementation of the policies and proposals of the Local Plan is therefore important to ensure that they remain relevant. Monitoring is also critical to assess how well the Local Plan performs in achieving its objectives.

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

112. The Action Programme also identifies proposals involving land in which the Council has ownership interests. The Action Programme will be reviewed and updated at least every two years throughout the lifetime of the Local Plan to monitor progress on implementing the proposals and to inform the Local Plan review.

113. The Planning etc. (Scotland) Act 2006, which received Royal Assent in December 2006, introduced a new development plan system. This Local Plan will be subject to review within five years and will itself be replaced in due course by the Fife-wide Local Development Plan, with the recently-adopted TAYplan Strategic Development Plan as its strategic framework. TAYplan did not seek to reconsider strategic development allocations from the approved Fife Structure Plan, since that structure plan had been approved relatively recently (2009). Rather it focusses on the spatial strategy and vision for the city region over the period to 2032, taking account of these existing strategic development intentions. The function of this local plan in respect of land use and development management will be maintained. Further information is set out in Fife Council's Development Plan Scheme, which will be updated annually.
Settlement Plans

Introduction

Settlement Plans are prepared for each town and village that has proposals within the Local Plan area and that either have a minimum of 25 houses, or will be expected to have a minimum of 25 houses when the Local Plan proposals are built. Settlement Plans are an important part of the Local Plan. They set out the range, type and scale of development the Council will support and highlight the future development potential of a settlement.

What the terms in the Settlement Plans mean

- **Map ref:** gives the location of the land on the Proposals Map, for example AUC 01 refers to Auchtermuchty site 01.
- **Location:** where the proposal is.
- **Area (ha):** the size of the land, in hectares.
- **Class/type:** what type of development (Use class or type) the Council will give its support to on this land.
- **No. of houses:** the estimated number of houses that can be built on the land. When planning permission is granted for development, the number of houses may be higher or lower than the estimated number in the local plan.
- **Lead:** the name of the organisation, for example Fife Council (FC), private sector developer (Private), or Housing Association (HA), responsible for developing the land.
- **Status, additional development requirements and other information:**
  - **Status:** the current position of a site e.g. is it a Local Plan allocation, does it also have planning permission, is it under construction?
  - **Additional development requirements:** any specific contributions (additional to requirements set by Development Plan policies), that a developer is required to make to address the impact of proposals, for example developers must pay for new roads or roundabouts, or make a contribution to a school (either the cost of building a new school or extending an existing school). Further detail on development requirements can be found in the Planning Obligations Financial Framework in the Action Programme.
  - **Other information:** any other factors the Council thinks are important for people, including developers and local people, to know.
- **Planning permission:** this means the 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.
• **Outline planning permission:** this means the Council has given, in principle, permission for a certain type of development to go ahead. Before a development can be built, full planning permission (above) must be obtained.

• **Strategic Land Allocation:** the Fife Structure Plan identifies a number of Strategic Land Allocations throughout East Fife to be developed between 2006 and 2026. These areas will include a minimum of 300 houses and may include a mix of land uses depending on the location. The text for each Strategic Land Allocation gives details of the acceptable land uses for the site.

• **Local Plan allocation:** this site has been identified as a proposal in the Local Plan.

• **Development Opportunity:** this site has the potential for development as described.

Definitions for many other 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 Plan. This identifies all the proposals within the Settlement Plans and gives information on:

- who is responsible for implementing them; and
- their anticipated timescales.

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

**Settlement and Landward Plans**

**Settlements with Proposals**

Anstruther & Cellardyke  
Auchtermuchty  
Balmerino & Kirkton of Balmerino  
Balmullo  
Colinsburgh  
Crail  
Cupar  
Cupar Muir  
Dairzie  
Drumoig  
Dunshalt  
Elie & Earlsferry  
Falkland  
Gauldry  
Guardbridge
Kettlebridge & Kingskettle
Kilconquhar & Barnyards
Kingsbarns
Ladybank
Largoward
Leuchars
Lower Largo & Upper Largo
Lundin Links

Newburgh & Burnside
Newport on Tay & Wormit
Pittenweem
Springfield
St Andrews
St Monans
Stratheden
Strathkinness
Tayport

Landward Area (Development Proposals outwith Settlement Boundaries)

There are no Local Plan proposals for the towns and villages listed below. Consequently, Settlement Plans have not been prepared for these areas and there is no requirement to refer to the Action Programme. During the Local Plan period, infill opportunities may arise within these settlements. These are encouraged, subject to compliance with the policies of the Local Plan.

Arncroach
Balmalcolm
Blebo Craigs
Boarhills
Ceres
Chance Inn
Collessie
Craigrothie
Foodieash
Freuchie
Gateside
Grange of Lindores
Kilmany
Kilrenny
Letham
Luthrie
Mount Melville
New Gilston
Peat Inn
Pitlessie
Pitscottie
Strathmiglo
The Source for all population figures is: General Register Office for Scotland (GRO(S)) Small Area Population Estimates 2007.

The figures stated in the settlement statements are derived from aggregating GRO(S)’ datazones to best fit the settlement boundaries as defined in the Local Plan.

**Designation Maps**

Finally, the Proposals Maps should not be looked at in isolation and must be read in conjunction with the Designation Maps. These record natural, cultural and built assets protected by policy, safeguarded areas, and highlight other relevant designations which may have policy implications.

**The Designation Maps can be found on the CD** and are listed below:

Designation Map 1 – Areas of Archaeological Regional Importance
Designation Map 2 – Areas of Great Landscape Value
Designation Map 3 – Conservation Areas
Designation Map 4 – Core Path Network
Designation Map 5 – Country Parks
Designation Map 6 – Denominational School Catchment Areas
Designation Map 7 – Gardens & Designed Landscapes
Designation Map 8 – Listed Buildings
Designation Map 9 – Local Nature Reserves
Designation Map 10 – National Nature Reserves
Designation Map 11 – Primary School Catchment Areas
Designation Map 12 – Ramsar Sites
Designation Map 13 – Regional Parks
Designation Map 14 – Regionally Important Geological Sites
Designation Map 15 – Scheduled Ancient Monuments
Designation Map 16 – Scottish Wildlife Trust Sites
Designation Map 17 – Secondary School Catchment Areas
Designation Map 18 – Sites of Special Scientific Interest
Designation Map 19 – Smoke Control Areas
Designation Map 20 – Special Areas of Conservation
Designation Map 21 – Special Protection Areas
Designation Map 22 – Tree Preservation Orders
Designation Map 23 – Trunk Road Consultation Corridor
Designation Map 24 – Wildlife Sites
Designation Map 25 – Major Accident Sites & Hazard Pipeline Routes
Designation Map 26 – Windfarm Areas of Search

**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 and coal seams requires the prior written approval of the Coal Authority.

In addition (and not restricted to coalfield areas) potential development sites may have been subject to mining operations other than coal, such as ironstones, limestone and oil shales for example. Development proposals will require to take account of these facts.
Anstruther and Cellardyke Settlement Plan

Population– 3,631

Anstruther and Cellardyke, as part of the East Neuk and St Andrews Localities, have Pressured Area Status. This suspends the rights of some tenants to buy their house.

The planning issues to be addressed in this Local Plan:

- Together Anstruther and Cellardyke comprise the main settlement grouping on the East Neuk coastline, providing a centre for service, fishing and tourism facilities. As Scotland's fishing industry has declined and tourism has developed, there is a need to support the role of Anstruther and Cellardyke as a local service centre for the East Neuk.
- Contributing to the requirements for affordable housing.
- Safeguarding employment land and providing planning policies to attract new businesses.
- Promoting and preserving the harbours.
- Managing new development to retain the distinctiveness and character of the towns, particularly the conservation areas, and preserving the separation between the coastal villages.

Other:

- The Murray Library building, Shore Street, held in Trust for community benefit, offers accommodation or a development opportunity, subject to the terms of the Trust. Specified uses are education, recreation and leisure. Proposals will be supported where consistent with Local Plan policies.
- The Anstruther Community Regeneration Project Group is currently examining various development options with regard to improvements in the harbour and town centre areas. Again, proposals which emerge within the lifetime of this Local Plan will be supported where they are consistent with Local Plan policies.
### Anstruther and Cellardyke - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANS 01</td>
<td>Cellardyke Caravan Park</td>
<td>10.8</td>
<td>Housing</td>
<td>331</td>
<td>Private</td>
<td>This site contributes 37 houses to the East Neuk Settlements Strategic Land Allocation. 294 houses are part of the existing housing land supply. Planning permission 10/01104/ARC was granted on 03/11/2010.</td>
</tr>
<tr>
<td>ANS 02</td>
<td>Crichton Street</td>
<td>&lt;0.1</td>
<td>Housing</td>
<td>5</td>
<td>Private</td>
<td>This site is under construction but is identified as currently non-effective in the Fife Housing Land Audit 2011. Planning permission 04/01724/EFULL was granted on 24/06/2004.</td>
</tr>
<tr>
<td>ANS 03</td>
<td>Bankwell Road</td>
<td>0.2</td>
<td>Housing</td>
<td>11</td>
<td>Private</td>
<td>Planning permission 07/01394/EOPP was granted on 11/02/2008 and a further application, for extension of time</td>
</tr>
</tbody>
</table>
| ANS 04 | Depot, Pittenweem Road | 0.4 | Brownfield site | 12 | Fife Council/Private | period for that permission, was granted on 16/02/2011.

The site has the potential to contribute to the housing land supply. |

| ANS 05 | Anstruther Wester Primary School | 0.2 | Brownfield site | 8 | Fife Council/Private | This site is a development opportunity.

It has the potential to contribute 12 houses to the housing land supply.

Before development takes place, potential contamination of this site should be investigated, and mitigated if required. |

<p>|  |  |  |  |  |  | A flood risk assessment is required before development takes place. |</p>
<table>
<thead>
<tr>
<th>ANS 06</th>
<th>St Andrews Road extension</th>
<th>3.9</th>
<th>Employment</th>
<th>Fife Council/Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Vehicle access via B9131.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Classes 4 (business), 5 (general industrial) &amp; 6 (storage &amp; distribution).</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Retain scope to link site to the established employment area to the south.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Safer route to school to be safeguarded (indicated on the proposals map).</td>
</tr>
<tr>
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<td></td>
<td></td>
<td>A flood risk assessment is required before development takes place.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ANS 07</th>
<th>Harbour &amp; town centre improvements</th>
<th>21.0</th>
<th>Infrastructure facilities, boat servicing, pontoons (phase 2)</th>
<th>Fife Council/Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Anstruther Community Regeneration Project Group is currently examining development options.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Anstruther Easter Harbour is category B Listed by Historic Scotland.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Development</td>
<td></td>
</tr>
<tr>
<td>ANS 08</td>
<td>Dreelside</td>
<td>1.0</td>
<td>Allotments</td>
<td>Fife Council/Private</td>
</tr>
<tr>
<td>--------</td>
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</tr>
</tbody>
</table>

proposals may emerge within the lifetime of this Local Plan.

A flood risk assessment is required before development takes place. Development on the functional floodplain should be avoided.

This site is a Local Plan allocation.

Land to be reserved for allotments.

Access from Queens Gardens and Milton track.

See Action Programme for programming and site details and also refer to the Financial Framework.
# Auchtermuchty Settlement Plan

Population – 2,068

## Auchtermuchty - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUC 01</td>
<td>East of Stratheden Place</td>
<td>0.7</td>
<td>Housing</td>
<td>18</td>
<td>Private</td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Views south to the Lomond Hills to be protected.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>Developers will be required to produce an Indicative Development Framework for Fife Council approval.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>A flood risk assessment is required before development takes place.</td>
</tr>
<tr>
<td>AUC 02</td>
<td>Adjacent to cemetery</td>
<td>0.2</td>
<td>Employment</td>
<td></td>
<td>Fife Council/Private</td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Classes 4 (business), 5 (general industrial) &amp; 6 (storage &amp; distribution).</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Access from Station Road</td>
</tr>
<tr>
<td>AUC 03</td>
<td>North of Old Station, (Sterling Warehouse)</td>
<td>2.0</td>
<td>Employment</td>
<td>Fife Council/Private</td>
<td>Industrial Estate. A flood risk assessment is required before development takes place.</td>
<td></td>
</tr>
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<td>--------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>AUC 04</td>
<td>Former Ironworks Station Road</td>
<td>3.7</td>
<td>Area of Mixed Use (primarily housing).</td>
<td>25 Private</td>
<td>This site is a Local Plan allocation. Classes 4 (business), 5 (general industrial) &amp; 6 (storage &amp; distribution). Site boundaries and details to be determined by Planning Application. A flood risk assessment is required before development takes place.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Developer to prepare development framework for</td>
<td></td>
</tr>
</tbody>
</table>


Fife Council approval; development framework to include land use mix, distribution and development phasing with respect to flood risk, site remediation requirements and access.

See Action Programme for programming and site details and also refer to the Financial Framework.
Balmerino and Kirkton of Balmerino Settlement Plan

Population – 123

Balmerino and Kirkton of Balmerino - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAL 01</td>
<td>Opposite Balmerino Abbey/Memorial Cottages</td>
<td>0.6</td>
<td>Housing, and transport and environmental improvements</td>
<td>5</td>
<td>Private</td>
<td>This site forms part of the existing housing land supply. Planning permission 09/00408/EFULL for 5 houses was granted subject to a S75 agreement on 25/05/2009. Tourist car park for visitors to abbey/village. Environmental improvements – including landscaping and view protection. Larger gardens in rural setting adjacent to the Conservation Area.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Balmullo Settlement Plan

Population – 1,470

Balmullo, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

Development close to RAF Leuchars is likely to be affected by operational noise. Additional noise mitigation measures will be required for all developments within areas affected. 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).

Prospective developers are advised to consult Scottish Water at an early stage in order that waste water treatment requirements can be assessed.

Balmullo - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLO 01</td>
<td>Balmullo Farm</td>
<td>0.9</td>
<td>Housing</td>
<td>23</td>
<td>Private</td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site includes a category B Listed Building.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>A flood risk assessment is required before development takes place.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Colinsburgh Settlement Plan

Population – 376

Colinsburgh, as part of the East Neuk and St Andrews Localities has Pressured Area Status. This suspends the rights of some tenants to buy their house.

Colinsburgh - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
</table>
| COB 01  | South East of Village     | 2.4       | Housing    | 25                      | Private | This site contributes to the East Neuk Settlements Strategic Land Allocation.  
          |                            | (including post 2018) |            |                         |      | Total site capacity is 40 houses, of which 15 should be developed in a later phase.  
          |                            |           |            |                         |      | Primary access to be taken from the B942. |
| COB 02  | South Wynd Depot          | 0.3       | Brownfield Site | 5          | Private | This site presents a development opportunity.  
          |                            |           |            |                         |      | It has the potential to contribute 5 houses to the housing land supply. |
Before work begins on the school expansion, agreement should be reached on the relocation of the existing smiddy to an alternative acceptable location within the village.

See Action Programme for programming and site details and also refer to the Financial Framework.
Crail Settlement Plan

Population – 1,742

Crail as part of the East Neuk and St Andrews Localities has Pressured Area Status. This suspends the rights of some tenants to buy their house.

The main Planning issue to be addressed in this Local Plan is:

- The heritage value of Crail Airfield constrains re-use and re-development. The Local Plan seeks to reconcile this by identifying sympathetic development opportunities which retain the site’s unique historic character.

Post 2018:

- A longer-term development site is identified to the north of the village.
- Guidance on the development of this site will be included within a single Indicative Development Framework (to be prepared by Fife Council) covering sites CRA02, CRA03, CRA04 (and the adjacent longer-term development area).

Crail - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRA01</td>
<td>Pinkerton Farm Phase 2</td>
<td>5.7</td>
<td>Housing</td>
<td>38</td>
<td>Private</td>
<td>This site has planning permission for 78 houses and is under construction. The remaining 38 houses are part of the existing housing land supply.</td>
</tr>
<tr>
<td>CRA02</td>
<td>Pinkerton Farm Phase 3</td>
<td>4.6 (including post 2018)</td>
<td>Housing</td>
<td>30</td>
<td>Private</td>
<td>This site contributes to the East Neuk Settlements Strategic Land Allocation.</td>
</tr>
<tr>
<td>CRA03</td>
<td>Cemetery</td>
<td>0.5</td>
<td>Cemetery extension</td>
<td></td>
<td>Fife Council</td>
<td>Total site capacity is 100 units, of which 70 should be</td>
</tr>
</tbody>
</table>
developed in a later phase.

Land to be safeguarded for link to St Andrews Road.

Cemetery site to be prepared for Fife Council approval.

Access from Balcomie Road - via Balcomie Links Caravan Park access and through Pinkerton Farm Phase 2, and via future link to St Andrews Road.

Sites CRA02, CRA03, CRA04 and the adjacent longer-term development area are to be covered by a single Indicative Development Framework prepared by Fife Council in collaboration with landowners.

A flood risk assessment is required before development takes place. Development on the functional floodplain should be avoided.
<table>
<thead>
<tr>
<th>CRA 04</th>
<th>St Andrews Road (Housing)</th>
<th>2.5 (including post 2018)</th>
<th>Housing</th>
<th>20</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>St Andrews Road (Employment)</td>
<td>1.0</td>
<td>Employment</td>
<td>Private/Fife Council</td>
<td></td>
</tr>
</tbody>
</table>

This site contributes to the East Neuk Settlements Strategic Land Allocation.

Total site capacity is 40 units, of which 20 should be developed in a later phase.

Low density due to flood risk and safeguarding land for link road.

Serviced employment land for Classes 4 (business), 5 (general industrial), 6 (storage & distribution) to be an integral part of development. Housing developers will be required to provide a minimum of one hectare (net developable) of fully-serviced land for employment use, to be transferred at nil cost to Fife Council. This could include:

- Class 4 business centre-type floorspace - (625 square metres after completion of first third
of total housing numbers, 625 square metres after completion of two-thirds of housing); or
  o Two 0.25ha fully-serviced plots suitable for Class 4 business use to be transferred to Fife Council (or other not-for-profit agency) to ensure retention in employment use in perpetuity; or
  o a proportionate commuted sum.

Part of this site is prone to flooding. A flood risk assessment is required before development takes place and development on the functional floodplain should be avoided.

Link road between St Andrews Road, Pinkerton, and
Sites CRA02, CRA03, CRA04 and the adjacent longer-term development area are to be covered by a single Indicative Development Framework prepared by Fife Council in collaboration with landowners.

<table>
<thead>
<tr>
<th>CRA05</th>
<th>Former Tennis Courts</th>
<th>0.3</th>
<th>Housing</th>
<th>8</th>
<th>Housing Association</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This site is a Local Plan allocation.</td>
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<tr>
<td></td>
<td>Flatted development may be appropriate.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>LW416</th>
<th>Crail Airfield</th>
<th>145.0</th>
<th>Area of mixed use</th>
<th>To be confirmed</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This site is a Local Plan allocation.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Part of this site is a Scheduled Ancient Monument. It is also Listed by Historic Scotland.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Developers to prepare a development brief and undertake community consultation for Fife Council approval.</td>
<td></td>
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<tr>
<td></td>
<td>Development:</td>
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<tr>
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<td>o must relate sympathetically to the character of the site;</td>
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<tr>
<td></td>
<td>o may include the</td>
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</tr>
</tbody>
</table>
continuation of some outdoor events; existing and new employment uses; multi use commercial or leisure development and holiday accommodation; 
  o may include limited housing development; 
  o must have regard to the amount, layout and type of built development which is likely to be acceptable; 
  o conservation or repair work should be carried out using appropriate materials to maintain building character; and 
  o should resolve site access issues from Crail to the airfield and Crail golf courses - an
alternative route will be required.

- 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.

See Action Programme for programming and site details and also refer to the Financial Framework.
Cupar Settlement Plan

Population – 8,873

The Planning issues to be addressed in this Local Plan:

- Enhancing Cupar’s role as the commercial and service centre for rural East Fife by encouraging further retail development in the town centre and attracting commercial investment. This includes protecting and enhancing the role of the town centre whilst providing land for a bulky goods retail park.
- Providing for mixed-tenure housing development, including affordable housing to meet local needs.
- Ensuring development makes an effective contribution to infrastructure provision, including development of the strategic transport network. This includes providing better links from the railway station and surrounding area to the town centre and promoting the provision of a northern relief road for the town.
- Any house building on other sites within Cupar but outwith Cupar North will be required to make financial contributions to the revitalisation of the town centre, local infrastructure and amenities.
- Providing additional employment land by allocating land for a business park and general industrial use.
- Encouraging Class 4 business opportunities within and on the edge of the town centre.
- Promoting the redevelopment of redundant property and land, particularly in the town centre where proposals to revitalise the centre through additional retail provision will be supported where these comply with Development Plan policies.
- Support the Town Centre Improvement Framework including improved access to alternative transport modes and streetscape enhancement.
- Assessing and addressing the impact of additional development on town centre traffic congestion.

Cupar was a traditional market town now functioning as the main service, employment and public transport centre for a large surrounding rural hinterland.

An important aspect of developing an extension to the town is the mechanism through which the land uses are implemented. Development in Cupar shall be phased over the 20 year period envisaged in the Fife Structure Plan and will be shaped initially by a Strategic Development Framework, and thereafter a fully inclusive masterplan process. This will ensure that all necessary services, infrastructure, employment land, commercial development, and community infrastructure such as educational facilities and open space, is developed alongside the proposed housing.

The preparation of a masterplan shaped by active community engagement will ensure that a single suburban expansion is avoided and that small
neighbourhoods with distinct urban design and recognisable character are delivered to complement Cupar’s architectural heritage. The masterplan will ensure that all elements of the development relate well to each other and will be the means through which the planned extension to the town is created to a high standard.

In tandem with the revitalisation of the town centre through environmental or streetscape improvements guided by a Town Centre Improvement Framework, the Cupar North development will help to attract commercial investment whilst supporting improvements to services, employment, infrastructure and public transport.

Traffic management in Cupar was identified as a continuing issue for the community during the preparation of the Local Plan. Although, in the short term, further development will add pressure to the road system in the town centre, in the medium term the relief road will more than offset this growth in traffic. A management board was established to administer the Air Quality Action Planning process for Bonnygate, which led to an Air Quality Action Plan for the area.

A Draft Conservation Area Appraisal has been prepared for Cupar. It will be published for consultation on www.fifedirect.org.uk during the lifetime of the Local Plan.

**CUP 01 – Cupar North Strategic Land Allocation**

A masterplan for a northern extension to Cupar will be prepared. The masterplan will require the approval of Fife Council in its role as planning authority. Community involvement in its preparation will be essential. The primary objective of the masterplan will be to avoid suburban sprawl and to create a townscape of which existing and future residents of Cupar can be proud. The proposed development will deliver a fully-funded relief road, a new primary school, a contribution to secondary education, affordable housing, retail, employment and community facilities. This Local Plan anticipates that there will remain a high demand for housing in Cupar and that the town’s population will continue to grow. Historically, this demand has not been met. Consequently, it is proposed to increase opportunities for new housing through the phased allocation of land both during and beyond the Local Plan period. This includes bringing forward land for mixed housing and employment development at Gilliesfaulds West as part of the Cupar North Strategic Land Allocation.

Building on consultant studies and initial investigation work, we envisage a mixed-tenure housing development set in a well-designed street layout incorporating generous open space, paths and habitat corridors. Advance planting of tree belts and structural landscaping will ensure that the environmental setting of the town is protected and that new housing is sited within mature and established surroundings. 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). Commercial and business development is also anticipated along with a hotel and restaurant within the Strategic Land Allocation.

The masterplan will set the route of the proposed relief road and will detail developer contributions, ensuring commitments to new or upgraded water and drainage networks (including Sustainable Drainage Systems – SUDS) where required. Community infrastructure, including education and healthcare, will be required and will be planned for in partnership with the respective agencies. Through the masterplan process, we will ensure that the local community and their elected representatives will have ample opportunity to influence the size and type of new community facilities that are required. The masterplan will indicate development phasing, design, land uses and layout, in addition to establishing responsibilities relating to implementation and funding. All of this should ensure the provision of high quality new development of areas with a recognisably local character.

Ultimately the proposed development shall serve the town and wider locale connecting Cupar and its rural hinterland with an improved and thriving service centre. To protect retail provision in the town centre in the short term, retail provision associated with the northern relief road will only proceed once the relief road is constructed. Small neighbourhood retail facilities will be encouraged, however, in order to serve local needs and reduce unnecessary travel for everyday items.
Cupar North Development Framework

The Cupar North Development Framework diagram above illustrates suggested indicative land uses and an indicative boundary that satisfies Fife Structure Plan requirements. Whilst it is informed by landscape and transportation analysis, the details of the proposed development are subject to review and validation through a process of masterplanning. This masterplan process will involve community engagement on all aspects of the proposals, and will ultimately form part of a planning application. The uses shown on the Cupar North development Framework diagram are indicative and may well change following the masterplan process.

Development Framework Principles

Produce a well designed and integrated northern development area to include:

Design and Density:

- Range of housing densities from high (45 dwellings per hectare) to low (25 dwellings per hectare).
- Mixed house type, tenure and density including affordable and self build provision.

In line with the Fife Council affordable housing policy, a minimum of 20% of housing will be a mix of social rented and other low cost housing for sale such as shared equity. Locally distinctive design, using materials and building orientation sympathetic to the existing town, is encouraged. Consideration should be given to reducing development density on more visible hill slopes.

Transport, Infrastructure and Circulation

- Strategic transport network improvements.
- Public transport facilities including improved access and links to Cupar railway station.

- Advance construction of an A class single carriageway relief road and associated infrastructure including landscaping.
- On site provision of drainage and renewable energy networks or technologies. This includes sustainable urban drainage and combined heat and power or similar.

Direct and frequent access to public transport, including routes for walking and cycling into Cupar town centre, is required. Circulation should include a safe and convenient path network linking main access points, facilities, development sites, transport points, car parks and greenspace.
Landscape and Greenspace Management

- Landscaping.
- Greenspace.
- Provision of networks of greenspace, allotments and sports pitches.

Development should include networks of greenspace and habitat areas that strengthen links to the wider area. Areas of potential greenspace or planting are identified on the framework diagram and Proposals Map. Continuous dense woodland planting at either side of the relief road will be avoided by applying a planting and topography strategy that complements existing woodland and field patterns.

Employment, Business, Retail and Commercial land uses

- Class 4 business park.
- Class 1 retail park (bulky goods only – max 6,500 sq m).
- Leisure including safeguarded land for hotel provision.

Community Provision

- Sport and recreation.
- Community and social infrastructure.
- Provision for a recycling centre.
- On site provision of a primary school.
- Financial contribution towards secondary school improvements.
- Safeguarding land for a primary healthcare and/or community facility.

Local provision of equipped play areas, and interlinked areas of greenspace will be encouraged. Existing facilities should be supplemented including potential co-location of development areas around existing uses or facilities such as Elmwood College, Duffus Park and Haugh Park.

Elmwood College

- Elmwood College is an important community planning partner with a significant land-holding within the Cupar North Strategic Land Allocation area. Elmwood is currently considering a range of options for its education provision within Cupar and development proposals may emerge from the College within the lifetime of this Local Plan. If there is a decision to redevelop, there is scope for the grounds of the College to be considered as part of an Area of Mixed Use within the Cupar North Strategic Land Allocation area. The grounds of the College contain mature woodland which could also usefully be subject to a woodland management plan.
Post 2018:

- The development of Cupar’s northern expansion will continue, complemented by ongoing improvements to road and transport networks.
- Further revitalisation of the town centre with continued commercial investment alongside additional streetscape improvements and town centre health checks.
- Safeguarding of a possible route for a south-western transport corridor.

### Cupar - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 01</td>
<td>Cupar North Strategic Land Allocation</td>
<td>110.0</td>
<td>Classes 1 (specialising in bulky goods), 4 (business), 5 (general industrial), housing, leisure/hotel facility, care home, community facilities.</td>
<td>390</td>
<td></td>
<td>This site represents the Cupar North Strategic Land Allocation. Total site capacity is 1,400 houses, of which 842 should be developed in a later phase, creating a high quality western gateway to town. See the Cupar North Development Framework diagram and text (above) 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. All housing and commercial</td>
</tr>
<tr>
<td></td>
<td>Cupar North (Gilliesfaulds West) Strategic Land Allocation</td>
<td>6.0</td>
<td>Housing</td>
<td>168</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3.0</td>
<td>Employment</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
development within the Strategic Land Allocation area requires to contribute on an equitable basis to the essential community infrastructure, including transportation and employment land.

Fund and construct relief road within early phases of house-building, including junctions at A91.

Safeguarding land as greenspace for future infrastructure including future road corridor at Gilliesfaulds West.

Implement advance planting and landscaping.

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
Retail park to be restricted to bulky goods (max 6,500 sq m). Includes leisure and commercial (hotel) development.

Provision of employment land (class 4).

New primary school.

Contribution to secondary education.

Care home(s).

Possible location of community recycling centre and new allotment provision.

A flood risk assessment is required before development takes place.

<table>
<thead>
<tr>
<th>CUP</th>
<th>Location</th>
<th>Size</th>
<th>Type</th>
<th>Quantity</th>
<th>Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>02</td>
<td>Ferrymuir Farm</td>
<td>3.4</td>
<td>Housing</td>
<td>8</td>
<td>Private</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

This site has planning permission for 31 houses of which 8 remained to be completed when the *Fife Housing Land Audit 2011* was produced.

It is part of the existing housing land supply.

<table>
<thead>
<tr>
<th>CUP</th>
<th>Location</th>
<th>Size</th>
<th>Type</th>
<th>Quantity</th>
<th>Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
<td>St Columba’s</td>
<td>0.4</td>
<td>Housing</td>
<td>15</td>
<td>Private</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This site is a Local Plan allocation.

It has the potential to contribute to the
<table>
<thead>
<tr>
<th>CUP</th>
<th>Land Use</th>
<th>Land Use Details</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>04</td>
<td>Prestonhall East</td>
<td>5.8 up to 2018, 2.4 post 2018 Employment</td>
<td>Private</td>
</tr>
<tr>
<td>05</td>
<td>Ceres Rd</td>
<td>0.8 Brownfield site</td>
<td>Private</td>
</tr>
<tr>
<td>06</td>
<td>Former Snooker Hall</td>
<td>0.2 Brownfield site 10</td>
<td>Private</td>
</tr>
</tbody>
</table>

- Development Brief produced; approved by North East Fife Area Committee (12th November 2008).
- Contribution to the revitalisation of the town centre, local infrastructure and amenities.
- Landscaping to screen the development from all approaches.
- A flood risk assessment is required before development takes place.
<table>
<thead>
<tr>
<th>CUP 07</th>
<th>North Burnside</th>
<th></th>
<th></th>
<th></th>
<th>opportunity. Preferred use is housing. It has the potential to contribute to the housing land supply. Contribution to the revitalisation of the town centre, local infrastructure and amenities. A flood risk assessment is required before development takes place.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 07</td>
<td>Kirk Wynd</td>
<td>0.1</td>
<td>Brownfield site</td>
<td>5</td>
<td>Private</td>
</tr>
<tr>
<td>This site presents a development opportunity. It has the potential to contribute to the housing land supply. Contribution to the revitalisation of the town centre, local infrastructure and amenities.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CUP 08</td>
<td>Provost Wynd, Former Leuchars Removals</td>
<td>0.2</td>
<td>Brownfield site</td>
<td>10</td>
<td>Private</td>
</tr>
<tr>
<td>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).</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CUP</td>
<td>Location</td>
<td>Size (ha)</td>
<td>Use</td>
<td>Owner</td>
<td>Description</td>
</tr>
<tr>
<td>-------</td>
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<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>09</td>
<td>Bell Baxter West Port</td>
<td>0.7</td>
<td>Area of Mixed Use</td>
<td>Private</td>
<td>This site is a Local Plan allocation. It includes a category C(s) Listed Building. Development Brief produced; approved by North East Fife Area Committee (12 November 2008) for up to 20 flats. This forms part of the effective housing land supply. Contribution to the revitalisation of the town centre, local infrastructure and amenities.</td>
</tr>
<tr>
<td>10</td>
<td>Granary Site, (Watts) Coal Road</td>
<td>0.4</td>
<td>Area of Mixed Use</td>
<td>Private</td>
<td>This site is a Local Plan allocation. Contribution to the revitalisation of the town centre, local infrastructure and amenities.</td>
</tr>
<tr>
<td>11</td>
<td>South Road</td>
<td>1.5</td>
<td>Area of Mixed Use</td>
<td>Private</td>
<td>This site has planning permission 04/04296/EFULL granted on 28/05/2007. It is a Local Plan allocation.</td>
</tr>
<tr>
<td>12</td>
<td>Station Road</td>
<td></td>
<td>Pedestrian/Cycle Bridge over River Eden</td>
<td>Private</td>
<td>This proposal is the subject of a Section 75 Agreement attached to planning, making the proposal subject to road safety considerations.</td>
</tr>
</tbody>
</table>
A flood risk assessment is required before development takes place.

<table>
<thead>
<tr>
<th>CUP 13</th>
<th>Town centre traffic management, environmental improvements</th>
<th>Traffic management</th>
<th>Fife Council/Private</th>
<th>Crossgate-St Catherine Street-East Bridge corridor improvements to improve traffic flow and create a better quality public space. Supplement, amend or replace existing measures in conjunction with the Town Centre Improvement Framework, including improved access to public transport and streetscape enhancement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 14</td>
<td>Cemetery</td>
<td>0.7</td>
<td>Cemetery extension</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
## Cupar Muir

Population – 202

### Cupar Muir - Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPM 01</td>
<td>Sawmill</td>
<td>1.9</td>
<td>Housing</td>
<td>37</td>
<td>Private</td>
<td>This site gained planning permission 07/01297/EARM on 25/10/07 for 37 houses. It has the potential to contribute to the housing land supply.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
## Dairsie Settlement Plan

Population – 382

Dairsie - Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
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<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>DAI 01</td>
<td>South of Osnaburgh Court</td>
<td>1.4 up to 2018, 0.4 post 2018</td>
<td>Housing</td>
<td>30</td>
<td>Private</td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total site capacity is 40 houses, of which 10 should be developed in a later phase.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Design and layout to protect views from Osnaburgh Court.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Vehicle access from Osnaburgh Court and onto Station Road.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Pedestrian links onto Station Road.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Low density reflects rural setting, protecting views and opportunity for larger gardens or allotments.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Drumoig Settlement Plan

Population – 234

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

- Drumoig has developed rapidly in recent years but with no local or community facilities to serve the population. It is not currently regarded as a sustainable location for further residential development. Rather, it should be allowed to mature in its rural location.
- For the future, a modest increase in housing numbers could begin to encourage the introduction of the community services and facilities that Drumoig currently lacks.
- This being the case, a longer-term proposal for 30 new houses (targeting development in the ten year period beyond 2018) is identified. This should be the subject of an Indicative Development Framework showing how the improvement of Drumoig as a settlement will be achieved.
- The introduction of commercial leisure proposals at Drumoig to serve the wider rural economy, building on the business/golf development already on site, should be considered as part of the Indicative Development Framework.
- Further housing development alone at Drumoig, without consideration of the issues identified above, will not be considered favourably.
- Regard should be had to the principles of place-making as identified in the Fife Masterplans Handbook.

Drumoig - Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
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<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRG 01</td>
<td>Drumoig</td>
<td>&lt;2.0</td>
<td>Housing/Commercial Leisure/Community Facilities</td>
<td>30 post 2018</td>
<td>Private</td>
<td>This site is a Local Plan allocation. Indicative Development Framework to be prepared by the developer for Fife Council approval. High quality urban design, through the Indicative Development Framework is required for this</td>
</tr>
</tbody>
</table>
prominent location.

Development ancillary to the golf club would be acceptable in principle.

Housing development alone will not be considered favourably.

Local shop needed (could have residential accommodation above).

Area to include well-integrated greenspace.

Site boundaries to be identified for Fife Council approval.

Details to be determined by Planning Application.

A flood risk assessment is required before development takes place.

See Action Programme for programming and site details and also refer to the Financial Framework.
Dunshalt Settlement Plan

Population – 325

Dunshalt – Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>DSH 01</td>
<td>Former Dunshalt Primary School</td>
<td>&lt;0.1</td>
<td>Brownfield Site</td>
<td></td>
<td>Fife Council/Private</td>
<td>This site is a development opportunity.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Elie and Earlsferry Settlement Plan

Population – 947

Elie and Earlsferry, as part of the East Neuk and St Andrews Localities, have Pressured Area Status. This suspends the rights of some tenants to buy their house.

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

- Encourage development that will assist in diversifying the rural economy, including support for traditional industries such as agriculture.
- Provide for mixed tenure residential development, including affordable housing to meet local needs.
- Preserve separation between coastal villages.

Elie and Earlsferry - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>EAE 01</td>
<td>South of Health Centre</td>
<td>0.8</td>
<td>Housing</td>
<td>20</td>
<td>Private</td>
<td>This site contributes to the East Neuk Settlements Strategic Land Allocation.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Falkland Settlement Plan

Population – 1187

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

Smith Anderson’s modern paper packaging operation is being constrained by its current long-established, but outdated, facility at Well Brae. In the event that the company wishes to relocate to more modern premises elsewhere, a mixed employment and housing development on the St John’s Works may be considered where this accords with Development Plan policies and Fife Council is convinced that such development is vital to the company’s relocation.

A Draft Conservation Area Appraisal has been prepared for Falkland. It will be published for consultation on www.fifedirect.org.uk during the lifetime of the Local Plan.

Falkland - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
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<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAL 01</td>
<td>St John’s Works</td>
<td>2.2</td>
<td>Employment</td>
<td></td>
<td>Private</td>
<td>This site is identified as a Local Plan allocation for employment uses.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>In the event that the company wishes to relocate to more modern premises elsewhere, a mixed employment and housing development on the St John’s Works may be considered where this accords with Development Plan policies and Fife Council is convinced that such development is vital to the company’s relocation.</td>
</tr>
<tr>
<td>An Indicative Development Framework will be required.</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>-----------------------------------------------------</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A flood risk assessment will be required before any development takes place. Development on the functional floodplain should be avoided.</td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
### Gauldry Settlement Plan

Population – 674

#### Gauldry - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
</table>
| GAU01   | Priory Road North | 1.0       | Housing    | 20                      | Private | This site is a Local Plan allocation.  
Development should not break the skyline when viewed from the north.  
Low density 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. |
| GAU02   | Priory Farm Steading | 0.5     | Housing    | 10                      | Private | This site is a Local Plan allocation.  
Priory Farm Steading is a category C(s) Listed Building.  
Development should not break the skyline when viewed from the south or north.  
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. |

See Action Programme for programming and site details and also refer to the Financial Framework.
Guardbridge Settlement Plan

Population – 706

The Planning issues to be addressed in this Local Plan:

Guardbridge, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

The loss of a principal source of local employment, in the shape of Curtis Fine Papers, has been a major blow in economic terms, both to the former employees of the paper mill and to the wider area. The closure of the mill also means that there is a large brownfield site at the heart of Guardbridge in need of redevelopment. Whilst mindful of the negative economic impact experienced, the Local Plan views the redevelopment of the paper mill site as an opportunity to:

• allocate land to begin to provide replacement jobs for those lost through the closure of the mill;
• establish a new centre for Guardbridge, incorporating small-scale convenience shopping, hotel use and other leisure/tourism uses;
• plan for an element of new housing on the site, in order to begin to re-build and enhance the urban fabric of Guardbridge; and
• enhance existing visitor facilities, including the Eden Centre, and establish a Fife Ranger base.

Some initial public consultation on the possible redevelopment of the Curtis Fine Papers site was carried out in November and December of 2008, on behalf of the Administrators dealing with the closure of the business. This led to the production of an indicative development framework for the site, which forms a background document to this Local Plan (available on CD and at www.fifedirect.org.uk). In general terms, there was support in the community for a mixed-use redevelopment of the paper mill site so long as these uses integrate well with the existing village. The consensus view was that any new uses on site should also lead to employment, economic, social and community benefits for Guardbridge. It is expected that a mix of uses, including employment, a new village centre and housing will be developed, with the full detail of the proposals being set out in a masterplan and ultimately subject to a planning application. New development here will allow the urban fabric of Guardbridge to be rebuilt in a manner which should benefit the village’s future.

Elsewhere in Guardbridge, other opportunities are identified in order to take advantage of the village’s location, within easy access to St Andrews and enjoying ready access to Leuchars Rail Station and strategic road links via the A919 towards Dundee. The Local Plan identifies land for mixed-use development, phased over the Plan period and beyond. Taken together, this package of new sites should:
• help to relieve St Andrews of some of the housing-led development pressure and broaden development opportunities in Guardbridge to include employment and community needs;
• provide a good range of new housing, including affordable housing to meet local needs;
• ensure that new development makes an effective contribution to infrastructure costs; and
• encourage more people to take advantage of the public transport connections via Leuchars rail station.

Other:

• 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. No new residential development should take place in Zone D other than to implement current planning permissions.
• Prospective developers are advised to consult Scottish Water at an early stage in order that sewage treatment requirements can be assessed.

Guardbridge - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>GUA 01</td>
<td>Main Street South 0.2 Housing</td>
<td>12</td>
<td>Private</td>
<td>This site has the potential to contribute to the housing land supply.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GUA 02</td>
<td>Motray Park 1.9 Housing</td>
<td>69</td>
<td>Private</td>
<td>This site was granted planning permission 08/00313/EFULL on 27/06/2008 subject to a S75 agreement. Should this planning permission not be implemented, a flood risk assessment should be prepared to accompany any future development.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
This site is a Local Plan allocation.

Local transport improvements to junction with A919.

Contribution to primary education provision.

<table>
<thead>
<tr>
<th>GUA 03</th>
<th>North of Ashgrove</th>
<th>&lt;0.1</th>
<th>Housing</th>
<th>6</th>
<th>Private</th>
</tr>
</thead>
</table>

| GUA 04 | Seggie Farm | 3.1 up to 2018, 11.2 post-2018 | Housing | 75 | Private |

This site is a Local Plan allocation.

Sites GUA 04 and GUA 06 (including long-term development area) are to be covered by a single masterplan, to be subject to Fife Council approval.

Integration with the village and Leuchars rail station.

Identify suitable locations for proposed open space, community woodland (GUA 06) and employment land.

Contribution to primary education provision.

There is potential for a hotel to be developed on this site.
<table>
<thead>
<tr>
<th>GUA 05</th>
<th>Site of Former Curtis Fine Papers</th>
<th>9.6</th>
<th>Area of Mixed Use</th>
<th>To be confirmed</th>
<th>Private</th>
</tr>
</thead>
</table>

This site is a Local Plan allocation. It has the potential to contribute to the housing land supply.

Masterplan required, building on the April 2009 Initial Planning Framework prepared on behalf of the Administrators for Curtis Fine Papers (available on CD and at www.fifedirect.org.uk).

Provision of employment land and/or buildings.

The developer shall provide a minimum of one hectare (net developable area) of fully-serviced land for employment use, to be transferred at nil cost to Fife Council. Alternatively, subject to a scheme being agreed with Fife Council, the provision of serviced land and its subsequent development for employment use, may be undertaken independently.

Creation of village centre including small-scale retail (between 500 sq metres and 1,000 sq metres gross floor area), hotel use, and other leisure/tourism
uses.

Enhance existing visitor facilities, including the Eden Centre, and establish a Fife Ranger base.

Housing development (numbers to be confirmed).

Contribution to primary education provision.

A flood risk assessment is required before development takes place.

Developers should be aware of the adjacent Natura 2000 designations and the high level of statutory protection afforded to these sites.

All access will be via existing site accesses and will 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).

To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including
applications for planning permission in principle, must not propose development within the inter-tidal 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>GUA 06</th>
<th>Seggie Farm</th>
<th>5.9</th>
<th>Community Woodland/ Open Space</th>
<th>Private</th>
</tr>
</thead>
</table>

Sites GUA04 and GUA06 (including long-term development area) are to be covered by a single masterplan prepared by the developer for Fife Council approval.

Public access to the area must be assured.

See Action Programme for programming and site details and also refer to the Financial Framework.
## Kettlebridge and Kingskettle Settlement Plan

Population – 1,042

### Kettlebridge and Kingskettle - Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
</table>
| KKL 01  | Low Farm   | 0.4       | Housing    | 11                      | Private | This site is a Local Plan allocation.  
The Horsemill is a category C(s) Listed Building.  
There is a drainage constraint on this site. The site will remain ineffective until this constraint is removed. |

See Action Programme for programming and site details and also refer to the Financial Framework.
Kilconquhar and Barnyards Settlement Plan

Population – 193

Kilconquhar and Barnyards, as part of the East Neuk and St Andrews Localities, have Pressured Area Status. This suspends the rights of some tenants to buy their house.

Kilconquhar and Barnyards - Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>KIC 01</td>
<td>Car Park</td>
<td>&lt;0.1</td>
<td>Transportation</td>
<td></td>
<td>Fife Council</td>
<td>Upgrading of car park.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Kingsbarns Settlement Plan

Population – 359

Kingsbarns, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

### Kingsbarns - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
</table>
| KIN 01  | West of the Square | 2.6       | Housing    | 40                      | Private | This site contributes to the East Neuk Settlements Strategic Land Allocation.  
Engagement with community to produce a development brief for the planned expansion of the village.  
Brief subject to Fife Council approval.  
Formal open space (e.g. village green).  
Low density reflects greenspace, rural setting, and the possibility of larger gardens |
Planning permission in principle has been granted on appeal for the construction of 40 houses, of which 12 should be affordable houses.

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Location</th>
<th>Area</th>
<th>Use</th>
<th>Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>KIN 02</td>
<td>South west of the Village</td>
<td>2.0</td>
<td>Cemetery</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

This site is a Local Plan allocation. Site to be determined during lifetime of Local Plan in consultation with the local community.

NB: No map annotation.

See Action Programme for programming and site details and also refer to the Financial Framework.
Ladybank Settlement Plan

Population – 1,570

Ladybank - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAD 01</td>
<td>Commercial Crescent</td>
<td>0.77</td>
<td>Housing</td>
<td>19</td>
<td>Private</td>
<td>This site is a Local Plan allocation. A flood risk assessment is required before development takes place.</td>
</tr>
<tr>
<td>LAD 02</td>
<td>Cupar Road</td>
<td>2.3</td>
<td>Housing</td>
<td>60</td>
<td>Private</td>
<td>This site has planning permission 05/02569/EFULL granted on 28/03/2007. It is part of the existing housing land supply.</td>
</tr>
<tr>
<td>LAD 03</td>
<td>Monksmoss</td>
<td>4.4</td>
<td>Housing</td>
<td>60</td>
<td>Private</td>
<td>This site received planning permission 04/01863/EARM on 06/02/2006. It has the potential to contribute to the housing land supply but is identified as part of the currently non-effective housing land supply in the Fife Housing Land Audit 2011.</td>
</tr>
</tbody>
</table>
| LAD 04 | Monksmoss North | 0.9 | Housing | 22 | Private | This site is a Local Plan allocation.  
Local transport improvements may be required to meet transportation guidelines.  
Site remediation required.  
Vehicle access from Beech Grove (north) and Monksmoss (south). |
| --- | --- | --- | --- | --- | --- | |
| LAD 05 | The Beeches | 2.8 | Employment | Private | This site is a Local Plan allocation.  
Classes 4 (business), 5 (general industrial), 6 (storage & distribution). |
| LAD 06 | Former Railway Goods Yard | 1.6 | Brownfield site | Private | This site is a development opportunity.  
Minimum 0.5ha serviced employment land. |
| LAD 07 | East of Ladybank Rail Station | 0.4 | Improved Car Parking | Network Rail | This site is a Local Plan allocation.  
Ladybank Station East Block is category B Listed by Historic Scotland. |

See Action Programme for programming and site details and also refer to the Financial Framework.
Largoward Settlement Plan

Population – 274

Largoward, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

Largoward - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAR 01</td>
<td>Hall Park West</td>
<td>0.4</td>
<td>Housing</td>
<td>10</td>
<td>Private</td>
<td>This site contributes to the East Neuk Settlements Strategic Land Allocation. Upgrading of drainage/sewerage infrastructure may be required. To be provided by developer in liaison with Scottish Water.</td>
</tr>
<tr>
<td>LAR 02</td>
<td>Opposite Staghead Hotel adjacent to A915</td>
<td>0.2</td>
<td>Brownfield site</td>
<td></td>
<td>Private</td>
<td>This site presents a development opportunity. Upgrading of drainage/sewerage infrastructure may be required. To be provided by developer in liaison with Scottish Water. A flood risk assessment is required before development takes place.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Leuchars Settlement Plan

Population – 2,897

Leuchars, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

The Planning issues to be addressed in this Local Plan:

The village relies largely on RAF Leuchars to support the local economy. There is scope to broaden job opportunities by providing land for new investment in the local economy. RAF Leuchars provides a very limited commercial air facility to privately owned aircraft. However, there are no current or future plans to develop this commercial air facility further. Fife Council would, in principle, look positively on commercialisation should this situation change and will work in partnership with the RAF to review any opportunities to facilitate economic development at Leuchars.

The Local Plan identifies land for mixed-use development, phased over the Plan period and beyond, which should:

- help to relieve St Andrews of some of the housing-led development pressure and broaden development opportunities to include employment and community needs;
- provide a good range of new housing, including affordable housing to meet local needs;
- ensure that new development makes an effective contribution to infrastructure costs; and
- encourage more people to take advantage of the public transport connections via Leuchars rail station.

Other:

- 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. No new residential development should take place in Zone D other than to implement current planning permissions.
- Prospective developers are advised to consult Scottish Water at an early stage in order that waste water treatment requirements can be assessed.

Post 2018:

- The continuing development at Henderson’s Meadow/Doocot Field.
## Leuchars - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEU 01</td>
<td>Henderson’s Meadow / Doocot Field</td>
<td>7.8 up to 2018, 11.6 post 2018</td>
<td>Housing</td>
<td>125</td>
<td>Private</td>
<td>This site gained planning permission 07/00073/EOPP on 04/02/2008 subject to a S75 Agreement. It is a Local Plan housing allocation. It includes Leuchars Castle Doocot, which is a category A Listed Building, and Leuchars Castle, motte and associated remains, which is a Scheduled Ancient Monument. Masterplan and consultation arrangements for sites LEU01 and LEU02 to be subject to Fife Council approval. Integration with the neighbouring development. Open space provision.</td>
</tr>
<tr>
<td>LEU 02</td>
<td>Main Street</td>
<td>1.5</td>
<td>Employment</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
New road link taking access from the A919 via a new roundabout serving both the housing and employment land areas.

Structural landscaping.

Employment land for Class 4 (business), 5 (general industrial) & 6 (storage & distribution).

Housing developers will be required to provide:

- a minimum of 1.5 hectare (net developable) of fully-serviced land for employment use, to be transferred at nil cost to Fife Council, or
- a proportionate commute
Alternatively, subject to a scheme being agreed with Fife Council, the provision of serviced land and its subsequent development for employment use may be undertaken independently.

Improved access to employment site LEU02 to provide for class 4 business use.

A flood risk assessment is required before development takes place.

<table>
<thead>
<tr>
<th>LEU 03</th>
<th>Railway Station</th>
<th>0.6</th>
<th>Car park extension</th>
<th>Fife Council</th>
<th>This site is a Local Plan allocation.</th>
</tr>
</thead>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Lundin Links, Lower Largo & Upper Largo Settlement Plan

Population – 2475

Lundin Links, Lower Largo & Upper Largo, as part of the East Neuk and St Andrews Localities, have Pressured Area Status. This suspends the rights of some tenants to buy their house.

The Planning issues to be addressed in this Local Plan:

Largo House is a category ‘B’ Listed building dating from c.1750, located in an attractive landscape setting west of Upper Largo and with Largo Law as a backdrop. Whilst the building is now in a ruinous state, its policies contain a category ‘C’ Listed walled garden and the remains of a formal garden. There are a number of other Listed Buildings within the vicinity of Largo House and the overall contribution to the landscape is important. This Local Plan seeks to protect Largo House and its immediate environs against inappropriate development.
### Lundin Links, Lower Largo & Upper Largo - Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LLA 01</td>
<td>East of Durham Wynd, Lower Largo</td>
<td>3.2</td>
<td>Housing</td>
<td>60</td>
<td>Private</td>
<td>This site contributes to the East Neuk Settlements Strategic Land Allocation. Fife Council will prepare an indicative development framework taking into account the site features shown in the diagram in the settlement plan.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Newburgh and Burnside Settlement Plan

Population – 2,213

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

The relatively recent development at Newburgh waterfront on the site of the former linoleum factory has demonstrated the potential of this historic town. It is well located to have a strong functional role, both within Fife and looking outwards to Perthshire. This Local Plan proposes a significant housing allocation for the town, to be the subject of a masterplan, which will support the development of a new rail halt to help realise the town’s potential as a gateway to Fife.

- There is local demand and support for new housing in the town and this is addressed over the life of the Fife Structure Plan.
- The first phases of development are identified through the Local Plan.
- A masterplan should be prepared to cover all phases of development, including the land identified for development beyond the Local Plan period.
- Newburgh is identified through the Area Transport Plan as having potential for a new rail halt.
- Identification of land for school expansion as housing development proceeds.
- The need to provide opportunities for local jobs by providing employment land in the town.
- Land needs to be reserved for a cemetery extension.
- In the longer-term, adequate separation must be maintained between housing at the eastern edge of Newburgh and the houses in Burnside.

Post 2018:

Longer term development opportunities are identified to the east of the town, to be guided by a masterplan.

Newburgh and Burnside - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEB 01</td>
<td>South of Cupar Road</td>
<td>5.3 up to 2018, 2.9</td>
<td>Housing</td>
<td>150</td>
<td>Private</td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td>Post 2018</td>
<td>Employment</td>
<td>Fife Council/Private</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>----------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.5</td>
<td>Primary School Expansion</td>
<td>Fife Council</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cemetery Expansion</td>
<td>Fife Council</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total site capacity is 225 houses, of which 75 houses should be developed beyond the Local Plan period.

An Indicative Development Framework for the whole NEB01 site should be prepared by the developer for Fife Council approval.

Key elements of the Indicative 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.

Masterplanning and consultation arrangements to be prepared by developers for Fife Council approval to
follow on from the Development Framework and define the limits and phasing of the development.

The Development Framework and masterplan for this site 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.

<table>
<thead>
<tr>
<th>NEB 02</th>
<th>Mugdrum East</th>
<th>0.3</th>
<th>Brownfield Site</th>
<th>10</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>This site presents a development opportunity.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>It has the potential to contribute 10 houses to the housing land supply.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NEB 03</th>
<th>Newburgh Rail Halt</th>
<th>1.0</th>
<th>New rail halt with park &amp; ride and employment</th>
<th>Private/Fife Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>This site is a Local Plan allocation.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Strategic transport network improvements.

Transport Scotland has no commitment towards funding the delivery of a station at this location. Transport Scotland’s policy is to promote better utilisation of the existing network as a first choice and, as such, welcomes proposals for Park-and-Choose sites which complement established rail facilities.

The case for a new station will be considered where the needs of local communities, workers or visitors would be sufficient to generate a high level of demand, and feeder rather than inter-urban services would serve the station.

Junction and car parking
<table>
<thead>
<tr>
<th>NEB 04</th>
<th>Cupar Road</th>
<th>Transportation</th>
<th>Fife Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Environmental improvements &amp; traffic management.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Newport on Tay and Wormit Settlement Plan

Population – 4,328

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

- The need to identify sites for up to 630 new houses in the Tayport/Newport/Wormit area (in the period to 2026) as identified in the Structure Plan.
- Steep slopes and the A92 constrain development opportunities in large parts of Newport on Tay and Wormit.
- Safeguarding of land for a new rail halt in Wormit.
- Provision of a wide range of new housing, including affordable housing to meet local needs.
- The need to ensure that development makes an effective contribution to infrastructure costs.
- Provision of new employment land to encourage investment and growth in local jobs.
- The need for a community recycling facility.

Roundabout at A92/B946 junction:

- The area to the south east of the Tay Bridge roundabout is being examined as a possible location for a park-and-choose facility.

Post 2018:

- We have identified a housing site at land south of Wormit Farm to be developed in a later phase. It is required to meet the Structure Plan housing land requirement to 2026 and should be guided by a masterplan.
- Housing development will continue in later phases at sites NEW02 and NEW03 (see table, below).

Newport on Tay and Wormit - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW01</td>
<td>Boat Road, Newport</td>
<td>0.1</td>
<td>Housing</td>
<td>9</td>
<td>Private</td>
<td>This site has planning permission 05/04111/EFULL granted on</td>
</tr>
<tr>
<td>NEW 02</td>
<td>Erich Road, Newport</td>
<td>2.7 up to 2018, 2.8 post 2018</td>
<td>Housing</td>
<td>50</td>
<td>Private</td>
<td></td>
</tr>
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</tr>
</tbody>
</table>

- **22/09/2006.**

  It has the potential to contribute to the housing land supply but is identified as currently non-effective in the *Fife Housing Land Audit 2011.*

  In the event that a further planning application is submitted, a flood risk assessment is required before development takes place.

- **This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation.**

  Total site capacity is 100 houses, of which 50 should be developed beyond in a later phase.

  Development should not break the skyline when viewed from Dundee’s waterfront.

  Vehicle access to be taken from Erich Road and
<table>
<thead>
<tr>
<th>NEW</th>
<th>Description</th>
<th>Area (ha)</th>
<th>Use</th>
<th>Owner</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
<td>South of Victoria Park, Newport</td>
<td>1.9</td>
<td>Housing</td>
<td>Private</td>
<td>This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation. Access to the site to be taken via the local road network. A flood risk assessment is required before development takes place.</td>
</tr>
</tbody>
</table>
| 04    | North West of Forgan Roundabout                 | 2.8       | Area of Mixed Use | Private | This site is a Local Plan allocation. Minimum requirement for 50% serviced employment land with the remainder of the site to comprise some or all of the following uses:  
  - Roadside |
| NEW 05 | South East of the Tay Bridge Roundabout at the A92/B946 junction | To be confirmed | Transportation | family/business hotel or similar;  
- 50 place Nursery;  
- 300 sq.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 is required before development takes place.

This site is a Local Plan allocation.

Land to be safeguarded for possible provision of a park-and-choose facility.

Site boundaries are indicative.

Only low level (single storey) |
buildings ancillary to the car park will be permitted.

Landscape screening will be required to maintain the quality of this approach to and from the Tay Road Bridge.

Details, including landscaping and screening, to be determined by planning application.

<table>
<thead>
<tr>
<th>WOR 01</th>
<th>Wormit Farm (Housing)</th>
<th>1.0</th>
<th>Housing</th>
<th>30</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>WOR 02</td>
<td>Wormit Sandpit</td>
<td>1.9</td>
<td>Housing</td>
<td>47</td>
<td>Private</td>
</tr>
</tbody>
</table>

This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation.

Wormit Farmhouse, steading and boundary walls are category C(s) Listed by Historic Scotland.

Land identified as part of site WOR04 to be transferred to Fife Council ownership for safeguarding as a rail halt.

This site contributes to the Tayport/Newport/Wormit Strategic
<table>
<thead>
<tr>
<th>WOR 03</th>
<th>South of Wormit Farm</th>
<th>5.4</th>
<th>Housing</th>
<th>70</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>WOR 04</td>
<td>Wormit Farm (Rail Halt)</td>
<td>1.9</td>
<td>Transportation</td>
<td></td>
<td>Private/ Fife Council</td>
</tr>
</tbody>
</table>

**Land Allocation.**

Environmental improvements to include site remediation.

This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation.

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.

Site capacity 135 houses.

This site is a Local Plan allocation.

Land safeguarding for Rail Halt.

Transport Scotland has no commitment towards funding the delivery of a station at this location. Transport Scotland’s policy is to promote better utilisation of the existing network as a first choice and, as such, welcomes
proposals for Park-and-Choose sites which complement established rail facilities.

The case for a new station will be considered where the needs of local communities, workers or visitors would be sufficient to generate a high level of demand, and feeder rather than inter-urban services would serve the station.

See Action Programme for programming and site details and also refer to the Financial Framework.
Pittenweem Settlement Plan

Population – 1,639

Pittenweem, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

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

- To encourage development that will assist in diversifying the rural economy, including support for traditional industries such as fishing and agriculture;
- To provide a wide range of new housing, including affordable housing to meet local needs; and
- To identify development of an appropriate scale and design to retain the distinctiveness and character of the East Neuk villages.

Other:

- The Local Plan safeguards the Harbour Offices and Fish market for employment uses in recognition of Pittenweem’s role as the centre of the local fishing industry.

Pittenweem - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIT 01</td>
<td>St Margaret’s Farm</td>
<td>2.8</td>
<td>Housing</td>
<td>70</td>
<td>Private</td>
<td>Part of this site (40) contributes to the East Neuk Settlements Strategic Land Allocation and part (30) forms part of the housing land supply. Layout of site and internal roads must allow for future development to the north.</td>
</tr>
<tr>
<td>PIT 02</td>
<td>Cemetery</td>
<td>0.3</td>
<td>Cemetery extension</td>
<td>Fife Council</td>
<td>This site is a Local Plan allocation.</td>
<td></td>
</tr>
<tr>
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</tr>
</tbody>
</table>

St Margaret's Farm buildings are category C(s) Listed by Historic Scotland.

See Action Programme for programming and site details and also refer to the Financial Framework.
### Springfield Settlement Plan

Population – 1,125

#### Springfield - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location Description</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPF 01</td>
<td>Land East of Pennyacre Court</td>
<td>0.4</td>
<td>Housing</td>
<td>5</td>
<td>Private</td>
<td>This site is a Local Plan allocation. Development to be in line with findings of planning appeal P/PPA/250/732.</td>
</tr>
<tr>
<td>SPF 02</td>
<td>East of Crawford Park</td>
<td>1.8</td>
<td>Housing</td>
<td>50</td>
<td>Private</td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td>SPF 03</td>
<td>Derelict Dairy Farm behind Main Street</td>
<td>0.5</td>
<td>Housing</td>
<td>8</td>
<td>Private</td>
<td>This site received planning permission 06/01604/EOPP on 05/09/2007 subject to a S75 agreement. This site is a Local Plan allocation.</td>
</tr>
<tr>
<td>SPF 04</td>
<td>Springfield Rail Station</td>
<td>0.4</td>
<td>Transportation / Employment</td>
<td></td>
<td>Private</td>
<td>This site is a Local Plan allocation. Station improvements and employment land.</td>
</tr>
<tr>
<td>LW4 11</td>
<td>Russell Mains</td>
<td>0.7</td>
<td>Housing</td>
<td>6</td>
<td>Private</td>
<td>This site gained planning permission</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>04/04028/EFULL on 06/02/2006 and is under construction.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>It forms part of the existing housing land supply.</td>
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</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
St Andrews Settlement Plan

Population – 16,351

St Andrews is the largest town in East Fife. The Fife Structure Plan identifies it as one of Fife’s three key towns, and it is recognised nationally and internationally as a cultural, leisure and visitor destination; and as a centre of academic excellence and the developing knowledge-based economy.

The development strategy is to expand St Andrews over the next 20 years to realise the potential of tourism and the University as an economic driver for Fife, whilst balancing this with the need to protect its internationally important heritage.

St Andrews, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house and reflects the demand for housing in the town.

The Local Plan vision for the town centre is to create a quality built environment and conditions to support a vibrant business community in St Andrews which can satisfy the needs of residents and the range of visitors from around the world whilst respecting the heritage of the town. In doing so, deficiencies in the physical environment can be addressed and those who live and work in the town will benefit from the resulting improvements. In this connection, Fife Council has produced St Andrews Design Guidelines for buildings, streets and shopfronts in St Andrews Conservation Area and on the main approaches to the town.

Community consultation identified the absence of local employment opportunities as a concern. Sites suited to business development are in limited supply and established small sites in residential areas have been lost to redevelopment for housing. The Local Plan therefore identifies land for the development of a science park within a new University campus area, and business and employment land in St Andrews West.

There is a need to explore options to provide a replacement for Madras College. In cases where there is a need for developers to provide a new school or to make a contribution towards education infrastructure, these are identified in the Development Requirements. This approach is consistent with the School Estate Strategy.

Beyond the 20 year Structure Plan period, development pressures will be directed away from St Andrews. A Green Belt has been defined which will manage long term planned growth. It will protect and enhance the character, landscape setting and identity of St Andrews, and critical views to and from the historic core. It will also provide opportunities for access to open space and the countryside.
It is proposed to extend the St Andrews Conservation Area to include the area of Fleming Place and Park Street. This extension, indicated on the proposals map, has been recommended by Historic Scotland and in the Draft St Andrews Conservation Area Appraisal and Management Plan, which will be published on www.fifedirect.org.uk.

The Planning issues to be addressed in this Local Plan:

- High demand for new housing.
- House prices.
- Town expansion options and economic potential for Fife.
- Academic and business-related University expansion.
- Protection and enhancement of the town’s landscape setting.
- Protection and improvements to the historic core and seafronts.
- Development of the tourism and golf facilities.
- Improving transport links to the national road and rail networks.
- Review of school provision.
- Limited availability of business or employment land.
- The impact of houses in multiple occupation on the character of the town centre.
- Allocation of land for hotel development in support of the tourist economy.
- Identification of land (4ha) for new cemetery and green burial site, to be identified within the lifetime of this Local Plan.

STA01 – St Andrews West Strategic Land Allocation

A masterplan for a western extension to St Andrews will be prepared. The masterplan will require the approval of Fife Council as planning authority. The local community will be involved in its preparation. The primary objective of the masterplan will be to create neighbourhoods that complement, preserve and enhance the town’s historic core. The development proposed will deliver, via neighbourhoods or ‘hubs’, a science park, University and community facilities, a site for a new primary school, retail and employment land, affordable and mainstream housing, a care home, a hotel, a park and ride or choose site, and a road linking the A91 and Craigtoun Road.

Building on consultant studies and the St Andrews West Development Framework, we envisage linked mixed-tenure housing neighbourhoods set in a well-designed street layout incorporating mixed uses including retail and employment, generous open space, paths and habitat corridors. Advance planting of tree belts and structural landscaping will ensure that the environmental setting of the town is protected and that new housing is sited within mature and established surroundings.

The masterplan will set the route of the proposed road link. It will detail developer contributions, ensuring commitments to climate change and low carbon technology (such as Combined Heat and Power), new or upgraded water and drainage networks (including Sustainable Drainage Systems – SUDS) where required. Community infrastructure, including shops, education,
community facilities, and healthcare, will be required and will be planned for in partnership with the respective agencies. Through the masterplan process, the local community and their elected representatives will have ample opportunity to influence the size and type of new community facilities that are required. The masterplan will indicate development phasing, design, land uses and layout, in addition to establishing responsibilities relating to implementation and funding. All of this will ensure the provision of areas of high quality new development with a recognisably local character.

St Andrews West Development Framework

The St Andrews West Development Framework diagram above illustrates suggested indicative land uses and an indicative boundary that satisfies Fife Structure Plan requirements. The details of the proposed development are subject to review and validation through a process of masterplanning. This masterplan process will involve community engagement on all aspects of the proposals, and will ultimately form part of a planning application. The uses shown on the Development Framework diagram are indicative and may well change following the masterplan process.
Development Framework Principles

Produce a well designed and integrated development to include:

Design and Density:

- Mixed house types, tenures and densities.
- Locally distinctive design, sympathetic to the existing town.
- Range of housing densities from high (45 dwellings per hectare) to low (25 dwellings per hectare).
- Main housing requirement 2, 3 and 4 bedroom general needs, at least 100 barrier free, 20 wheelchair, and 150 no stairs.

In line with the Fife Council affordable housing policy, 30% of housing will be a mix of social rented and low cost housing for sale such as shared equity or self build plots. Student accommodation and University staff housing will also be provided. Co-housing may be considered.

Transport, Infrastructure and Circulation

- Strategic road infrastructure.
- Public transport facilities.
- On site provision of drainage and renewable energy networks or technologies. This includes sustainable drainage and combined heat and power or similar.

A single carriageway road and associated infrastructure including landscaping will link the A91 to Craigtoun Road. A Park and Ride car park off the A91 will serve the town and facilities in the development. Direct and frequent access to public transport, and routes for walking and cycling into St Andrews Town Centre, are expected. Circulation routes should include safe and convenient paths linking main access points, facilities, transport points, car parks and greenspace.

Landscape and Greenspace Management

- Landscaping.
- Greenspace.

Landscaping will provide a link to the Green Belt and help protect views to and from the town. Greenspace includes structural landscaping, and allotments.

Networks of greenspace should include recreation and amenity areas, and areas of habitat value to promote biodiversity, and link to the wider area. Existing areas of habitat value, including the pond at the North Haugh, should be retained and protected. Larger areas of potential greenspace or planting are identified on the framework diagram and proposals map. Views to the town will be protected and enhanced as part of the detailed development layout.
Employment, Business, Retail and Commercial land uses

Some activities will be in areas of mixed use, integrated with housing

- 10 ha Science Park associated with the University
- 5ha business park
- 8ha of employment land for use classes 4 (business), 5 (general industrial) and 6 (storage and distribution), which could be integrated with other development where appropriate
- Land for a hotel
- Local retail and local business provision:
  - University – 400 sq m.
  - Strathkinness High Road – 200 sq m.
  - Craigtoun Road – 2,000 sq m.

Community Provision

- Community and social infrastructure including shops and community facilities.
- Site safeguarding of 1.5 ha for a primary school.

Development will grow from hubs that provide community facilities such as healthcare, library, place of worship, hall or centre, care home, pub. Housing will include equipped play areas and be interlinked by areas of greenspace and public open space. Public Art will be incorporated into development.

East Sands and Harbour:

A masterplan approach will be taken for redevelopment and improvement of the East Sands and Harbour area.

Post 2018:

- Continued development of the St Andrews West Strategic Land Allocation.
- Continued business and academic development of the University of St Andrews.
<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
</tr>
</thead>
<tbody>
<tr>
<td>STA 01</td>
<td>St Andrews West</td>
<td>116</td>
<td>Housing, University accommodation, community facilities, retail, hotel, 10ha science park, 5ha business and 8ha employment land (Classes 4, 5 and 6), care home, Park &amp; Ride/Choose. Link road from A91 to Craigtoun Road, greenspace including allotments, networks and landscaping</td>
<td>405</td>
<td>University of St Andrews/Private/Fife Council</td>
</tr>
</tbody>
</table>

This site represents the St Andrews West Strategic Land Allocation.

Total site capacity is 1,090 houses, of which 685 should be developed in a later phase, to be developed on a phased basis in distinct neighbourhoods or “hubs”.

Masterplanning and consultation arrangements to be prepared by developers for Fife Council approval to follow-on from the Development Framework, and define the limits and phasing of development. See the St Andrews West Development Framework diagram and text (above) for details of proposed land uses, which are shown indicatively.
and may change.

All housing and commercial development within the Strategic Land Allocation 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.

Potential for combined heat and power plant.
Employment land may be integrated with other uses, including housing, hotel accommodation, Care Home.

Community facilities including place(s) of worship.

Funding contribution to secondary education.

Funding contribution to education also to include site safeguarding of 1.5ha for a primary school and potential provision of a single stream primary school.

5 ha business park (Class 4).

A road will link the A91 to Craigtoun Road to assist in minimising the impact of development to the west of St Andrews on the town centre and improve travel around the town. This will complement a proposed Park and Ride facility.
off the A91.

10 ha research and development or Science Park related enterprise.

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.

8ha employment park – Classes 4 (business), 5 (general industrial) & 6 (storage & distribution).

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 Tay and Eden Estuary SPA/SAC, either alone or in combination with
other plans or projects.

A flood risk assessment shall be undertaken to inform the masterplan and planning application processes.

<table>
<thead>
<tr>
<th>STA 02</th>
<th>169-173 South Street</th>
<th>0.1</th>
<th>Housing</th>
<th>8</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site has planning permission and is under construction. It includes a category C(s) Listed building. It forms part of the existing housing land supply.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STA 03</th>
<th>Grange Road</th>
<th>2.2</th>
<th>Housing</th>
<th>50</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site forms part of the existing housing land supply. The layout of the development should safeguard routes through to Kilrymont Crescent and to the west of the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STA 04</th>
<th>Bassaguard</th>
<th>0.3</th>
<th>Employment</th>
<th></th>
<th>Fife Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site is a Local Plan allocation. Class 4 (Business) The layout of any new development on the site shall avoid the flood</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STA 05</th>
<th>Strathclyde</th>
<th>6.8</th>
<th>Employment/hotel</th>
<th>Private</th>
</tr>
</thead>
</table>

Research and development, high technology development, proposals which require links to the university.

General industrial use not appropriate.

Hotel use.

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.

This site was allocated in the *St Andrews Area Local Plan* (1996).

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 Tay and Eden Estuary SPA/SAC, either alone or in combination with other plans or projects.

This site is identified as a development opportunity.

Preferred uses housing and employment.

It has the potential to contribute to the housing land supply.

Use Class 4 – Business (which includes office use, research and development and industrial use, all able to be carried on in a residential area with no detrimental impact on amenity).

Improve access and on site car parking.

Respect the surrounding conservation area.

Relate sympathetically to existing Tree
<table>
<thead>
<tr>
<th>STA 07</th>
<th>St Leonard's and Memorial Hospital site</th>
<th>6.9 Area of Mixed Use</th>
<th>260</th>
<th>NHS Fife/Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preservation Orders.</td>
<td>Development to be in line with findings of planning appeal P/PPA/250/760.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>This site is identified as a development opportunity.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The site includes St Nicholas House and Abbey Park House which are category B Listed by Historic Scotland.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A Strategic Development Framework has been approved by Fife Council.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>It has the potential to contribute to the housing land supply.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Class 4 office development of 1,000 square metres.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hotel.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Public access between the former hospital site and the former school site.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Retain and enhance open space, including the orchard, and create open space linkages to the wider area to help retain historic and natural quality.

Multi-use paths and community facilities, including the footpath along the northern side of the Kinness Burn, to further ensure access and local provision.

Public art, building design and orientation to announce key areas or frontages.

Funding contributions towards infrastructure, transport improvements and education.

A flood risk assessment is required.

<table>
<thead>
<tr>
<th>STA 08</th>
<th>East Sands / Harbour Improvement Area</th>
<th>13.0</th>
<th>Mixed use development including academic and research related university expansion; tourism, leisure and supporting</th>
<th>To be confirmed</th>
<th>Fife Council/ University of St Andrews/ The Crown Estate/ St Andrews</th>
</tr>
</thead>
</table>

This site is a Local Plan allocation. It has the potential to contribute to the housing land.
ancillary uses; residential, including student accommodation; and, harbour improvements.

Harbour Trust/Private.

supply.

St Andrews Harbour is category A Listed by Historic Scotland. The area includes some other Listed Buildings.


Land use and buildings to provide for a mix of public and private uses, including: potential visitor destinations; improvements to and safeguarding of harbour facilities; tourists, leisure and ancillary retail; residential (including student accommodation); and education and research facilities.

Opportunities to enhance movement should focus on:

- relieving existing patterns of vehicular congestion;
• maintaining a core coastal path route, with new east-west connection s;
• improving pedestrian integration with the beach front; and
• resolving the provision of public/private car parking, in response to high demand during peak periods.

Existing public spaces and habitats (namely the beach, The Bents and coastal paths) to be protected, with accessibility to be properly integrated into any future development proposals.

Opportunity to enhance the open space surrounding the leisure centre, as areas of recreation and
leisure value.

Enhance local views into and across the site and contribute positively to the historic skyline from more distant views; and

Provide an appropriate setting for Listed Buildings and enhance the built/natural heritage assets.

Proposal area includes redundant gasometer site at Balfour Place.

<table>
<thead>
<tr>
<th>STA 09</th>
<th>West Sands</th>
<th>37.1</th>
<th>Environmental improvement &amp; enhancement of facilities.</th>
<th>Fife Council/ St Andrews Links Trust</th>
<th>This site is a Local Plan allocation.</th>
</tr>
</thead>
</table>
| STA 10 | Market Street & surrounding area | | Streetscape improvements | Fife Council | This site is a Local Plan allocation.  
The area is within the Conservation Area and includes a number of Listed Buildings. |
| STA 11 | Fleming Place, Kinnesburn and Park Street | | Extension of Conservation Area | Fife Council | This site is a Local Plan allocation.  
Fife Council will seek to extend the St Andrews Conservation Area to include |
<table>
<thead>
<tr>
<th>LW4 15</th>
<th>Craigtoun Country Park</th>
<th>16.3</th>
<th>Tourism &amp; Commercial Development</th>
<th>Fife Council/Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
<tr>
<td>LW4 20</td>
<td>St Andrews</td>
<td>4.0</td>
<td>Cemetery Extension</td>
<td>Fife Council</td>
</tr>
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</tr>
<tr>
<td>LW4</td>
<td>St Andrews</td>
<td>2887</td>
<td>Green Belt</td>
<td>Fife Council</td>
</tr>
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</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
St Monans Settlement Plan

Population – 1,343

St Monans, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

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

- To encourage development that will assist in diversifying the rural economy, including support for traditional industries such as fishing and agriculture.
- To provide a good range of new housing, including affordable housing to meet local needs.
- To identify development of an appropriate scale and design to retain the distinctiveness and character of East Neuk villages.
- To preserve separation between coastal villages.
- To respect archaeological and historic remains that may be uncovered during development.

Prospective developers are advised to consult Scottish Water at an early stage to determine the impact of development on the pumping station, which has limited capacity.

St Monans – Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>STM 01</td>
<td>West of Manse (Housing)</td>
<td>1.7 up to 2018, 2.6 post 2018</td>
<td>Housing</td>
<td>50</td>
<td>Private</td>
<td>This site contributes to the East Neuk Settlements Strategic Land Allocation. Total site capacity is 100 houses, 50 of which should be developed in a later phase.</td>
</tr>
</tbody>
</table>
Sites STM01 and STM03 (and the adjacent longer-term development area) are to be covered by a single Indicative Development Framework prepared by Fife Council.

A flood risk assessment is required before development takes place. Development on the functional floodplain should be avoided.

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Description</th>
<th>Usage</th>
<th>Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>STM02</td>
<td>Netherton Industrial Estate</td>
<td>Employment</td>
<td>Fife Council/Private</td>
</tr>
<tr>
<td>STM03</td>
<td>West of Manse (Allotments)</td>
<td>Allotments</td>
<td>Fife Council</td>
</tr>
</tbody>
</table>

This site is a Local Plan allocation.

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

This site is a Local Plan allocation.

Sites STM01 and STM03 (and the adjacent longer-term development area) are to be covered by a single...
| STM 04 | Cemetery | 0.4 | Cemetery extension | Fife Council | This site is a Local Plan allocation. Archaeological investigation of historic remains and mitigation if necessary. |
| STM 05 | The Common | 0.6 | Car Park Improvements | Fife Council | This site is a Local Plan allocation. |

See Action Programme for programming and site details and also refer to the Financial Framework.
Stratheden Settlement Plan

Population – 138

Stratheden - Local Plan Proposal and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
</table>
| SED 01  | Stratheden Hospital | 28.7      | Health. Possible low-density housing, hotel, leisure, education and open space use. | To be confirmed          | NHS Fife     | 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:
|                     |                   |           |                                                 |                         |              | o The range of uses and their locations (including retained hospital facilities); o 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.

See Action Programme for programming and site details and also refer to the Financial Framework.
Strathkinness Settlement Plan

Population – 961

Strathkinness, as part of the East Neuk and St Andrews Localities, has Pressured Area Status. This suspends the rights of some tenants to buy their house.

Strathkinness - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>STK 01</td>
<td>Main Street/ Sunnyside</td>
<td>1.9</td>
<td>Housing</td>
<td>32</td>
<td>Private</td>
<td>This site is a Local Plan allocation. It includes 8 affordable houses that are part of the existing housing land supply. Planning permission 07/03876/EFULL, was granted on 02/06/2008. Under construction.</td>
</tr>
<tr>
<td>STK 02</td>
<td>South of Recreation Ground</td>
<td>0.5</td>
<td>Housing</td>
<td>12</td>
<td>Fife Council/ Private</td>
<td>This site is a Local Plan allocation. It has the potential to contribute to the housing land supply.</td>
</tr>
</tbody>
</table>

See Action Programme for programming and site details and also refer to the Financial Framework.
Tayport Settlement Plan

Population – 3,894

The Planning issues to be addressed in this Local Plan:

- The need to identify sites for up to 630 new houses in the Tayport/Newport/Wormit area (in the period to 2026) as identified in the Structure Plan.
- High demand for new housing and its affordability.
- Preservation and promotion of the Harbour as a commercial leisure facility.
- Re-development of brownfield sites.

Other:

- Proposals for hotel development, which accord with other Local Plan policies, will be encouraged during the Plan period.
- 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.

Tayport - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAY 01</td>
<td>Links Road 2</td>
<td>0.1</td>
<td>Housing</td>
<td>6</td>
<td>Private</td>
<td>This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation.</td>
</tr>
<tr>
<td>TAY 02</td>
<td>Nelson Street</td>
<td>0.1</td>
<td>Housing</td>
<td>5</td>
<td>Private</td>
<td>This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation. A flood risk assessment is required before development takes place.</td>
</tr>
<tr>
<td>Code</td>
<td>Location</td>
<td>Size</td>
<td>Type</td>
<td>Quantity</td>
<td>Ownership</td>
<td>Notes</td>
</tr>
<tr>
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<td>-----------------------------------------------------------------------</td>
</tr>
<tr>
<td>TAY 03</td>
<td>Net Drying Green</td>
<td>0.2</td>
<td>Housing</td>
<td>10</td>
<td>Private</td>
<td>This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation. Opportunity for a flatted development. A flood risk assessment is required before development takes place.</td>
</tr>
<tr>
<td>TAY 04</td>
<td>Newport Road</td>
<td>1.2</td>
<td>Housing</td>
<td>57</td>
<td>Housing Association</td>
<td>This site was granted planning permission 07/01812/EFULL on Appeal. It contributes to the Tayport/Newport/Wormit Strategic Land Allocation.</td>
</tr>
<tr>
<td>TAY 05</td>
<td>North of Spears Hill Road</td>
<td>0.5</td>
<td>Housing</td>
<td>12</td>
<td>Private</td>
<td>This site contributes to the Tayport/Newport/Wormit Strategic Land Allocation.</td>
</tr>
<tr>
<td>TAY 06</td>
<td>Abertay Works</td>
<td>1.2</td>
<td>Area of Mixed Use</td>
<td>15</td>
<td>Fife Council/Tayport Community &amp; Sports Centre Action Group</td>
<td>The housing element of this site contributes to the Tayport/Newport/Wormit Strategic Land Allocation. Other uses are Local Plan allocations. It has the potential to contribute at least 15 houses</td>
</tr>
</tbody>
</table>
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 2012.

A flood risk assessment is required before development takes place.

<table>
<thead>
<tr>
<th>TAY 07</th>
<th>Glebe South</th>
<th>&lt;1.3</th>
<th>Allotments</th>
<th>Fife Council/Church of Scotland</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Site boundaries are indicative.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TAY 08</th>
<th>Cemetery</th>
<th>0.8</th>
<th>Cemetery Extension</th>
<th>Fife Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site is a Local Plan allocation.</td>
</tr>
<tr>
<td>TAY 09</td>
<td>Links Road</td>
<td>0.2</td>
<td>Car Park</td>
<td>Fife Council</td>
</tr>
<tr>
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<td>Fife Council</td>
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</tr>
<tr>
<td>TAY 10</td>
<td>Harbour</td>
<td>3.7</td>
<td>Environmental Improvements</td>
<td>Fife Council/Tayport Harbour Group</td>
</tr>
</tbody>
</table>
Landward Area – Development Proposals outwith Settlement Boundaries

Population – 7,801

The Planning issues to be addressed in this Local Plan:

- Managing housing development in the countryside, balancing the high demand for housing with the need to promote sustainability.
- Protection and enhancement of the landscape whilst supporting, in principle, small-scale development where it complies with Development Plan policies.
- Rural regeneration including support in principle for development that requires a countryside location, particularly where local employment opportunities can be created.
- Ensuring development makes an effective contribution to infrastructure costs, including development of the strategic transport network.
- Helping to address the need for better public transport links through careful siting and design of new development.

Other:

- The East Neuk and St Andrews Localities have Pressured Area Status. This suspends the rights of some tenants to buy their house.
- 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 most developments within areas affected by the airbase. No residential development should take place in Zone D.

Landward Area - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Map ref</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Class/Type</th>
<th>Estimated No. of houses</th>
<th>Lead</th>
<th>Status, additional development requirements, and other information.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LW401</td>
<td>Bankhead Farm, Peat Inn</td>
<td>0.5</td>
<td>Housing</td>
<td>5</td>
<td>Private</td>
<td>This site gained planning permission 05/01775/EFULL on 06/02/2006. It forms part of the existing</td>
</tr>
<tr>
<td></td>
<td>Site Name</td>
<td>Size (ha)</td>
<td>Type</td>
<td>Buildings</td>
<td>Feature</td>
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</tr>
<tr>
<td>LW 4 02</td>
<td>Denmylne Steading, Den of Lindores</td>
<td>0.4</td>
<td>Housing</td>
<td>5</td>
<td>This site is a Local Plan allocation. It has the potential to contribute to the housing land supply.</td>
<td></td>
</tr>
<tr>
<td>LW 4 03</td>
<td>East Pitcorthie, Crail</td>
<td>0.6</td>
<td>Housing</td>
<td>5</td>
<td>This site gained planning permission 05/0134/EFULL on 26/04/2007. It has the potential to contribute to the housing land supply.</td>
<td></td>
</tr>
<tr>
<td>LW 4 04</td>
<td>Elie House Grounds, Elie</td>
<td>7.0</td>
<td>Housing</td>
<td>7</td>
<td>This site has planning permissions 07/01983/EFULL, granted on 06/03/2008, and 02/03637/EFULL, granted on 04/04/2003. It forms part of the existing housing land supply. Elie House is a category A Listed Building.</td>
<td></td>
</tr>
<tr>
<td>LW 4 05</td>
<td>Glenduckie Farm, Lindores</td>
<td>0.7</td>
<td>Housing</td>
<td>12</td>
<td>Private</td>
<td>This site has planning permission 05/1153/EFULL, granted on 04/03/2008. It has the potential to contribute to the housing land supply. NB no map annotation.</td>
</tr>
<tr>
<td>LW 4 06</td>
<td>Newton of Nydie, Strathkinness</td>
<td>0.7</td>
<td>Housing</td>
<td>5</td>
<td>Private</td>
<td>This site has planning permission and is under construction. It forms part of the existing housing land supply. NB no map annotation.</td>
</tr>
<tr>
<td>LW 4 07</td>
<td>Northbank Farm, Cameron</td>
<td>7.8</td>
<td>Area of Mixed Use</td>
<td>15</td>
<td>Private</td>
<td>This site gained planning permission 06/02854/EOPP on 05/02/2008, subject to a S75 agreement. This site is a Local Plan allocation. NB no map annotation.</td>
</tr>
<tr>
<td>LW 4 08</td>
<td>Parkhill Farm, Newburgh</td>
<td>1.2</td>
<td>Housing</td>
<td>15</td>
<td>Private</td>
<td>This site was granted planning permission 05/02125/EFULL on 25/01/2006.</td>
</tr>
<tr>
<td>Reference</td>
<td>Site Location</td>
<td>Size</td>
<td>Use</td>
<td>Units</td>
<td>Type</td>
<td></td>
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</tr>
<tr>
<td>LW409</td>
<td>Pitlair 2, Bow of Fife</td>
<td>0.3</td>
<td>Housing</td>
<td>8</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
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<td></td>
<td>It forms part of the existing housing land supply.</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Parkhill Farm is a category C(s) Listed Building.</td>
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<td></td>
<td>NB no map annotation.</td>
<td></td>
</tr>
<tr>
<td>LW410</td>
<td>Pitlethie Steading, Leuchars</td>
<td>0.5</td>
<td>Housing</td>
<td>11</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site has the potential to contribute to the housing land supply.</td>
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<td></td>
<td></td>
<td>NB no map annotation.</td>
<td></td>
</tr>
<tr>
<td>LW411</td>
<td>Russell Mains, Springfield</td>
<td>0.7</td>
<td>Housing</td>
<td>6</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>This site is a Local Plan allocation. It has the potential to contribute to the housing land supply.</td>
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</tr>
<tr>
<td>LW412</td>
<td>Struthers Barns Farm, Craigrothie</td>
<td>0.7</td>
<td>Housing</td>
<td>2</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>This site has planning permission (02/03606/EAR M 12/02/2003)</td>
<td></td>
</tr>
<tr>
<td>Reference</td>
<td>Location</td>
<td>Area</td>
<td>Use</td>
<td>Planning Status</td>
<td>Purpose</td>
<td></td>
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</tr>
<tr>
<td>LW 413</td>
<td>Sypsies, Crail</td>
<td>0.5</td>
<td>Housing</td>
<td>12</td>
<td>Private for 7 houses, of which 2 remain to be completed.</td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
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<td></td>
<td>It forms part of the existing housing land supply.</td>
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<td></td>
<td>NB no map annotation.</td>
<td></td>
</tr>
<tr>
<td>LW 414</td>
<td>Cameron</td>
<td>3.4</td>
<td>Area of Mixed Use Employment and housing</td>
<td>To be confirmed</td>
<td>This site was granted planning permission 06/04136/EOPP on Appeal.</td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>It has the potential to contribute to the housing land supply.</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>NB no map annotation.</td>
<td></td>
</tr>
</tbody>
</table>

This site is a Local Plan allocation.
Small scale housing associated with Classes 4 (business), 5 (general industrial), 6 (storage & distribution) on serviced sites.
Address amenity issue.
Vehicular access to be taken from existing access after upgrading.
No alternative
<table>
<thead>
<tr>
<th>Site Code</th>
<th>Name</th>
<th>Area (ha)</th>
<th>Land Use</th>
<th>Owner</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>LW 4 15</td>
<td>Craigtoun Country Park</td>
<td>16.3</td>
<td>Tourism &amp; Commercial Development</td>
<td>Fife Council/Private</td>
<td>This site is a Local Plan allocation. Craigtoun Park is a Designed Landscape and contains a number of structures Listed by Historic Scotland. Examine options for the long term sustainable management and maintenance of Craigtoun Country Park through complementary tourism linked to the upgrading of the park (including sensitive, small scale commercial leisure or hotel development).</td>
</tr>
<tr>
<td>LW 4 16</td>
<td>Crail Airfield</td>
<td>145.0</td>
<td>Area of mixed use</td>
<td>Private</td>
<td>This site is a Local Plan allocation.</td>
</tr>
</tbody>
</table>
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.

To be in accordance with the Development Plan and for permission to be granted, detailed proposals, including applications for planning permission in principle, must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA, either alone or in combination with other plans or projects.

<table>
<thead>
<tr>
<th>LW 4 17</th>
<th>Boarhills Cemetery 2.0 Cemetery Extension</th>
<th>Fife Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This is identified as a Local Plan allocation. Site to be determined</td>
<td></td>
</tr>
</tbody>
</table>
| LW 4 18 | Carnbee Cemetery 2.0 | Cemetery Extension | Fife Council | This site is a Local Plan allocation.  
| LW 4 19 | Kemback Cemetery 2.0 | Cemetery Extension | Fife Council | This site is a Local Plan allocation.  
| LW 4 20 | St Andrews 4.0 | Cemetery Extension | Fife Council | To include Green Burial area.  
| LW 4 21 | Lower Melville Woods, Ladybank 66.7 | Extension of Landfill and Recycling Centre | Fife Council | This site is a Local Plan allocation.  

Development of waste treatment options such as composting and anaerobic digestion.  
Detailed consideration of the layout, height and landform, together with assessment of the environmental health factors affecting site development, will be subject to local consultation as part of any planning.
| LW 4 22 | St Andrews to Dunfermline | Pilgrim Way Long Distance Footpath | Fife Coast & Countryside Trust | Route to be identified via Fife Council Core Path Plan. 
|        |                          |                                    |                               | NB: no map annotation. |
| LW 4 23 | Tayport to Newburgh (option for link to Perth) | Extension of Fife Coastal Footpath | Fife Coast & Countryside Trust | Route to be identified via Fife Council Core Path Plan. 
|        |                          |                                    |                               | NB: no map annotation. |
| LW 4 24 | St Andrews 2887 Green Belt | Fife Council | Refer to Policy E17. |

See Action Programme for programming and site details and also refer to the Financial Framework.
Local Plan Policies

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

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

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

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

The policies have been assessed as part of the Strategic Environmental Appraisal (SEA) of the Local Plan.
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POLICY D1 DEVELOPER CONTRIBUTIONS

Developer Contributions

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

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

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

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

Reason

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

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

(http://www.scotland.gov.uk/Publications/2009/02/13153723/9)

The Council will expect the development industry to provide the essential community infrastructure needed to support their developments, including
transportation improvements and facilities. The financial framework associated with this Local Plan will assist by providing specific information on the anticipated infrastructure required. Further details are also contained in Local Plan policies and in supplementary guidance such as Fife Council Affordable Housing Policy 2010, Wind Energy 2011 and Fife Urban Design Guide 2005. Each is subject to review and will, where appropriate, be monitored within the Local Plan Action Programme.

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

Examples of community infrastructure include: the provision of education, open space, sport, and healthcare facilities; local shops and services; public transport facilities and services; strategic and local transportation improvements; walking and cycling improvement links; affordable housing; environmental improvements or landscape enhancement schemes; and public art.

**POLICY D2 LOCAL EMPLOYMENT AGREEMENTS**

**Local Employment Agreements**

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

**Reason**

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

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

Within the terms of such an agreement, the developer will:
commit a number of recruitment/training opportunities to targeted groups;
be actively involved and committed to cascading the agreement’s obligations down to other contractor(s)/sub-contractor(s) involved in the development;
liaise with a named member of Enterprise, Planning & Protective Services staff, initially, to provide guidance on the company’s recruitment and training requirements;
participate in pre and post recruitment promotional/publicity activities; and
contribute to evaluation of customised training and recruitment activities.

The local economy will benefit through using this new resource and LEAs will also assist businesses in contributing to economic and community benefits.

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


POLICY R1 RETAIL CENTRES

Retail Centres

i) Within the network of centres, proposals for retail floorspace in the form of new development, extensions or redevelopment will be supported providing that they are located in town centres or identified in a settlement statement in this local plan. A retail impact assessment will not normally be required for these proposals. For other locations, a retail impact assessment will be required for developments of 1,000 square metres gross floorspace or more. For all locations outwith town centres, the sequential approach will be applied.

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

a. there is a clear community need for the proposed use which outweighs the retailing need; or
b. the proposed use would be an acceptable complementary use to the retail role of the centre; or
c. the premises are vacant with no demand for other retail use.

If the premises are part of a group of shops, the loss should not adversely affect the character, vitality and viability of that group.
**Reason**

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

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

* Includes small town & village centres

Retail proposals forming part of a local plan proposal and identified in the settlement plan will be supported as part of the appropriate level of the retail network hierarchy and the sequential approach.

To support the hierarchy of the retail centre network, the sequential approach to capacity and therefore site selection – as promoted by SPP8 Town Centres & Retailing – will be applied, irrespective of ownership. In order of preference, the clear sequence of site selection is: first, defined town centres; then edge of town centre locations; then secondary shopping areas and neighbourhood centres; then commercial centres; and, as a last resort, out of centre sites such as stand alone superstores. Any application of the sequential approach will take into account the size and nature of the centre and the proposed catchment area of the retail proposal. For example higher order town centres should accommodate larger-scale proposals than small town/village centres. Edge of town centre locations will generally be defined as being adjacent to town centre boundaries, and well linked to and within easy walking distance of the town centre. Policy R1 is intended to assist in making Fife’s town centres more distinctive and competitive, and ensuring that new retailing is accessible to as many sectors of the community as possible. Retail impact assessments for proposals in town centres will not be required in most circumstances, given the Council’s wish to promote these centres for retail use, but the Council reserves the right to ask for such an assessment if it has reason to believe
that a proposal will introduce a scale or type of retail use which will be harmful to the role and character of the centre. In cases where retail impact assessments are required, the range of goods should be specified where possible.

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

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

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

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

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

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

**Convenience Retail Outwith Town or Local Centres**

*Convenience retail development outwith defined town centres will only be supported where:*

- *it can be demonstrated to the Council’s satisfaction that physical capacity does not exist in the existing town centre; and*
Where it can be proved to the Council’s satisfaction that no equivalent physical capacity exists within the town centre then a sequential approach will be used favouring firstly, local centres, edge of centre locations, followed by neighbourhood centres, other commercial centres and finally out of centre locations.

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

Reason

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

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

For all locations outwith town centres, the sequential test will be applied, irrespective of ownership.
POLICY R3 COMPARISON RETAIL OUTWITH TOWN OR LOCAL CENTRES

Comparison Retail Outwith Town or Local Centres

Town centre locations will be the preferred location for comparison retailing, especially personal goods. Proposals for comparison floorspace outwith these locations, will only be supported where:

a. it can be demonstrated to the Council's satisfaction that physical capacity does not exist in the existing town centre; and
b. it will not have a detrimental effect on the vitality and viability, either cumulatively or individually, of town centres; and
c. it provides consumer benefits in terms of choice, quality, accessibility and convenience; and
d. the scale and character of the development is compatible with the location.

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

Modern superstores now provide a range of goods including comparison goods to complement their convenience offering. New superstore proposals outwith town centres will require to demonstrate to the Council's satisfaction that the levels of both convenience and comparison impact on established town centres do not harm their vitality and viability. The size of such stores may be restricted. Although a limited display of comparison goods is acceptable to reflect modern retailing trends, the Council may seek to set a limit on the floorspace devoted to such goods in order to support Fife's town centres.

Retail parks will focus on the provision of bulky goods and twin trading may only be permitted where the nature of the goods to be sold is not the same as those available in town centres.

Notes:

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

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

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

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

Retail Parks outwith town centres should focus on the sale of bulky/DIY goods and should complement, not undermine the role of town centres. Conditions restricting the sale of particular goods or the format of individual units will be used in support of the sequential test. Twin trading (the presence of a specific type of retailer in both town centre and out of town centre locations) may only be permitted where the range of goods to be sold are not the same as those available in town centres in order to give preference to town centres as more sustainable locations. The range of comparison goods to be sold from locations outwith town centres such as retail parks will be limited by conditions to exclude the undernoted categories: clothing or footwear; jewellery or watches/clocks; books, CDs, or DVDs/video recordings, including games software.
POLICY R4 FACTORY SHOPS

Factory Shops

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

Reason

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

POLICY B1 ESTABLISHED EMPLOYMENT AREAS - SAFEGUARDING

Established Employment Areas - Safeguarding

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

a. they do not prejudice the available supply of development opportunities for the existing designated use classes within the site; and
b. it is demonstrated that there is no clear evidence of future employment use or development; and
c. the proposed use would not be likely to restrict the range of uses which can be carried out by existing or potential future businesses on neighbouring employment sites; and
d. a 7-year supply of employment land is maintained in settlements above 5,000 population and in clusters in rural areas; or
e. they are appropriate ancillary services that can be demonstrated to meet the needs of employees and complement existing businesses and satisfy the criteria set out in Policy E4.
Reason

The applicant will be required to demonstrate through evidence of marketing at a reasonable rate, which will be determined at the date of the application, for a reasonable time period, that neither the existing building nor the site have a prospect of being redeveloped for employment use classes 4, 5 & 6. Other uses, such as motor showrooms and children’s play centres will not be acceptable in allocated and established employment areas unless it can be demonstrated that there are no sites available within areas identified in the Proposals Map, the proposal satisfies the sequential test, and the proposed development is accessible by public transport and not reliant on the use of the private car. In respect of clause (d), developers may be required to replace lost employment land if development is otherwise acceptable and where the proposal would lead to the 7 year employment land supply (monitored through Fife Council’s Employment Land Audit) not being maintained. In respect of clause (e), ancillary uses will apply only to sites with total employment exceeding 500 jobs or to sites of 6 hectares or more and will relate in scale to the employment area within which they are located.

POLICY B2 PROTECTING EXISTING EMPLOYMENT/TOURISM/LOCAL COMMUNITY FACILITIES

Protecting Existing Employment/Tourism/Local Community Facilities

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

(a) the existing business is not viable, and

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

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

Reason

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

**POLICY B3 WORKING FROM HOME**

**Working from Home**

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

a. *there is no adverse effect on:*
   - the amenity of the occupiers of the house;
   - the amenity of occupiers of neighbouring premises;
   - the character and appearance of the house and its locality; and

b. *there is no advertising on the premises.*

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

**Reason**

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

**POLICY B4 AREAS OF MIXED USE**

**Areas of Mixed Use**

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

**Reason**

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

**POLICY B5 TOURISM AND HOTEL DEVELOPMENTS**

**Tourism and Hotel Developments**

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

- **a.** the proposal is of a scale, nature and design appropriate to its setting;
- **b.** the proposal does not have a material adverse impact on the natural and built environment, or on the vitality and viability of town centres;
- **c.** the proposal is accessible to, or able to be made accessible to, the existing or planned public transport network; and
- **d.** the traffic generated does not have a material adverse impact upon the road network.

**Reason**

Tourist development is important to the Fife economy. However, it is also important that schemes are well located and site services are available or can be provided. Such development and the resulting scale of increase in visitor pressure are most likely to be acceptable if the proposal forms part of a farm diversification scheme or is located as part of an existing commercial or tourist related business. Holiday accommodation makes an important contribution to visitor accommodation. The Council is committed to improving visitor accommodation throughout the Plan area. It is, however, important to prevent the use of holiday accommodation such as chalets and caravans as permanent residences and the Council will produce supplementary guidance on this issue during the lifetime of the Local Plan.
POLICY B6 COMMERCIAL LEISURE DEVELOPMENT

Commercial Leisure Development

Commercial leisure development will be supported where:

a. it satisfies the sequential approach;

b. it is compatible with surrounding uses;

c. there is an identified demand for the facility; and

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

Reason

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

POLICY H1 AFFORDABLE AND SPECIAL NEEDS HOUSING

Affordable and Special Needs Housing

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

At Housing Market Area (HMA) level, the following overall requirements will apply:

Cupar and North West Fife HMA: 20%

St Andrews and North East Fife HMA: 30%

These requirements will not be sought from sites solely for affordable or special needs housing. As the scale of affordable housing need in the St Andrews & NE Fife Housing Market Area has been demonstrated to be significantly higher than elsewhere in Fife, a requirement of 30% has...
been established for that area. Percentage requirements will vary outwith the Local Plan cycle in line with the most up to date Housing Needs and Demand Study and progress made towards achieving targets. This will be reviewed through the Structure Plan Action Plan and supplementary guidance.

In urban areas, the contribution should be provided on-site for sites of 20 units and above and off-site for sites of between 2 and 19 units, inclusive. In rural areas, the contribution should be provided on-site for sites of 15 units and above and off-site for sites of between 5 and 14 units, inclusive. Reductions will only apply where there are exceptional circumstances which clearly demonstrate that a contribution is not possible. Where on-site provision is not possible the contribution should normally be provided within the same locality area or, failing that, within the same Housing Market Area.

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

a. are made available for local need, identified in partnership with Fife Council, and will continue to be available for that need; and
b. are on non-brownfield sites within or adjacent to the identified settlement limits and no alternative brownfield site is available; and
c. do not prejudice the implementation of Development Plan policies.

The Council’s strongly preferred option will be for built units on site but the provision of serviced land may be appropriate, depending on the local circumstances. Off-site contributions should also take the form of fully serviced land. If these options are not achievable or, in exceptional circumstances, would not provide the most beneficial outcome, the Council will be prepared to negotiate a financial contribution to the provision of affordable housing. The Council anticipates the sparing use of financial contributions.

The form and level of the contribution required will be negotiated on the basis of the percentage of affordable housing identified for the particular housing market area taking account of the value of the land. Where an on-site contribution is to be made, the valuation should reflect location, the type of affordable housing proposed and any other factors influencing the value. Where, exceptionally, it is agreed that an alternative to an on-site contribution would be acceptable, the value should be equivalent to the cost of providing the percentage of serviced land required by the policy.

The Council will seek provision and retention of affordable housing for successive occupiers/owners through a range of appropriate mechanisms.
Note: Special needs housing provided through this policy should also be affordable.

Reason

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

Affordable and special needs housing will be exempt from any permitted change of use to a house in multiple occupation, as detailed in Policy H2. It is important that affordable housing should remain available to meet the future needs of local people and the Council will seek retention for successive owners/occupiers for a minimum of 10 years through the use of planning agreements, negotiations with owners/developers, and other mechanisms.

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

POLICY H2 HOUSES IN MULTIPLE OCCUPATION

Houses in Multiple Occupation

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

Other than within the St Andrews Central Conservation Area, a change of use application for an existing property to be used as a house in multiple occupation will only be permitted if:

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

b. it will not be detrimental to pedestrian or traffic safety arising from car or bicycle parking;
c. it will not be detrimental to the established residential character and amenity; and

d. the property is not designated as affordable housing provided through policies requiring affordable housing (Policy H1 or the earlier policy equivalents).

Within the St Andrews Central Conservation Area, proposals for the change of use of a house or a flat for multiple occupation will not be supported.

Reason

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

Within the St Andrews Central Conservation Area, which extends over most of the centre of the town, the number of houses in multiple occupation has reached a level which threatens the balance of the community. Fife Council therefore considers it appropriate to apply a policy restricting any further change of use to houses and flats in multiple occupation. Supplementary planning guidance has been prepared on this matter. The policy will be reviewed in two years.

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

POLICY H3 GYPSY TRAVELLERS AND TRAVELLING SHOWPEOPLE

Gypsy Travellers and Travelling Showpeople

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

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

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

c. there is no adverse effect on sites of ecological value;
In addition, the site must be easily accessible, but not conspicuous from any view from a major road. All road safety concerns must be met in accordance with the Fife Council's Transportation Development Guidelines. Proposals for small, privately owned sites will be assessed against the criteria in this policy.

**Reason**

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

**POLICY E1 DEVELOPMENT OUTWITH TOWN AND VILLAGE ENVELOPES**

Development Outwith Town and Village Envelopes

*Outwith the settlement limits as defined by town and village envelopes shown on the Proposals Map, development will only be permitted where it is in accordance with policies E15 to E29.*

**Reason**

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

POLICY E2 DEVELOPMENT WITHIN TOWN AND VILLAGE ENVELOPES

Development within Town and Village Envelopes

Within the settlement limits as defined by town and village envelopes, development will be supported where:

a. it conforms to relevant Development Plan policies and proposals; or
b. it is for affordable or special needs housing as provided for under Policy H1;

and the proposal:

- is not prejudicial to the land supply strategy of the Local Plan;
- is compatible with neighbouring uses; and will not adversely affect the privacy of neighbours;
- respects the character, appearance and prevailing pattern of development of the adjacent townscape in terms of density, scale, massing, design, external finishes and access arrangements;
- does not prejudice comprehensive (re)development; and
- has regard to any development brief or other planning guidance which has been agreed or issued by Fife Council.

Reason

Where land falls within the settlement limits, it does not necessarily imply that development will always prove acceptable. Development proposals will still need to satisfy the criteria in Policy E2 which aim to protect and enhance the amenity of built-up areas; whilst support is offered to proposals which maximise the potential of development land. Care must be taken to avoid over-development or damage to any areas of special character, particularly in conservation areas and also to low-density areas comprising larger properties, including the development of backland sites.
POLICY E3 DEVELOPMENT QUALITY – ENVIRONMENTAL IMPACT

Development Quality - Environmental Impact

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

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

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

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

(d) address foul and surface water drainage issues;

(e) include water and energy conservation measures;

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

(g) minimise waste by design and during construction.

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

Reason

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

A key role of the planning system is to support a move towards low and zero carbon development through the use of energy efficient, micro-generating and renewable energy systems. Policy E3 will be applied to assist in achieving this aim as new development takes place. This approach is supported by Policy I1 (Renewable Energy) which sets out the specific requirements for all new developments.
In 2006 the UK ratified the Council of Europe’s *European Landscape Convention*, an international treaty which highlights the importance of landscape alongside other areas such as biodiversity and cultural heritage. It promotes the protection, management and planning of all landscapes. The Scottish Landscape Forum, set up in 2006 to discuss and present an approach to better care for Scotland’s landscapes, reported to Scottish Ministers in 2007. The recommendations of the Forum are being taken forward by the Scottish Government, including in the review of SPP14 – *The Natural Heritage*. The Forum recognised the importance of designations as part of an ‘all landscapes’ approach and recommended further action to strengthen local landscape designations. Areas of Great Landscape Value (AGLVs) have been reviewed in preparing this Local Plan, and replaced with Local Landscape Areas.

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

Built development should be avoided within functional floodplains. More details are to be found in Policy I4 *Flooding and Water Quality*.

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

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

Finally, the environmental impact of waste from new development can be minimised through the lifecycle of the development from design to construction to end use. The Council encourages developers to avoid and then minimise waste from the early stages of development design and in the case of all non-domestic buildings with a footprint in excess of 500 square metres, water recycling systems must be incorporated into the design of the building, unless it can be demonstrated by the developers that this would jeopardise the commercial viability of the development.
POLICY E4 DEVELOPMENT QUALITY - DESIGN

Development Quality - Design

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

- **a.** demonstrate well thought out design, and high standards of architecture in terms of form, scale, layout, detailing, and choice of materials;
- **b.** make best use of site attributes – particularly landform, trees and woodland, and natural and built heritage features;
- **c.** provide open space which should include individual areas for equipped play, sport, and general recreation appropriate to the scale and nature of the development and secure the long-term maintenance of public and common areas;
- **d.** provide safe and convenient access for pedestrians, cyclists and people with disabilities or impaired mobility, including safe routes to school, links to the core path network and for sustainable modes of transport;
- **e.** protect personal privacy and amenity; and
- **f.** enhance community safety.

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

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

**Reason**

The Council expects high standards of design and environmental quality in all new developments in order to enhance the built environment and to protect the character of individual areas, in support of the provisions of SPP1. Policy E4 will be applied proportionally to the scale of each development proposal and seeks to ensure that all development makes a positive contribution to its immediate environment.
Where development in the countryside is acceptable in principle, the design guidelines in Policies E3 and E16 will apply to ensure high quality. Sensitive location and siting of development is also essential to its successful integration into the natural environment. The Council fully supports the approach set out in PAN44: *Fitting New Development into the Landscape* and the Scottish Government policy statement *Designing Places*, the principles of which can be applied to most developments.

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

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

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

In addition, development must take full account of the Fife Urban Design Guide *Creating a Better Fife* and, where appropriate, the *Fife Masterplans Handbook*. 
POLICY E5 HOUSING DEVELOPMENT AND OPEN SPACE

Housing Development and Open Space

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

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

Reason

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

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

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

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

**POLICY E6 CONTAMINATED LAND AND POTENTIALLY UNSTABLE LAND**

<table>
<thead>
<tr>
<th>Contaminated Land and Potentially Unstable Land</th>
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<tbody>
<tr>
<td>Where development proposals involve sites where land instability or the presence of contamination is suspected, the developer will be required to submit details of site investigation to assess the nature and extent of any risks presented by land instability or contamination which may be present.</td>
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| Where development proposals involve sites where land instability or the presence of contamination is known to be present, the developer will be required to notify Fife Council of the appropriate remediation measures proposed to render the site fit for its intended use. |

| Where possible, remediation strategies must be agreed by Fife Council, in conjunction with the Scottish Environment Protection Agency and the Coal Authority, where appropriate, prior to the determination of any planning application. |

**Reason**

Fife Council will work with the Scottish Environment Protection Agency, the Coal Authority, Scottish Water and other agencies, polluters and landowners to prevent or reduce pollution or risk from known contaminants or potentially unstable land. The Council seeks the remediation of land known to be contaminated or potentially unstable, particularly where such land is proposed for development and, to this end, has an approved Contaminated Land Inspection Strategy. The terms of PAN 33: Development of Contaminated Land – are also relevant.
POLICY E7 CONSERVATION AREAS

Conservation Areas

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

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

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

Reason

Conservation Areas are areas of special architectural or historic interest, the character of which it is important to preserve or enhance. Changes to their character must be very carefully considered if environmental quality is to be maintained. Authenticity of detail and of overall approach is of paramount importance. Proposals that fail to respect the unique character of the Conservation Area within which they are located, or are adjacent to, will be unlikely to succeed in obtaining consent.

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

POLICY E8 LISTED BUILDINGS

Listed Buildings

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

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

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

POLICY E9 DEMOLITION OF LISTED BUILDINGS

Demolition of Listed Buildings

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

a. has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser; and
b. is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report.

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

Reason

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

POLICY E10 PROTECTION OF ORCHARDS AND RIGGS

Protection of Orchards and Riggs

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

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

POLICY E11 HISTORIC GARDENS AND DESIGNED LANDSCAPES

Historic Gardens and Designed Landscapes

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

Reason

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

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

Inventory sites are designated on the basis of their works of art, historical, horticultural, architectural, scenic and nature conservation value, and the Council will protect them from any development that would adversely affect their overall character including their setting or any feature of value. Protection will also be given to non-Inventory Historic Gardens and Designed Landscapes recorded in Fife Council’s Sites and Monuments Record and to other sites pending their inclusion in the Inventory.
POLICY E12 ANCIENT MONUMENTS AND ARCHEOLOGICAL SITES

Ancient Monuments and Archaeological Sites

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

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

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

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

Reason

The Council has identified a number of Archaeological Sites of Regional Importance in the Plan area, details of which are available from Fife Council’s Archaeologist. These are amongst the most important examples of their type in Fife, and the Council will continue to oppose development that would adversely affect them or their settings. The list identifies Scheduled Ancient Monuments that have been designated by the Scottish Government as being of national importance and are stringently protected by law. The Council will seek to enhance and secure the sensitive management and, where appropriate, interpretation of sites and landscapes, and will continue to extend Fife’s database of our cultural heritage.
POLICY E13 STREET FURNITURE

Street Furniture

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

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

Reason

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

POLICY E14 PUBLIC ART

Public Art

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

Reason

The aim of this policy is to encourage the inclusion of publicly accessible art and design as part of development proposals. Public art can be permanent or temporary and may include drawing, painting, sculpture, photography, light, sound and music, or live art.
Public art is integral to achieving high quality design. Encouraging public art enhances the appearance of buildings and public spaces and promotes a strong sense of place and community pride. Public art refers to artists working along with local communities, as part of process of creating new spaces and buildings. The Council will encourage developers to involve artists from the start of the planning and design process.

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


POLICY E15 DEVELOPMENT IN THE COUNTRYSIDE

Development in the Countryside

*Development in the countryside will only be supported where it:*

- **a.** is required for agricultural, horticultural, woodland or forestry operations; or
- **b.** is for new enterprises which either diversify the above land-based businesses to bring economic support to the existing business or add local value by using the products of, or servicing, land-based businesses or other established countryside activities; or
- **c.** diversify or add to the above land-based businesses to bring economic support to the existing business or add local value by using the products of, or servicing, land-based businesses or other established countryside activities; or
- **d.** is for the extension of established businesses; or
- **e.** provides for small scale employment land adjacent to settlement boundaries, which contributes to the Council’s employment land supply requirements; or
- **f.** is for facilities for access to the countryside; or
- **g.** is for facilities for outdoor recreation or tourism or other development which demonstrates a proven need for a countryside location; or
- **h.** is for housing (as supported by Policy E16);

and is of a scale and nature compatible with surrounding uses; is well-located in respect of available infrastructure and contributes to the need for any improved infrastructure; will result in an overall enhancement to the landscape and environmental quality of an area; provides employment for local people or supports local services and that
**Reason**

The countryside is defined as the area outwith the town and village envelopes shown on the Proposals Map. It includes land designated as green belt.

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

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

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

**POLICY E16 HOUSING DEVELOPMENT IN THE COUNTRYSIDE**

**Housing Development in the Countryside**

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

- is required for the operational needs of an agricultural, horticultural, woodland, forestry or other business supported by Policy E15 and will be located as an integral part of the business; or
- is for affordable housing of modest, limited scale which meets an identified need; or
- is for a site within an established and clearly defined cluster of dwellings of 5 houses or more; or
d. is for the renovation of a substantially complete building (i.e. external walls are complete and sound to wallhead level) last used as a house; or

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

f. is for the demolition and replacement of a house: -
   (i) which cannot otherwise be brought up to modern standards at a reasonable cost; or
   (ii) where the replacement would be of exemplary siting and design resulting in an overall enhancement to the landscape and environmental quality of the area; or

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

Note: this policy does not apply in land designated as green belt. New housing in the green belt should be considered in the context of Policies E15 and E17.

Reason

In Scottish Planning Policy, the Scottish Government has sought to discourage isolated development in the countryside unless merited by particular circumstances. Housing development in the countryside could result in the gradual erosion of the rural landscape, its character and qualities. Scottish Planning Policy highlights that, through supporting policies, demand for new housing in the countryside can still be met in a way which can bring social, environmental and economic benefits. The replacement of housing of poor design and condition and change of use of a range of redundant rural buildings can help to support rural businesses and maintain vibrant communities. Policy E19 (Local Landscape Areas) and the Fife Landscape Character Assessment will be important considerations in the determination of planning applications.

The delivery of affordable housing development in rural areas may require development in the countryside to meet local housing needs and provide for development of a modest scale which meets rural needs and is of a scale of development suited to its rural setting. In such circumstances and subject to Policies H1 and E16, development for affordable housing may be supported. Policy H1 and Fife Council Supplementary Guidance on Affordable Housing give detailed guidance on overall requirements and site thresholds. Together, these policies allow for some flexibility in meeting affordable housing needs in rural areas in line with national policy.

Where a new house is proposed as part of a business, the business must be operational for at least 2 years and must be capable of providing the whole or main source of livelihood for the occupant.
The Council will complete its ongoing work to prepare supplementary planning guidance to support this policy.

**POLICY E17 GREEN BELT**

**Green Belt**

*Development in the green belt is required to conform to national and strategic planning policies as defined in Scottish Planning Policy and the Fife Structure Plan. The development constraints set by these policies will apply, except at the following locations:*

**St Andrews**

- *Craigtoun Country Park – for small-scale, commercial leisure development complementing existing use and linked to the upgrading of the park;*
- *Old Course Hotel – for development ancillary to the hotel;*
- *St Andrews Links complex – for development ancillary to the seven St Andrews Links Trust golf courses and clubhouses.*

**In all cases, development must:**

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

**This policy will apply to any existing greenbelt or those identified and adopted within the lifetime of this Local Plan.**

**Reason**

National policy permits development within designated green belt in certain circumstances. These are identified in Scottish Planning Policy and in *Fife Structure Plan* Policy ENV1 (Green Belts for St Andrews and Dunfermline). National policy also allows for non-conforming uses to be identified through the Development Plan. Policy E17 specifies those locations and types of use that will be supported as acceptable non-conforming uses within the St Andrews green belt in order to support the continued operation and appropriate development of established businesses and leisure or visitor facilities. Applications for development which do not conform to the
Development Plan, including this policy, shall be subject to the notification arrangements set out in Scottish Office Circular 4/1997: Notification of Planning Applications leading to a referral to the Scottish Government.

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

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

**POLICY E18 PROTECTION OF AGRICULTURAL LAND**

**Protection of Agricultural Land**

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

**Reason**

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

**Local Landscape Areas**

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

**Reason**

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

In Fife, Areas of Great Landscape Value (AGLVs) have been reviewed in preparing this Local Plan and replaced by Local Landscape Areas as advocated in Scottish Planning Policy (2010). This review has enabled a more robust policy approach to be formulated for both landscape designations and the wider landscape. The Local Landscape Areas are identified on the Proposals Map.

POLICY E20 WATER ENVIRONMENT

**Water Environment**

_Development will not be permitted where it would have an adverse effect, either directly or indirectly, on the ecological status of water bodies or the quality of groundwater._

**Reason**

All water bodies, including rivers, reservoirs and lochs, coastal and transitional waters, smaller burns and ponds, wetlands and marshes, and groundwater, are a focus for wildlife and native woodland. They are usually a scenic asset, and are often a recreational resource. The Fife Local Biodiversity Action Plan, together with the policies and proposals in the Local Plan, provides the basis upon which the Council will seek to protect these natural assets. Development that may result in pollution, erosion, channelling, major culverting, the loss of habitat, or any other detriment to the amenity of the watercourse will not be supported.
The Scottish Environment Protection Agency (SEPA), in partnership with Fife Council and Scottish Water, has responsibility for controlling the quality of run-off into open watercourses. PAN61: Planning and Sustainable Urban Drainage Systems details the role of the different agencies and gives good practice advice. Further information on ecological status and the implications of the Water Framework Directive may be obtained from SEPA. In all development, regard should be had to the terms of Policies I3, I4 and I5.


POLICY E21 EUROPEAN PROTECTED SPECIES

European Protected Species

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

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

(b) there is no satisfactory alternative; and

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

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

The three tests set out in (a), (b) and (c) must be satisfied before consideration can be given to the granting of planning permission.

Reason

A number of species identified as European Protected Species (EPS) are protected by the Conservation (Natural Habitats etc.) Regulations 1994 (as amended in 2007) which implements the European Habitats and Birds Directives; this provides a more stringent regime for the protection of species than that found in national legislation.
Developers must be aware of the importance of identifying whether or not European Protected Species are found on or near development sites. If activity, including development, is likely to have an adverse affect on an EPS a licence (issued by the Scottish Government) is usually required to carry out work.

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

**POLICY E22 LOCAL BIODIVERSITY AND GEODIVERSITY SITES**

**Local Biodiversity and Geodiversity Sites**

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

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

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

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

- how any anticipated damage will be minimised or mitigated, including replacement habitat for any losses incurred; and
- proposals for the conservation, protection, enhancement and future management of the natural heritage interest of the Site.

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

**Reason**

Fife has many sites that are important for wildlife, geology and the natural processes that shape the landscape.

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

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

The sites are identified on the Designation Maps contained in the CD located on the inside front cover of the Local Plan.

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

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

Sites in Fife of international importance (Natura and Ramsar sites) and national importance (Sites of Special Scientific Interest and National Nature Reserves) are also shown on the Designation Maps as follows:

Natura sites – map 20, Special Areas of Control
map 21, Special Protection Area

Ramsar site – map 12

Sites of Special Scientific Interest – map 18

National Nature Reserve – map 10

European directives and national legislation protect the natural heritage of these areas. Protective planning policies for these sites are included in the in the *Fife Structure Plan 2006-26* (Policies ENV2 and ENV3)

POLICY E23 PROTECTION OF BIODIVERSITY

Protection of Biodiversity

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

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

(b) any significant adverse affect on the habitats or species is clearly outweighed by social or economic benefits of significant local importance.*
Where development adversely affects the habitats or species, the developer’s appraisal must show:

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

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

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

Reason

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

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

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

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

POLICY E24 TREE PRESERVATION ORDERS

Tree Preservation Orders

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

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

or

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

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

Reason

The Council cannot provide protection to all trees and woodlands. It can, however, designate Tree Preservation Orders, control the felling of trees for development, and enter into agreements with owners of trees and woodlands to encourage proper management and public access. Tree Preservation Orders provide protection in law for significant trees. In assessing the value of a tree or group of trees, the Council will consider the aesthetic, recreational and wildlife value, the rarity, and the value as an example of a particular species. Trees in Conservation Areas are given similar protection to those protected under a Tree Preservation Order.
POLICY E25 TREES ON DEVELOPMENT SITES

Trees on Development Sites

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

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

(a) submit a comprehensive tree survey;

(b) identify on site any affected trees; and

(c) submit for agreement a programme of works, details of tree protection and landscaping proposals, including any appropriate tree planting.

Reason

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

The Council recognises that trees and woodlands will require sound management which often requires work to the trees themselves. All tree work must comply with BS 3998: 1991 - Recommendations for Tree Work. This will ensure best practice. Tree felling may also require a Felling Licence which requires replanting irrespective of the presence of Tree Preservation Orders (detailed guidance is given in “Tree Felling and Permissions” available from the Forestry Commission). Work to preserve trees solely for reasons of residential amenity will not generally be supported. Policies E24 and E25 will also apply to the protection of street trees, particularly where affected by duct-laying operators. Considerable damage can be caused to trees by the installation of utilities. Work should be carried out in accordance with the guidance set out by the National Joint Utilities Group Publication 10 - Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees, April 1995.
POLICY E26 NEW TREE PLANTING

New Tree Planting

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

Reason

Where trees have to be felled as an element of site development, or are affected by development, it is essential that this is professionally overseen. Replacement planting will be specified to compensate for the loss of any trees. Works should be carried out in accordance with the guidance set out by the National Joint Utilities Group and BS5837: 1991 - Trees in Relation to Construction. There are frequent concerns that trees, particularly when they become mature, will fall on adjacent property. Detailed consideration of the relationships between existing trees and new development is needed and professional arboricultural advice must be sought to ascertain potential conflicts. The choice of species for new planting in relation to existing buildings, and within and around development sites, should be influenced by the physical and technical restrictions posed by the site. Planting should seek to relate to existing features and build on local landscape character as identified by the Fife Landscape Character Assessment. Native species should be encouraged and should be located to maximise the green network wherever appropriate. Works should be carried out in accordance with the detailed recommendations in BS5837:2005 - Trees in Relation to Construction.

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

POLICY E27 THE COAST

The Coast

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

- there is a proven need for a coastal location;
- the proposal avoids the use of greenfield sites and can reuse vacant land;
- the proposal demonstrates high standards of design and siting;
- the proposal does not contribute to or is at risk of coastal erosion;
e. the proposal is not subject to nor will it contribute to flood risk;
f. the proposal safeguards cultural and natural heritage resources;
g. the proposal does not prejudice the footpath and/or cycle network; and
h. the proposal does not result in the coalescence of coastal villages.

Development which is proven to require a coastal location or which contributes to the economic regeneration of coastal settlements should be located on the developed coast in the first instance.

Reason

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

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

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

Development proposals will require to provide a full and robust justification for their coastal location.
POLICY E28 LANDFILL

Landfill

Proposals for new landfill sites will not be supported.

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

a. agricultural land improvement where a significant improvement in the agricultural land classification grade will be achieved; or
b. land restoration as part of a regeneration project or programme.

Applicants will be required to demonstrate that the improvement is essential for the use of the land and cannot be achieved by other measures. Applicants will also be required to demonstrate that the proposal will not compromise the objectives of Scotland’s Zero Waste Plan; and will not have a detrimental impact on ground or surface water resources.

Reason

There may be circumstances where disposal of residual inert waste to land may be justified as part of land reclamation for either agricultural land improvement or as part of a regeneration project or programme. This would be acceptable where there is a genuine need for this to be achieved. There will need to be specific justification for the tipping of waste as the only method of returning land to effective use.

POLICY E29 WASTE MANAGEMENT SITES

Waste Management Sites

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

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

(a) proximity to the sources of waste, the best practicable environmental option and minimisation of the transport of waste, particularly by road;
(b) the impact of emissions, odour and noise on the environment and communities;

c) the requirements of Scotland’s Zero Waste Plan and Area Waste Plan;

d) the impact on ground or surface water resources.

Reason

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

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

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

Note: Policies I1 and I2 deal with renewable energy and combined heat and power respectively.

POLICY C1 COMMUNITY AND LEISURE FACILITIES

Community and Leisure Facilities

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

- they will satisfy an identified demand for the facility; or

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

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

Reason

At a time of limited financial resources, Fife Council’s programme of proposals for community and leisure facilities is restricted, and unlikely to meet the full range of demands. Considerable emphasis is therefore placed on attracting national agencies and private enterprise to contribute to meeting future needs in the Plan area. The Council has also prepared the *Sports Facilities Strategy for Fife 2008-18*, which sets out a strategic framework for the development of sports facilities in Fife and provides further information on current needs and provision of facilities within the area. Fife Council will seek to take advantage of grants to improve recreational provision, and encourage landowners and local groups to do likewise.

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

**POLICY C2 SPORTS FACILITIES WITHIN SETTLEMENTS**

Sports Facilities Within Settlements

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

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

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

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

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

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

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

Reason

Sport and physical recreation are recognised as being key elements in maintaining a healthy lifestyle. The provision of such facilities can contribute to the health and well being of the community and enhanced quality of life. To support town centres such facilities should ideally be placed here, thereafter the sequential approach applies. The Council has also prepared the Sports Facilities Strategy for Fife 2008-18, which sets out a strategic framework for the development of sports facilities in Fife and provides further information on current needs and provision of facilities within the area. Sportscotland will be consulted on any planning application for development that is likely to prejudice or lead to the loss of land used as a sports facility or playing field.

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

POLICY C3 SPORTS AND RECREATIONAL FACILITIES IN THE COUNTRYSIDE

Sports and Recreational Facilities in the Countryside

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

a. the proposal must be of a scale, nature and design appropriate to its setting;
b. it must not have a material adverse impact on landscape, nature conservation or archaeological interests;
c. the traffic generated must not have a material adverse impact on landscape, nature conservation or archaeological interests;
d. there is a locational justification for the development;
e. the proposal would not compromise public safety in the locality;
f. the developer has demonstrated that the use/re-use of vacant or derelict land and buildings and land previously affected by mineral development or forestry schemes has been first considered; and
g. if relevant, must be consistent with Policy E17 (Green Belt).
Reason

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

POLICY C4 OPEN SPACE AND URBAN PARK

Open Space and Urban Park

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

Reason

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

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

Public Open Space

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

(a) a loss of visual amenity; or

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

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

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

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

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

Reason

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

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

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

In determining open space requirements for housing developments, consideration will be given to the existing localised provision, the need for open space in the vicinity, and the type of facilities required. Developers should have regard to open space standards as outlined in Policy E5.
POLICY C6 ALLOTMENTS

Allotments

The provision of new allotments will be supported for all major developments.

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

Reason

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

Some Settlement Plans identify development requirements for allotments in major developments. These requirements will require the scale and nature of the allotments to be agreed with the Council. Major developments are those defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and Circular 5/2009 – Hierarchy of Developments.

POLICY C7 SCHOOL AND FURTHER EDUCATION ESTABLISHMENT GROUND

School and Further Education Establishment Ground

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

Reason

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

POLICY C8
FOOTPATHS/CYCLEWAYS/BRIDLEWAYS

Footpaths/Cycleways/Bridleways

*Existing rights of way and established footpaths, cycleways, and bridleways will be safeguarded and kept open and free from obstruction. Where development affecting such routes is deemed appropriate, suitable re-routing must be provided before the development commences, and before the existing route is removed from use. The Council will seek to maintain and extend the network, where appropriate, for multi-use including walkers, cyclists, horse riders and paths accessible to people of all abilities, by establishing a Core Path Network, and will support new development that contributes to this end.*

Reason

There are many paths in the towns, villages and countryside that provide important connections and recreational routes. The Council recognises the value of these paths as safe, convenient and attractive facilities for walkers, cyclists and horse riders. It continuously seeks to identify and signpost established paths in consultation with landowners. As funds permit, a programme of upgrading works will be undertaken to improve the path network. Location plans indicating known routes are available for inspection at Enterprise, Planning & Protective Services offices, and from the Countryside Ranger Service. Fife Council has prepared a *Core Paths Plan* for Fife as required under the *Land Reform (Scotland) Act 2003*, which identifies core paths for walking, cycling, horse riding and use by the disabled across Fife.

Footpaths, cycleways and bridleways can also contribute to the establishment of green networks.

POLICY T1 THE TRANSPORT NETWORK

The Transport Network

*New development must:* 

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

b. be located where road network capacity is or can be made available, but only after access by other more sustainable modes
has been maximised and there is no creation or worsening of a road safety problem;
c. provide for safe and convenient cycle and pedestrian access or through-routes;
d. provide for, and do not prejudice existing, safer routes to schools and further education sites;
e. provide for secure and convenient cycle parking;
f. provide for the protection and integration of existing routes;
g. provide for safe routes to stations and major public transportation interchanges; and
h. provide multiple points of access with the surrounding public local road network.

Reason

The policy is intended to provide a framework for the shift to more sustainable modes of transport, thereby assisting in reducing emissions from transport sources.

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

POLICY T2 TRAFFIC SAFETY IN NEW DEVELOPMENT

Traffic Safety in New Development

The Council will encourage a masterplanning approach to new development in the hope of achieving well-designed streets while still ensuring road safety is maintained.
Measures to improve pedestrian safety for all road users are an expectation in all new developments, including where appropriate footway provision and improvements, construction of suitable traffic calming measures, and the reduction of speeds in residential areas to 20MPH or less where appropriate.

Road layout, construction, access and parking provision should be designed with regard to Fife Council’s Transportation Development Guidelines and supplementary “Designing Streets” guidance, Fife Urban Design Guide, Scottish Planning Policy (2010) and other relevant national policy standards where appropriate. Development proposals likely to generate a significant amount of traffic should be accompanied by Transport Assessments, including, where appropriate, Travel Plans, and Environmental Impact Assessments. Cumulative Transport Assessments will be required to be prepared and funded by developers/landowners working in partnership with the Council where multiple development sites require to be assessed on a cumulative basis.

Reason

A safe residential environment requires that the design and use of roads in exclusively residential streets are of a high quality of design, are safe and easy to move around, and are well connected to existing networks. New residential development should take account of Designing Streets: a policy statement for Scotland 2010, which provides advice on the design of better quality residential streets and focuses on key factors which can create successful street design.

The Council will ensure that all new developments meet satisfactory road safety and traffic management standards for all road users including pedestrians, cyclists, children and the elderly. This will be achieved having regard to the Fife Urban Design Guide, the Fife Masterplans Handbook, Fife Council Transportation Development Guidelines and supplementary Fife Council “Designing Streets” guidance (April 2009).

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

Where roads are to be private, Fife Council will require to be satisfied at the time of granting planning permission that adequate arrangements will exist to ensure maintenance, repair, cleanliness and, in the long-term, replacement of roads/drains/lighting.
POLICY I1 RENEWABLE ENERGY

Renewable Energy

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

a. there is no significant adverse impact on local communities and/or the built and natural environment;
b. they provide employment opportunities, particularly diversification of the rural economy; and
c. they make use of brownfield or contaminated land, where possible.

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

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

All new renewable energy developments should take account of any potential impact on sport and recreation interests.

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

d. they make use of brownfield or contaminated land; or
e. they provide rural employment opportunities and are consistent with other Development Plan policies.

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

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

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

g. do not cause pollution of groundwater.
Proposals for hydro power developments will be supported throughout Fife’s river network provided that they do not cause damage to fisheries, fish and other aquatic life within the river catchment.

Proposals for using solar panels will be supported provided that they comply with Development Plan policy and Planning Customer Guidelines.

Reason

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

A key role of the planning system is to support a move towards low and zero carbon development through the use of energy efficient, micro-generating and decentralised renewable energy systems. The policy requirement for a minimum of 15% accords with national guidance contained in SPP6: Renewable Energy. Further detailed advice on specific requirements and calculations are contained in PAN 84: Reducing Carbon Emissions in New Development. It should be noted however that the 15% requirement will be subject to review when the Building Regulations are amended (anticipated 2010) but applicants will be required to provide clear evidence using Standard Assessment Procedure (SAP) 2005 or equivalent, to demonstrate their proposals comply with the policy targets when submitting a planning application or discharging a planning condition. Advice on calculating carbon footprint is available at:

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

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

Fife Council also has direct control over renewable energy developments below 50mW (mega watts) and hydro schemes below 1mW and consultee status for larger scale proposals. SPP6: Renewable Energy, PAN 45: Renewable Energy Technologies and the Annex to PAN 45 dealing with microgeneration, together with guidelines on and PANs, guide how Fife Council will address the wide range of renewable technologies that may be developed in Fife during the Plan period.
Whilst some technologies will be suitable for sites within built-up areas (e.g. industrial estates), others will be constrained in their location e.g. landfill gas. There is potential to develop further hydro powered schemes within the Fife river network and potential for abstracting energy from a range of sources of geothermal energy. All schemes must accord with Policy E20 unless there is an over-riding socio-economic reason in favour of development in accordance with Article 4 of the Water Framework Directive 2000.

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

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

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

All proposals will be assessed against the policy protection given in the Plan to the natural and built environment. Every proposal will be assessed against a range of criteria including landscape, visual, and noise impact as well as the effect on wildlife. While there is scope for commercial and community exploitation of a number of technologies, it is anticipated that the main pressure will be from wind power. Proposals for commercial wind farms will be assessed in relation to Policy R1 of the Fife Structure Plan, and to Fife Council Supplementary Planning Guidance (June 2011) – Wind Energy. The
Local Plan Proposals Map also identifies ‘Areas of Search for Wind Turbine Development’ to guide development proposals.

Further detailed guidance on the development of renewable energy technologies is also included in Fife Council Planning Customer Guideline ‘Renewable Energy in Fife’ and can be viewed at www.fifedirect.org.uk

Information regarding the licensing requirements for hydro schemes can be found at www.sepa.co.uk

POLICY I2 COMBINED HEAT AND POWER

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

- the heat or electricity generated contributes to the on-site requirements; and/or
- any surplus heat or electricity can make a contribution to the wider energy grid or other consumers; and
- there is no significant adverse impact on local communities and/or the built and natural environment;
- they provide employment opportunities, particularly diversification of the rural economy; and
- they make use of brownfield or contaminated land, where possible.

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

Further guidance on the thermal treatment of municipal, commercial and industrial waste is also provided by the Scottish Environment Protection Agency (SEPA).

Reason

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

POLICY I3 WATER AND SEWERAGE

Water and Sewerage

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

a. the site is not served by the public sewerage system and it cannot be connected to the public system at reasonable cost;
b. there is no additional detrimental effect to water bodies;
c. the proposed septic tank, biodisc or similar, and associated soakaway is within the application site, is no less than 15 metres from adjoining habitable properties, is no less than 5 metres from the application site boundaries for a single house; and
d. the developer enters into a legal agreement to cover ownership and maintenance where shared drainage systems are involved. (This agreement should also secure connection with public infrastructure if and when that becomes available).

Reason

Private drainage systems, septic tanks and biodiscs have traditionally been important for new development in locations outwith public-sewered areas. Private drainage systems, particularly small treatment plants, have been increasingly viewed as a means of overcoming development constraints affecting public sewerage systems in towns and villages. There is concern, however, over the potential for pollution and environmental hazard, including the effect private systems can have on both ground water and surface water bodies. The general approach adopted will be to discourage private sewerage systems in areas served by a public sewerage system regardless of whether or not there is capacity within the system.

Any discharges to the environment from private systems need authorisation by SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). The SEPA position statement on waste water can be viewed at: http://www.sepa.org.uk/customer_information/planning/waste_water_drainage.aspx
POLICY I4 FLOODING AND WATER QUALITY

Flooding and Water Quality

Development will not be supported if:

a. it would increase the risk of flooding

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

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

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

On functional flood plains, built development will only be supported in exceptional circumstances; such exceptional development should not adversely affect the ability of the flood plain to store and convey water, and should not either be at risk of flooding or increase the risk of flooding elsewhere.

In areas at known risk from tidal flooding and coastal erosion, development will not be supported unless it is related to coastal defence works.

In all instances, developers will be required to provide both flood risk appraisals, in support of applications for development in low and medium-to-high known flood risk areas, and drainage impact assessments. Developers will be required to provide or contribute towards costs associated with flood management works. Further guidance is provided in Scottish Planning Policy. In addition, the Fife Flood Appraisal Group is currently preparing a guidance note for use in assessing development proposals. The terms of Policy I5 in relation to Sustainable Urban Drainage Systems (SUDS) are also applicable.

Reason

The Flood Risk Management (Scotland) Act 2009 sets in place a statutory framework for delivering a sustainable and risk-based approach to managing flooding. Development of an area that is exposed to frequent or extensive flooding is likely to be unsuitable and should be avoided. In making decisions regarding possible flood risk, the Council will apply the precautionary principle; that is, taking action now to avoid possible environmental damage even when the evidence for acting may be inconclusive but the potential
impact could be great. Comprehensive information on areas susceptible to flooding is not available at present but, if and when it becomes available, the Council will incorporate it into the Local Plan at the earliest opportunity.

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

http://www.scotland.gov.uk/Topics/Environment/Water/Flooding

and


**POLICY I5 SUSTAINABLE URBAN DRAINAGE**

Sustainable Urban Drainage

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

a. *maintain public safety;*

b. *provide or enhance wetland habitat and biodiversity;*

c. *provide sufficient attenuation to surface water flows as appropriate; and*

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

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

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

**POLICY I6 ELECTRONIC COMMUNICATIONS NETWORK**

Electronic Communications Network

The expansion of the telecommunications network, including telecommunications, broadband and digital infrastructure, will be supported. In particular, proposals for telecommunications masts and related infrastructure will be supported, provided that:

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

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

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

Note: Applications for planning permission are to be accompanied by a statement on each of the above clauses. Applications for radio
telecommunications must also include a declaration that the equipment and installation is in accordance with the Government’s guidelines for public exposure to radio frequency radiation.

Reason

General support is given to the expansion of the electronic communications network.

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

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

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

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

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

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

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

POLICY I7 HEALTH AND SAFETY
CONSULTATION ZONES

Health and Safety Consultation Zones

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

Reason

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

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

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

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

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

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

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

Amenity: 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 shops. Amenity can also describe the elements that contribute to an area’s distinctive character.


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

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

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

Area Waste Plan: a waste management strategy prepared for Fife as part of SEPA’s strategy to implement the National Waste Strategy.
**Article 4 Direction:** an order approved by the Scottish Government allowing the Council to extend its planning controls over work in Conservation Areas that does not normally require planning permission. Could, in principle, be applied to other areas where the Council feel extended planning controls are required.

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

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

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

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

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

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

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

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

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

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

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

**Capacity (Housing):** the estimated number of houses that can be built on a site.
Capacity Constraint (Transportation): too much traffic for the existing road or rail system.

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

Class 2 - Offices: 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.

Clean manufacturing: Industrial or commercial processes which have a low environmental impact.

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

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

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

Commercial Recreation: leisure and recreation facilities provided by the private sector as a business enterprise.

Community Facilities or Services: such as shops, post office, schools, leisure, entertainment, recreation 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, www.fifedirect.org.uk.
Commuted Sum/Payment: a sum payable for the provision of, for example, affordable housing, or serviced employment land elsewhere in an area, as a result of an obligation on another site.

Comparison (Non-Food) Shopping: shopping where the purchaser will compare the prices, quality and quantity before a purchase is made. e.g. clothes, fashion merchandise, electrical goods, furniture, etc.

Conservation Area: an area designated by a planning authority in accordance with Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character or appearance of which it is desirable to enhance or preserve.

Constraints: anything that may limit the development potential of a site.

Contaminated Land: land covered by or containing any substance which is:

- causing or is presenting a significant possibility of causing harm; or
- likely to be causing pollution of controlled waters.

Convenience (Food) Shopping: broadly defined as food shopping, drinks, tobacco, newspapers, magazines, confectionery, etc., purchased regularly for relatively immediate consumption.

Co-operative or Co-Housing: housing where facilities can be shared; by being owned or managed by a group of people with common interests.

Core Paths Plan: a plan that defines a basic network of paths sufficient for the purpose of giving the public reasonable access throughout their area.

Countryside: all areas outwith the settlement boundaries, as defined in Local Plans.

Density: the number of houses per hectare.

Departure Procedure: special consultation and advertisement procedure that enables the public to make known their views on development proposals that are not included in the Development Plan.

Derelict Land: previously developed land that has fallen into a ruinous state and requires treatment or clearance before it can be brought back into beneficial use.

Developed Coast: defined as within settlements with a population greater than 2,000 or where there is existing large-scale development for industry, tourism and recreation outwith settlement limits.
**Development:** the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in the use of buildings or other land (a legal definition can be found in the Planning etc (Scotland) Act 2006).

**Development Brief:** guidance prepared on the layout, design, and planning requirements for a defined area of land. May also be called a Planning or Design Brief.

**Development Framework:** see Strategic Development Framework.

**Development Opportunity:** sites available for redevelopment, for example for housing, business or leisure uses.

**Development Plan:** Structure Plan and Local Plan(s) that together provide the statutory planning framework for Fife. (See also Structure Plan and Local Plan, which are being replaced by Strategic Development Plans and Local Development Plans respectively.)

**Fife Development Plan Scheme:** sets out the programme for preparing and reviewing local development plans and what is likely to be involved at each stage.

**District Town Centre:** the town centres of Cowdenbeath, Cupar, Glenrothes, Leven and St Andrews, as identified in the Fife Structure Plan 2006-2026.

**Domestic Renewable Energy:** such as small scale wind turbines, geothermal heat pumps and solar panels.

**Eco, Environmentally Friendly or Low Impact Housing:** housing that is built to a high environmental specification that reduces its energy use and impact on the environment.

**Edge-of-centre:** a location adjacent to, or within easy walking distance of the town centre.

**Effective Housing Supply:** the part of the established land supply that is expected to be free of constraints in the 5-year period under consideration and be available for construction of houses.

**Employment Areas:** all land allocated for employment use in Structure and/or Local Plans, or that has a valid planning consent for such a use. This is split into 3 categories:

- **Strategic Employment Land** – undeveloped land allocated for specific purposes within Proposal PE1 of the Fife Structure Plan 2006-2026
- **Allocated Employment Areas** – undeveloped land allocated for employment use in Structure and/or Local Plans and/or land that has a valid planning consent for these uses. Does not include land identified as a strategic allocation.
• **Existing Employment Areas** – land developed for employment use which should be safeguarded for continued employment use.

**Employment Land**: all land identified for business (Class 4) and industrial (Classes 5 and 6) uses.

**Employment Land Audit**: An annual audit used to monitor the supply and development of employment areas. The audit, which is available at www.fifedirect.org.uk, should be referred to for a fuller explanation of the terms associated with employment areas.

**Environmental Impact Assessment**: procedure set out in Environmental Impact Assessment (Scotland) Regulations 1999 that must be followed for assessing likely significant environmental effects of certain types of project, before they can be given development consent.

**Established Housing Land Supply**: the remaining capacity of sites under construction, sites with planning consent, sites in adopted local plans and, where appropriate, other buildings and land with agreed potential for housing development.

**Farm Diversification**: using farms for purposes other than farming.

**Fife Landscape Capacity Study**: a study undertaken to assess the capacity of the landscape to accommodate new development adjacent to settlements in Fife.

**Fife Minerals Subject Local Plan**: a Fife-wide Local Plan concerned solely with minerals.

**Fife Partnership**: a partnership of public and private sector bodies with lead responsibility for community planning in Fife. The Fife Partnership brings together Fife Council, NHS Fife, Fife Constabulary, CVS Fife, Scottish Enterprise Fife, and Fife’s Further and Higher Education establishments to direct action and monitor progress towards achieving the Fife Community Plan.

**Financial Framework**: provides guidance on and sets out the basis of the Council’s approach to developer contributions. Part of the Action Programme accompanying the Local Plan.

**General Needs Housing**: housing not intended for use by a specific type of resident (for example elderly, infirm, frail or disabled people, or students).

**General Permitted Development Order (GPDO)**: part of planning law that defines what does and does not require planning permission. (Full details are in the *Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 1997.*
**Geothermal Energy**: a form of renewable energy derived from the heat within the earth’s crust. The heated groundwater which is produced by the processes involved can be used to heat homes and to produce electricity.

**Green Belt**: areas adjacent to settlements designated to direct planned growth, protect the character, landscape setting and identity and preserve existing views to and from of the settlement’s historic core and to protect and give access to open space.

**Green Burial Site**: where burial usually takes place in a biodegradable coffin or shroud. A tree, shrub or wild flowers are planted as a memorial instead of having a headstone.

**Green Transport Plan**: a plan or strategy that seeks to reduce travel by car. It seeks to enhance opportunities for employees or visitors to travel by walking, cycling, or public transport.

**Greenfield**: a site which has never previously been developed or used for an urban use or land that has been brought into active and beneficial use for agriculture or forestry i.e. fully restored derelict land.

**Greenfield Release**: releasing a Greenfield site for development.

**Ground Issues**: usually refers to concern about an area that has had previous mining activity or industrial uses.

**Housing Land Audit**: an annual survey of all housing sites in Fife for the purposes of monitoring the housing land supply and identifying those sites within the established housing land supply which are expected to be effective within the period under consideration.

**Housing Land Requirement**: the number of houses needed, informed by the Housing Needs and Demand Analysis and the Local Housing Strategy. It includes an element of flexibility to allow for uncertainties.

**Housing Market Area**: a geographical area which is relatively self-contained in terms of reflecting people’s choice of location for a new home, i.e. a large percentage of people buying a house in the area will have sought a house only in that area.

**Housing Need**: for the purposes of the Local Plan, housing need is demographic, as indicated by the change in the number of households. Also refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

**Hydro-Power**: a system of converting the energy created by water flow into electricity.
**Infill Development**: the development of vacant areas of land between existing buildings.

**In Situ**: in the original position.

**Indicative Development Framework**: Demonstrates in a conceptual form, a possible means of developing a site by demonstrating key design, development, layout and possibly phasing principles. It can include principal pedestrian and vehicle connections, arrangement of open spaces and also some density and capacity expectations.

**Indicative Forest Strategy**: a document published by Fife Council to indicate the suitability, or otherwise, of areas for afforestation.

**Industry**: the making of any article or part of any article including a ship or vessel; the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or the getting, dressing or treatment of minerals.

**Infrastructure**: basic services such as roads, water, sewerage, gas and electricity, which are necessary for development to take place; may include schools and community facilities.

**Inventory of Gardens and Designed Landscapes**: Historic Scotland and the former Countryside Commission for Scotland in 1983 published the Inventory. It covers Scotland’s most outstanding historic gardens and includes parks and cemeteries.

**Inward Investment**: the attraction of businesses and enterprises to an area.

**Knowledge-based Industry**: an industry that is recognised as being highly innovative as a result of knowledge and intellectual creativity.

**Knowledge Economy**: employment related to University or college education, such as research and development, and medi-science.

**Landfill**: permanently disposing of waste above or below the ground.

**Landfill Diversion Target**: a target that Fife Council is striving to meet to reduce the quantity of waste disposed in landfill sites.

**Landfill Site**: an area of land for the disposal of waste.

**Landscape Capacity**: the capability of landscape to absorb new development.

**Landscape Character Assessment**: assessment undertaken by Scottish Natural Heritage which defines the strategic elements which make up the landscape character of the area.
**Listed Building:** a building of special architectural or historic interest designated by Scottish Ministers. 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 Town Centre or Local Centre:** the centres of settlements of less than 8,000 population serving their local catchment.

**Local Geodiversity Sites:** formerly known as RIGS (Regionally Important Geological and Geomorphological Sites), geological or geomorphological sites identified as being of local interest or value in educational or research terms due to their geology or geomorphology. Geomorphology is the science of the physical features of the earth (rocks, for example) on land and below water.

**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 Area:** a valuable local landscape area that merits protection for its special character and qualities. (These supersede the former Areas of Great Landscape Value.)

**Local Nature Reserve:** designated by Local Authorities where they own or lease the land or have an agreement with the landowner. Designation is usually the result of both a site’s natural heritage interest and its value for education and informal recreation.

**Local Plan:** part of the Development Plan setting out a detailed land use framework for an area. (Note that these will be replaced by Local Development Plans.)

**Local Transport Strategy (LTS):** document explaining the local authority’s transport policies and strategies to the public and setting out the strategic vision for transport provision and an integrated transport network. It is used to support funding bids to the Scottish Government and other bodies.

**Masterplan:** a comprehensive plan to guide the long-term physical development of a particular area.

**Micro-Generation (Micro-Renewables):** the production of heat less than 45 kilowatts (kW) and/or electricity less than 50 kW from zero or low carbon sources.
**Mixed Tenure Housing:** usually a mix of social rented, affordable and open market housing.

**Modal Choice:** the kind (mode) of transport chosen for a particular journey.

**Multi-function Service Centre:** a building or property with multiple uses, users, or both.

**National Nature Reserve:** a site designated by Scottish Natural Heritage, which is considered to be of national importance for its natural heritage interest. National Nature Reserves are managed with nature conservation as the primary objective.

**National Planning Framework (NPF):** a strategy for the long-term development of Scotland's towns, cities and countryside, prepared by the Scottish Government to guide the development of Scotland to 2025, setting out a vision in which other plans and programmes can share.

**National Waste Plan:** a compendium of all the Scottish Area Waste Plans including the Fife Area Waste Plan.

**National Waste Strategy:** a national strategy, by the Scottish Environment Protection Agency (SEPA) for dealing with waste in Scotland.

**National Transport Strategy:** a national framework for transport to be produced by the Scottish Executive in 2006.

**Natural Environment:** geology, wildlife, habitats and landscape.

**Natura 2000 Site:** part of a European network of Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

**Night time Economy:** economic activity, usually leisure and entertainment, that takes place after 5pm.

**Non-Effective Site:** a housing site not expected to contribute to the Housing Land Requirement due to constraints. Such sites may become effective if their constraints are addressed.

**Non-Food (Comparison) Shopping:** shopping where the purchaser will compare the prices, quality and quantity before a purchase is made e.g. clothes, fashion merchandise, electrical goods, furniture, etc.

**Open Space:** open space includes greenspace consisting of any vegetated land or structure, water or geological feature within and on the edges of settlements, including allotments, trees, woodland, paths and civic space consisting of squares, market places and other paved or hard landscaped area with a civic function.
**Out-of-centre**: a location that is separated from a town centre but within an urban area including programmed extensions in approved or adopted development plans.

**Park & Choose**: scheme combined with Park & Ride (bus and/or rail) to increase the flexibility of journey choice, thereby increasing the attractiveness of car sharing, using public transport or cycling to increase car occupancies on congested corridors.

**Park & Ride**: scheme enabling motorists to leave their vehicles at edge-of-town car parks and travel into town centres by public transport or bicycle.

**Planning Advice Notes (PANs)**: Documents issued by the Scottish Government providing advice on good practice and other relevant information.

**Planning Agreement**: see Section 75 Agreement.

**Planning Brief**: see Development Brief.

**Planning Customer Guideline**: a guidance note produced and approved by Fife Council to give detailed advice on a specific topic.

**Plan Examination**: a legal process to scrutinise a Local Plan. Examinations are held by an appointee from the Scottish Government’s Directorate for Planning and Environmental Appeals. After the Examination the appointee makes a recommendation on how the Council should proceed.

**Planning Permission**: where Fife Council has given permission for a certain type of development, for example new houses or business premises. The planning permission will set down any conditions which must be followed.

**Planning Permission in Principle**: where Fife Council has given permission to the principle of a certain type of development. Before a development can be built, full planning permission must be obtained.

**Policy**: a statement of attitude or intent in response to certain planning issues or circumstances.

**Precautionary Principle**: principle adopted by the UN Conference on the Environment and Development (1992) that in order to protect the environment, a precautionary approach should be widely applied, meaning that where there are threats of serious or irreversible damage to the environment, lack of full scientific certainty should not be used as a reason for postponing cost-effective measures to prevent environmental degradation.

**Pressured Area Status**: where a shortage of affordable housing creates difficulties in meeting demand for social rented housing and where these difficulties have been exacerbated by the operation of the Right to Buy (RTB), local authorities may propose that specific areas be designated by the
Scottish Government as "pressured areas" for purposes of suspending the RTB for some tenants.

**Prime Agricultural Land**: Classes 1, 2, and 3.1 of the Hutton Institute (formerly the Macaulay) Soil Survey of Scotland. The classes are termed “land capability” reflecting the range of crops that the different soils could sustain.

**Private Sector Housing**: housing for sale or rent provided by private developers or other commercial organisations. The term 'owner-occupied sector' excludes the private rented element.

**Proposal**: a specific development project that involves physical land use change.

**Public Transport Infrastructure**: all facilities used by trains, buses and ferries.

**Public Transport Integration**: all modes of public transport working together.

**Public Transport Corridor**: a route used by public transport.

**Ramsar Site**: a wetland site for birds protected through the Ramsar Convention on Wetlands of International Importance (1971). These sites contain habitats that have declined worldwide and are often important for waterfowl and other wetland birds. Ramsar sites receive the same level of legal protection as areas that have been designated as Special Protection Areas under the EC Birds Directive or Special Areas of Conservation under the Habitats Directive.

**RCAHMS**: the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) is the public body responsible for recording, interpreting and collecting information about the built environment.

**Regeneration**: bringing economic and social activity and environmental improvement into an area.

**Registered Social Landlord**: a landlord such as a Housing Association registered with and regulated by the Scottish Housing Regulator or Local Authority such as Fife Council.

**Regulations**: laws that set down procedures that people must adopt.

**Renewable Energy**: energy that flows from the sun, wind and water. Includes energy that can be generated from renewable resources such as crops and waste.

**Retail Capacity Study**: a retail study to assess the capacity of an area to accommodate additional shopping floorspace over a given period.
**Retail Impact Assessment:** a detailed appraisal of the effects of a proposed retail development on the existing shopping facilities within the catchment of the proposal.

**Retail Leakage:** the net loss of retail expenditure from the population of a defined area to other places outside that area.

**Retail Warehouse:** a large individual retail store with at least 1,000 square metres of selling space with car parking, selling non-food goods such as DIY, furniture/carpets, electrical goods, gardening goods, and toys.

**Review:** the revision by the Council of an adopted Local Plan, or of an approved Structure Plan, with a view to publishing a replacement.

**Right of Way:** a right of passage over private property by a route more or less defined, created by usage which exists through common law.

**Rural Economy:** economic and employment activity that takes place in the countryside, includes agriculture, forestry, tourism and local facilities.

**Scheduled Ancient Monument:** a monument, existing above or below ground, which by virtue of its national archaeological importance has been statutorily protected under the *Ancient Monuments and Archaeological Areas Act 1979.*

**Scottish Index of Multiple Deprivation (SIMD):** Scottish Government research that identifies the most deprived areas across Scotland. It is based on 31 indicators in the six individual domains of Current Income, Employment, Housing, Health, Education Skills and Training, and Geographic Access to Services and Telecommunications, giving a comprehensive picture of relative deprivation across Scotland.

**Scottish Planning Policy (SPPs):** the statement of the Scottish Government’s policy on nationally important land use planning matters.

**Scottish Water:** the government body responsible for the water network.

**Scottish Transport Appraisal Guidance (STAG):** Scottish Government guidance refreshed by Transport Scotland in 2008 which involves the appraisal of generated options which could potentially address identified problems and opportunities against a range of criteria. Available at www.transportscotland.gov.uk/scot-tag

**Section 75 Agreement:** legally binding agreement under the terms of Section 75 of the *Town and Country Planning (Scotland) Act 1997* used to control appropriate planning matters outwith the scope of planning conditions. See Circular 12/1996.
**SEPA:** the Scottish Environment Protection Agency; the public body responsible for environmental protection in Scotland, established by the Environment Act 1995.

**Sequential Approach:** the preferred order of priority of locations for consideration of retail and associated leisure proposals. The order of preference is 1, town centres; 2, edge-of-town centres; 3, secondary shopping areas and neighbourhood centres; 4, commercial centres; and 5, out of centre.

**Service Sector:** enterprises that provide services (rather than, or in addition to, products).

**SESplan:** the name of the Strategic Development Planning Authority (SDPA) for Edinburgh and South East Scotland. Membership comprises the City of Edinburgh Council, East Lothian Council, Fife Council, Midlothian Council, the Scottish Borders Council and West Lothian Council.

**SESTRAN:** The South East of Scotland Transport Partnership.

**Settlement:** term used to identify towns and villages.

**Settlement Envelope:** The line drawn around a town or village in the Local Plan that defines what is within the settlement and what is countryside. Also called Settlement Boundary.

**Shared Sources of Energy:** usually refers to combined heat and power plant shared by a number of users.

**Shared Ownership Housing:** a mixed tenure between renting and home ownership.

**Site of Importance for Nature Conservation (SINC):** a site identified by a local authority as being of regional or local importance in terms of its nature conservation interest.

**Site of Special Scientific Interest (SSSI):** a site notified by Scottish Natural Heritage (SNH) under the Wildlife and Countryside Act 1981 as an area of land or freshwater or seawater to the Mean Low Water Mark of Ordinary Spring Tides, which in the view of SNH is of special interest in a national context. SSSIs form the main national designation, which underpins other designations including those of international status.

**Small Housing Sites:** housing sites of fewer than 5 units.

**Solar Power:** can be used passively to heat and light buildings and/or used to harness the sun’s energy by collecting and transforming it to generate electricity.
**Special Needs Housing:** housing specifically intended for use by particular groups (e.g. older people with additional needs, those with disabilities, people with learning difficulties).

**Special Areas of Conservation (SACs):** an area defined by international statutory designation as important beyond its national context for the conservation of natural heritage, wildlife, habitats, geology or scenery.

**Special Protection Areas (SPAs):** an area defined by international statutory designation as important beyond its national context for the protection of natural heritage, wildlife, habitats, geology or scenery.

**Strategic Development Framework:** a framework to inform future more detailed masterplanning work. It identifies appropriate areas for development and establishes core design and development principles. Not a Masterplan.

**Strategic Development Plan:** The Planning etc. (Scotland) Act 2006 provided for the replacement of Structure Plans and the creation of Strategic Development Plans (SDPs). It gave Ministers the power to designate groups of Planning Authorities to work together to prepare and review these new plans. Fife is involved in two of these; TAYplan which includes north Fife and SESplan which includes central and west Fife.

**Strategic Employment Site:** an allocation in the Structure Plan identified in the Local Plan.

**Strategic Environmental Assessment (SEA):** an environmental assessment of certain plans and programmes which complies with the EU Directive 2001/42/EC, carried out under the terms of the Environmental Assessment (Scotland) Act 2005. The environmental assessment involves the preparation of an environmental report; carrying out of consultations; taking into account of the environmental report and the results of the consultations in decision making; provision of information when the plan or programme is adopted; showing that the results of the environment assessment have been taken into account.

**Strategic Land Allocation (SLA):** an area for development allocated in the Fife Structure Plan 2006-2026, with a minimum of 300 houses.

**Strategic Transport Improvements:** transport improvements identified in the Fife Structure Plan 2006-2026 or the Fife Local Transport Strategy 2006-2026.

**Structure Plan:** part of the Development Plan prepared by the Council and setting out broad policy on matters such as housing, transport, infrastructure, economic development, and the environment. These will be replaced by Strategic Development Plans.

**Suburban Sprawl:** the spreading of towns and suburbs over rural countryside at the edge of settlements.
**Supplementary Guidance:** additional information on a particular subject, subject to consultation and approved by the Council.

**Superstore:** a single level self-service store selling mainly food, or food and non-food goods, usually with at least 2,500 square metres of trading floorspace with dedicated car parking.

**Sustainable Communities:** usually communities that have community facilities and employment and are well served by public transport.

**Sustainable Development:** development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable Travel Options:** usually walking, cycling or public transport.

**Sustainable Urban Drainage System (SUDS):** technique for dealing with problems of flooding and surface water quality using the best practicable environmental solution.

**TAYplan:** the name of the Strategic Development Planning Authority (SDPA) for Dundee, Perth, Angus and North Fife. Membership comprises Dundee City Council, Angus Council, Fife Council and Perth and Kinross Council.

**Townscape:** a picture or view of a town or a part of a town.

**Town and Village Boundaries:** The line drawn around a settlement (town or village) in the Local Plan that defines what is within the settlement and what is countryside. Also known as a Settlement Envelope or boundary.

**Town Centre Action Plan:** a means of identifying, addressing and implementing initiatives to promote and protect town centres.

**Traffic Calming:** measures, often applied in residential areas, to reduce traffic speeds.

**Transport Assessment:** an assessment of the full transport impact of a development proposal.

**Travel Plan:** a plan or strategy that seeks to reduce travel for business purposes by car. It seeks to enhance opportunities for employees or visitors to travel by walking, cycling or public transport.

**Travel to Work Area (TTWA):** Government-defined areas that show the employment catchment of the main towns in Scotland and which are used for presenting statistical data on employment.

**Tree Preservation Order (TPO):** an order made by the Council to ensure the efficient management of a tree or a group of trees.
**Trunk Road:** a major road that is the responsibility of the Scottish Government.

**Twin Trading:** two stores operated by the same retailer operating within the same town.

**Undeveloped Coast:** the coast outwith settlements with a population greater than 2,000 or areas of existing large-scale development for industry, tourism and recreation, it includes agriculture and forestry land, low intensity recreational uses and smaller settlements which depend on the coast for their livelihood.

**Urban Capacity Study:** an assessment of the potential for further housing development within settlement boundaries, particularly on previously developed land and through conversions of existing buildings.

**Urban Regeneration Company:** a non-profit making company set up to encourage and deliver local or regional development.

**Use Classes Order:** The Town and Country Planning (Use Classes) (Scotland) Order, 1997 defines 11 classes of development. Planning permission is required to change some uses between classes.

**Vacant and Derelict Land Survey:** a survey undertaken to establish the extent and state of vacant and derelict land and the amount of land that has been reclaimed since the previous survey.

**Visibility Splays:** these are areas around a road junction or access that should be free from obstruction so that motorists can see traffic and pedestrians.

**Waste Arising:** all waste materials to be disposed of.

**Waste Management:** the reduction, re-use, recovery, treatment, and disposal of waste.

**Windfall site:** a site not specifically allocated for development in the Development Plan but for which planning permission for development is granted.