

Further Information Request 100 - Issue 18 Auchtermuchty, Falkland, Ladybank & Surrounding Area

Allocated site AUC002 (Land west of Millflat) and candidate site LDP-AUC002 (Leckybank and Lochiebank Farms).

Background

This is a follow-up to FIR 37.

Information requested

A site assessment has been provided for candidate site LDP- AUC002 – Leckybank and Lochiebank Farms only. The council has included part of this site as a housing allocation in the proposed plan (AUC002 – Land west of Millflat). The promoter of candidate site LDP-AUC002 also proposes a reduced allocation for 50 dwellings.

A response is requested from the council which compares the relative merits of site AUC002, the reduced version of candidate site LDP-AUC002 and the larger candidate site. This should cover all of the issues included in the site assessment and the various information in the supporting documentation submitted by Muir Homes.

Fife Council Response

Fife Council considers that the scale of the development proposed by the site promoters on this site is inappropriate for the size of the village and existing facilities and is unlikely to fit in with the existing character, scale and form of the settlement. It was therefore concluded that a reasonable alternative would be to allocate the site for a lesser capacity of 30 units subject to satisfactory assessment and resolution of capacity constraints on the surrounding road network and potential issues with water or drainage capacity. The site would require to be designed to integrate with existing surroundings and should only be developed within the allocated boundary (shown in the proposed FIFEplan) utilising adjacent and existing access points, upgrading these where necessary.

During the various stages of the Plan several site assessments were conducted on the site assessing capacities of 30, 50 and 120 units (see attached) examining numerous site constraints. Whilst general constraints such as Nature Conservation, Energy Use & Production and Air Pollution etc. remain unchanged when looking at 50 or 120 units the increase in capacity has an effect on Transportation; Water Quality & Flooding and Waste. To provide the DPEA with an updated position on potential constraints Fife Council has re-consulted with the necessary bodies on the three development options; responses are summarised below.

Scottish Water

Scottish Water is aware of the current proposal for a 30 unit development at this location and confirms there is sufficient capacity at the Water Treatment Works to service this development. However, a Water Impact Assessment (WIA) may be required to understand whether the local water network requires any upgrade works to accommodate this development. If this proposal were to change to a 50 or 120 house development, the capacity position would remain unchanged, albeit the requirement for potential local water network upgrades may increase with the number of proposed housing units.

There is currently sufficient capacity to service this 30 unit development at the Bowhouse Wastewater Treatment Works. However, a Drainage Impact Assessment (DIA) may be required to understand whether the local drainage network requires any upgrade works to accommodate this development. As with the water position, should a variation of a 50 or 120 house development be proposed, the potential for local drainage network upgrades may increase accordingly.

However, it should be noted that in terms of foul treatment capacity, **the Bowhouse Wastewater Treatment Works does not currently have capacity to accommodate units in addition to the 30 units already proposed.**

The following information should also be noted in relation to existing Scottish Water Assets in this location:

- 4" UPVC water main traversing the centre of the site from West to North East
- 225mm HPPE water main traversing the centre of the site from West to East
- 225mm Scottish Water Surface Water Sewer traversing the Southern Section of the site from North to South.

A GIS drawing has been included which details the approximate location of these assets. However, a detailed site investigation should be conducted by the developer prior to construction to confirm the precise location.

SEPA

SEPA have no objection to the proposed extension of the site for either 50 or 120 dwellings but noted their site specific flood risk advice – see below:

Flood Risk

- Although the site appears to lie outwith the SEPA Flood Map, the larger application site is adjacent to a small watercourse (as previously stated during the Local Development Plan (LDP) consultation process) and consequently the site may be at risk of flooding.
- Based on OS Maps and historic maps, the proposed site area for 50 units does not appear to have any small watercourses flowing through or adjacent to it. There may be a Scottish Water asset through the site which should be investigated further during detailed design of the site.

- For the proposed larger allocation of 120, there is a small watercourse, partially culverted, which flows along the opposite side of Mournipea Road from the site. As it has multiple culverts under access roads there is an increased risk of flooding from this watercourse. SEPA would recommend that to mitigate this risk, development is set back from the northern boundary of the allocation. From the indicative masterplan of the site, this would already appear to be the case with SUDS located adjacent to the road and housing set back. Access from Mournipea road should also be designed to not preferentially direct water onto the site or increase flood risk elsewhere.

Transportation

Fife Council's Transportation Officers have further assessed the site looking at the alternative allocations of 50 and 120 units and have made the following comments:

50 unit option

- Multiple access points are possible which would ensure that the site is well connected to the existing built up area in accordance with Designing Streets.
- Vehicular, pedestrian and cyclist access is potentially possible via The Riggs, Lockiebank Crescent, and High Road.
- Pedestrian and cyclist points of access are possible at Leckiebank Road and Millflat.
- A new access to the development from the High Road would have to be formed through an existing stone wall. It is likely that much of this wall would have to be lowered, removed, or set back to ensure acceptable visibility splays are provided.
- The proposed development will likely result in a small increase in traffic using the High Road, Gladgate and High Street junctions with the A91, all of which are substandard in terms of visibility splays. Careful consideration will have to be given to the acceptability of this and potential mitigation possible.

120 unit option

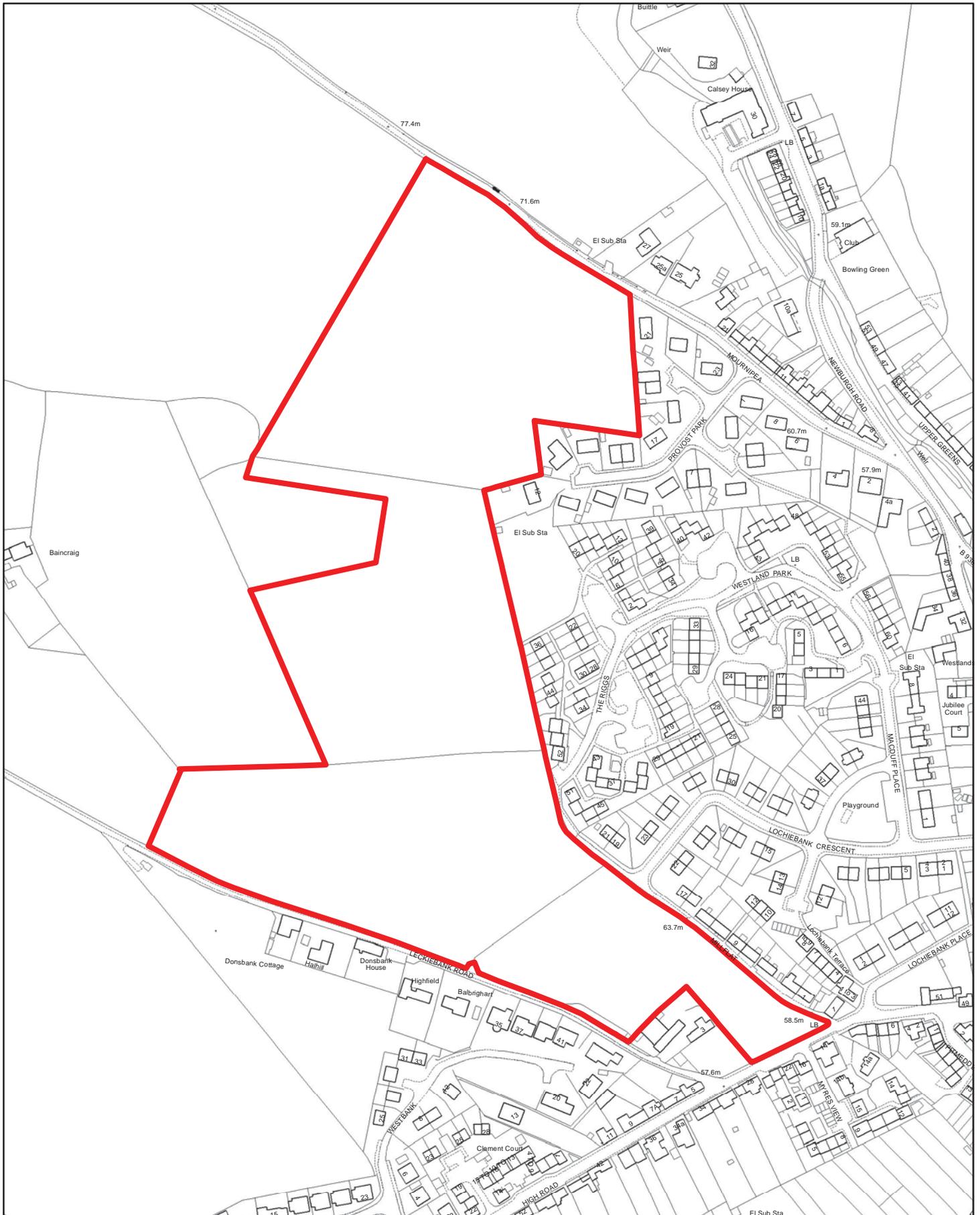
- Multiple access points are possible which would ensure that the site is well connected to the existing built up area in accordance with Designing Streets.
- Vehicular, pedestrian and cyclist access is potentially possible via Mournipea, The Riggs, Lockiebank Crescent, and High Road.
- Pedestrian and cyclist points of access are possible at Leckiebank Road, Millflat and Westland Park.
- Visibility splays at the junction of Mournipea and the B936, Newburgh Road, would have to be improved before consideration could be given to any increase in traffic on Mournipea.
- A new access to the development from the High Road would have to be formed through an existing stone wall. It is likely that much of this wall would have to be lowered, removed, or set back to ensure acceptable visibility splays are provided.
- There is some concern that a development of this size would increase traffic using the High Road / A91 junction, which has a very substandard visibility splay to the east. A legal agreement with the adjacent property owner may be required to allow an acceptable

visibility splay to be formed. The property owner has previously declined a request to enter into a legal agreement to improve this visibility splay.

- A transport assessment would be required to identify how the traffic generated by the development is dispersed around Auchtermuchty. In particular it would have to identify any junctions which would have to be upgraded as a result of the increase in traffic. This will aid a final decision on the acceptability of the development. Careful consideration will have to be given to the acceptability of traffic intensification at the junctions of the A91 with Gladgate and the High Street as there are visibility issues which may need to be addressed through legal agreements.

As previously discussed in FIR37 the decision taken to allocate the site for a modest amount of units (30) reflects the view taken by the Reporter through the examination of the adopted Local Plan where it was concluded that the original scale of housing site proposed would significantly undermine the spatial strategy of the local plan. There was no convincing justification with respect to meeting the required land supply in a manner not consistent with that strategy. Nor did the Reporter find any compelling reason to revisit the spatial strategy in the light of the findings of the Strategic Environmental Assessment in relation to landscape sensitivity, referred to in representations.

It therefore remains Fife Council's position that a site of the scale proposed by the site promoters (either 50 units or 120 units) at candidate site LDP-AUC002 should not be allocated for development at this time. A development of 30 units is deemed to be more appropriate, fitting in with the existing character, scale and form of the settlement.



**Local Development Plan
Candidate Sites**

Site Ref LDP-AUC002

Leckybank and Lochiebank Farms

Version 3 - Aug 2014



Scale 1:3,300



**Enterprise, Planning &
Protective Services**

Auchtermuchty

Candidate site: LDP-AUC002

Site Name and Location:

Leckybank and Lochiebank Farms, Auchtermuchty

Site Area: 9.6

Proposed Plan Reference (if applicable):

AUC 002 Land west of Millflat

Proposed Plan designation (if applicable):

Housing Site

Capacity of housing sites: 30

Site Conclusion:

Site is suitable for a limited amount of housing development subject to satisfactory assessment and resolution of capacity constraints on surrounding road network and potential issues with water or drainage capacity. The site should be designed to integrate with existing surroundings and should only be developed within the allocated boundary utilising adjacent and existing access points, upgrading these where necessary.

Relationship to the FIFEplan strategy:

Settlement has a range of facilities which will be most suited to a small allocation. Part of this site (representing a small scale site) has been allocated) which fits with existing settlement pattern.

History of the site at previous Local Plan Examinations:

This site was considered at Examination. Whilst indicating that it was "probable" that the site "could be readily developed and would meet many of the criteria for sustainable development sites promoted by Scottish Planning Policy", the Reporter did not recommend inclusion of the site in the Local Plan as it "would significantly undermine the spatial strategy of the local plan", since the focus of the strategy was for development at Cupar North.

Transport Assessment Summary:

Multiple access points available however the existing road network is geometrically constrained so careful consideration will have to be given to the suitability of potential access locations. A Transport Assessment will be required to determine the acceptability of the surrounding road network.

Post Consultation Transport Assessment Summary:

N/A

Energy Production Summary:

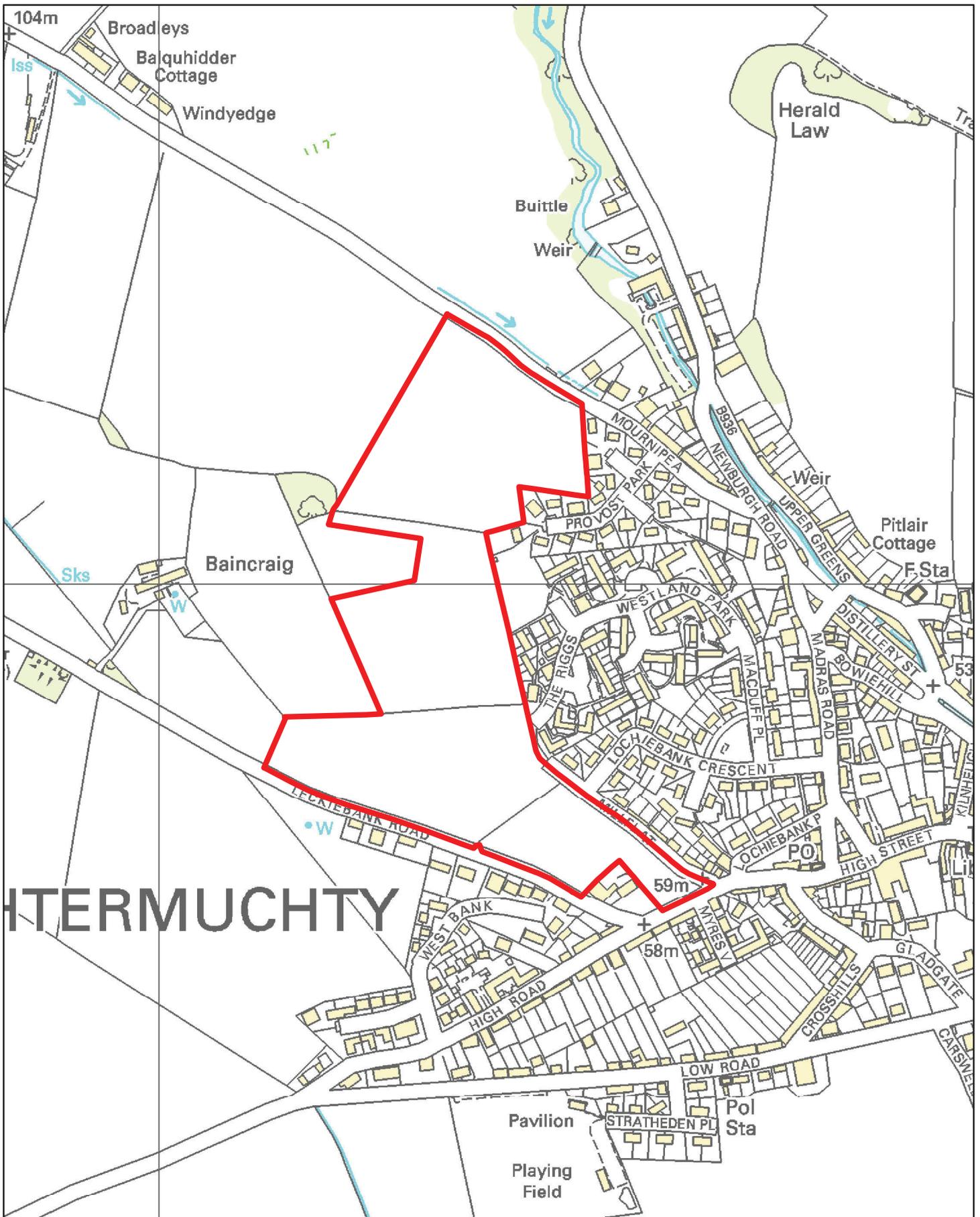
Of a scale that a new CHP is possible.- Lacking detail on range of uses but is of a size that it has potential to start a heat network for Auchtermuchty.

Post Consultation Energy Production Summary:

N/A

<p>Settlement Summary:</p> <p>Site within 400m of some local services, and should be able to integrate well with surroundings and have good links to the village centre. Capacity in Primary school projected to remain steady (RC very limited capacity and increasing), high school rolls both projected to decrease some existing capacity. Site should provide additional greenspace provision in Auchtermuchty which is currently poor.</p>	<p>Post Consultation Settlement Summary:</p> <p>Updated schools capacity information (June 2014): Bell Baxter HS Limited capacity long-term - existing allocations; an additional 248 units in the catchment area is likely to increase over-capacity risk; additional capacity required (STEFLP FF) St Andrews RCHS Some capacity available with existing allocations; an additional 4215 units in the catchment area is likely to increase over-capacity risk; additional capacity required Auchtermuchty PS Over-capacity risk from current allocations; an additional 36 units in the catchment area is likely to increase risk; additional capacity required St Columbas RCPS Over-capacity risk from current allocations; an additional 248 units in the catchment area is likely to increase over-capacity risk; additional capacity required</p>
<p>Biodiversity Summary:</p> <p>No development should be within 10m of adjacent area of woodland on the western boundary. With this proviso no negative impact on biodiversity is anticipated.</p>	<p>Post Consultation Biodiversity Summary:</p> <p>N/A</p>
<p>Landscape Summary:</p> <p>Extends AUCHTERMUCHTY to NW where existing built edge (Riggs/Provost Pk.) unsympathetic to landscape setting. Site partly on rising slopes, increasing visibility. Dev. could soften edge of AUC to NW but on upper slopes would visibly extend into AUC landscape setting. Some dev. could be accommodated using topography to reduce impact (suggested by masterplan).</p>	<p>Post Consultation Landscape Summary:</p> <p>N/A</p>
<p>Water Quality and Flooding Summary:</p> <p>Site does not require assessment of flood risk. Potential sewer capacity issues. Water - Capacity : Wastewater - Limited Capacity. Site intersected by 4" service mains pipe. Drainage Impact Assessment will be required. Site partially within Potentially Vulnerable Area 07/19. Nearby properties flooded 1983 and 1985. Auchtermuchty Burn flood defence scheme (1999) not relevant to this site.</p>	<p>Post Consultation Water Quality and Flooding Summary:</p> <p>N/A</p>

<p>Built Heritage Summary</p> <p>Desktop analysis has included review of proximity to listed buildings, conservation areas and scheduled ancient monuments. In this respect adjoining Category C listed buildings are noted, the setting and context of which can be respected by reducing the size of proposed development.</p>	<p>Post Consultation Built Heritage Summary</p> <p>N/A</p>
<p>Air Pollution and Hazards Summary:</p> <p>There is the potential that development of this site could result in low levels of air pollution in the immediate vicinity however as there is no existing Air Quality issue in proximity of this site the anticipated impact on human health resulting from development on this site is not expected to be significant.</p>	<p>Post Consultation Air Pollution and Hazards Summary:</p> <p>N/A</p>
<p>Soil Summary:</p> <p>Underlying hard rock. No prime quality land. Agricultural field - no contaminated land comments.</p>	<p>Post Consultation Soil Summary:</p> <p>N/A</p>
<p>Waste Summary:</p> <p>The construction phase of the proposal would add to waste arisings but the completed development would have no overall impact on waste generation.</p>	<p>Post Consultation Waste Summary:</p> <p>N/A</p>
<p>Other Constraints Summary:</p> <p>No known constraints</p>	<p>Post Consultation Other Constraints Summary:</p> <p>N/A</p>



INTERMUCHTY

**Local Development Plan
Candidate Sites**

Site Ref LDP-AUC002

Leckybank and Lochiebank Farms

Version 2 - Oct 2013



Scale 1:5,000



**Enterprise, Planning &
Protective Services**

FIFEplan Site Assessments

Candidate Site Reference LDP-AUC002

Proposed use of site:

Housing

Site Name and Location Leckybank and Lochiebank Farms, Auchtermuchty

Area of site (Ha) 9.6

Indicative number of houses (if known) 50

Officer Assessment: Conclusion

Site is reasonable alternative - Potential capacity constraint on surrounding road network; Potential issues with sewer capacity; The site should integrate well with existing surroundings and will not create capacity issues in primary school; Development on upper slopes of site could impact negatively on visibility within the landscape.

Reasonable alternative

FIFEplan Strategy

It is considered that there are sufficient allocations in settlement already to provide supply over short to medium term. Scale of proposed development on this site is inappropriate for size of village and existing facilities-unlikely to fit in with the existing character, scale and form of settlement. However reasonable alternative if allocated for less than 50 units.

Local Plan Examination comments

This site was considered at Examination. Whilst indicating that it was "probable" that the site "could be readily developed and would meet many of the criteria for sustainable development sites promoted by Scottish Planning Policy", the Reporter did not recommend inclusion of the site in the Local Plan as it "would significantly undermine the spatial strategy of the local plan", since the focus of the strategy was for development at Cupar North.

Summary of Main Issues Report Comments

- LDP1-MIR-770: LDP-AUC 002 is contrary to TAYplan spatial strategy given the potential scale of development which is proposed there (c.250-300 homes) and the site should not be allocated. - LDP1-MIR-320, LDP1-MIR-723 : Objects to the proposed use of this

Transport Assessment Summary

Multiple access points available however the existing road network is geometrically constrained so careful consideration will have to be given to the suitability of potential access locations. A Transport Assessment will be required to determine the acceptability of the surrounding road network.

FIFEplan Site Assessments

Energy Production Summary

Of a scale that a new CHP is possible.- Lacking detail on range of uses but is of a size that it has potential to start a heat network for Auchtermuchty.

Energy Production Scoring

Neutral

Settlement Summary

Site within 400m of some local services, and should be able to integrate well with surroundings and have good links to the village centre. Capacity in Primary school projected to remain steady (RC very limited capacity and increasing), high school rolls both projected to decrease some existing capacity. Site should provide additional greenspace provision in Auchtermuchty which is currently poor.

Settlement Scoring

Positive

Landscape Summary

Extends AUCHTERMUCHTY to NW where existing built edge (Riggs/Provost Pk.) unsympathetic to landscape setting. Site partly on rising slopes, increasing visibility. Dev. could soften edge of AUC to NW but on upper slopes would visibly extend into AUC landscape setting. Some dev. could be accommodated using topography to reduce impact (suggested by masterplan).

Landscape Scoring

negative

Air Pollution and Hazards Summary

There is the potential that development of this site could result in low levels of air pollution in the immediate vicinity however as there is no existing Air Quality issue in proximity of this site the anticipated impact on human health resulting from development on this site is not expected to be significant.

Air Pollution and Hazards Scoring

Neutral

Waste Summary

The construction phase of the proposal would add to waste arisings but the completed development would have no overall impact on waste generation.

Waste Scoring

Negative

Built Heritage Summary

Desktop analysis has included review of proximity to listed buildings, conservation areas and scheduled ancient monuments. In this respect adjoining Category C listed buildings are noted, the setting and context of which can be respected by reducing the size of proposed development.

Built Heritage Scoring

neutral

Biodiversity Summary

No development should be within 10m of adjacent area of woodland on the western boundary. With this proviso no negative impact on biodiversity is anticipated.

Biodiversity Scoring

Neutral

Water Quality and Flooding Summary

Site does not require assessment of flood risk. Potential sewer capacity issues. Water - Capacity : Wastewater - Limited Capacity. Site intersected by 4" service mains pipe. Drainage Impact Assessment will be required. Site partially within Potentially Vulnerable Area 07/19. Nearby properties flooded 1983 and 1985. Auchtermuchty Burn flood defence scheme (1999) not relevant to this site.

Water Quality and Flooding Scoring

Negative

Soil Summary

Underlying hard rock. No prime quality land. Agricultural field - no contaminated land comments.

Soil Scoring

Negative

Other Constraints Summary

No known constraints

Comment

Agent

Email Address

Address

Consultee Muir Homes (255928)
Company / Organization Muir Homes Ltd
Address Muir House
Belleknowes Industrial Estate
INVERKEITHING
KY11 IHF
Event Name Fife Local Development Plan Site Assessment Survey
Comment by Muir Homes Ltd (Muir Homes)
Comment ID LDP-SA-1-98
Response Date 4/5/12 6:15 PM
Status Processed
Submission Type Web
Version 0.104

Files Market Statement from Muir Homes (1)
Location Plan (25)
Scottish Water Letter (6)
Leck-lochy Auchtermuchty - Supporting Planning Statement LDP 04-12.doc.pdf
Leck-lochy Auchtermuchty - Supporting Planning Statement LDP MIR 03-13.pdf
Landscape and Visual Appraisal
Letter from Kingdom Housing Association (2)
Auchtermuchty - Indicative Masterplan EMA 04-12.pdf
Financial Statement from Muir Homes (2)
Transport Appraisal
Indicative Masterplan (1)
Scottish Water letter (7)

SITE DETAILS

NOTE: The site assessment forms part of the overall consideration of a site and the conclusion considers all aspects. The assessment should not be read in isolation or parts quoted out of context.

Candidate Site Reference: LDP-AUC002

Proposed Plan Reference (if applicable) AUC002

Please provide the name of the site location:

Leckybank and Lochiebank Farms, Auchtermuchty

Settlement - identify which settlement the candidate site falls within or is adjacent to. If the site is not close or adjacent to an existing settlement it should be classified as landward. Auchtermuchty

Conclusion: Explanation of the final decision on the site, whether or not it has been allocated.

Site is suitable for a limited amount of housing development subject to satisfactory assessment and resolution of capacity constraints on surrounding road network and potential issues with water or drainage capacity. The site should be designed to integrate with existing surroundings and should only be developed within the allocated boundary utilising adjacent and existing access points, upgrading these where necessary.

What is the area of the site in hectares? 9

SITE OWNERSHIP

The Council expects proposed development sites to be in the ownership or control of a party who can be expected to develop it or release it for development. **Sites proposed for housing but not owned or optioned by a recognised developer are likely to be rated less likely for Local Development Plan consideration by the Council.** (Information provided by site promoter)

Who currently owns the site? (Information provided by site promoter)

The executors of James Taylor McLaren Scott, Mr Josh Feakins, and Mrs Louise Jenkins c/o Muir Homes Limited Muir House Inverkeithing

Is the owner willing to develop or release the site for development? (Information provided by site promoter) Yes

Is the proposal on Common Good Land? No

PROPOSED USE

What is the proposed use of the site. Housing

What is the proposed use of the site e.g. housing, retail, leisure, employment, mixed use? Please include the number of houses or units or the area/floorspace for the proposed use? The more information you can give will help us assess your proposal.(Information provided by site promoter)

Housing with open space and structural landscaping

PLANNING HISTORY

Status of the site in the current Local Plan. Countryside

What is the current use of the site?

agriculture

Summary of any outstanding Planning Permissions on the site.

N/A

What planning permission, if any, exists for the site? e.g Planning Permission in Principle or Full Planning Permission? Please indicate if these are implemented. (Information provided by site promoter)

None

Have there been any pre-application discussions with planning officers at Fife Council? No

FIFEplan Strategy Summary - How does this site and the proposed use fit with the strategy for FIFEplan?

Settlement has a range of facilities which will be most suited to a small allocation. Part of this site (representing a small scale site) has been allocated) which fits with existing settlement pattern.

Examination History - Has the site been considered through a previous examination?

This site was considered at Examination. Whilst indicating that it was "probable" that the site "could be readily developed and would meet many of the criteria for sustainable development sites promoted by Scottish Planning Policy", the Reporter did not recommend inclusion of the site in the Local Plan as it "would significantly undermine the spatial strategy of the local plan", since the focus of the strategy was for development at Cupar North.

OTHER CONSTRAINTS & ISSUES

Summary of any other constraints or issues (not covered by other summaries) may include development viability, topography, LP examination reporters comments etc.

No known constraints

Are there any significant slopes or changes in level on the site? -

Not significant - 70-75m contour predominant on site

Is the site, or the relevant part of it free from constraints relating to slope, aspect, flood risk, exposure or ground stability which would preclude development? If not, explain how constraints will be overcome. (Information provided by site promoter)

yes - Refer Supporting Planning Statement

NATURE CONSERVATION

Biodiversity Summary

No development should be within 10m of adjacent area of woodland on the western boundary. With this proviso no negative impact on biodiversity is anticipated.

SEA Biodiversity Scoring

Neutral

Natural Heritage Designations - Are there any Natural Heritage designations on the site or within 100m of the site? No

Which Natural Heritage designations would development on the site affect? N/A

How far is the nearest European site from your proposal (kilometres or metres)? (Information from site promoter)

none in the area

If there is a European site in close proximity, have you discussed the likely impact of your development proposals on the Natura Site with Scottish Natural Heritage? (Information from site promoter)

n/a

How do your proposals take account of any areas in close proximity to the site that are of regional and local significance for nature conservation and landscape. Indicate how they will be protected? (Information from site promoter)

n/a

Is there any potential impact from the development upon any European designated site? Note – This assessment contains an early Habitats Regulations Appraisal screening of Candidate Sites produced to inform the Development Strategy consultation. Updated screening and assessment was subsequently undertaken for sites included in the Proposed Plan. This can be found in the Draft Habitats Regulations Appraisal (See Environmental Report version 3, Annex 6)

"The proposal lies more than 3km from nearest European site (Pitmedden SAC). The site is in agricultural use, adjacent to the existing settlement. The proposal could have no conceivable effect on a European site, because there is no link or pathway between the proposal and the qualifying interests."

Has there been further screening and/or assessment of this site as part of the HRA process? See Environmental report Version 3 Annex 6 for details. Yes

Priority Habitats - Are there any priority habitats on or within 100m of the site? Yes

What habitat or habitat networks are on or within 100m of the site?

Area of woodland habitat adjacent to western boundary of site. Second area of woodland habitat on north-eastern edge of Candidate Site 100m buffer.

Habitat mitigation measures.

No development within 10m of woodland

TRANSPORTATION

Transport Assessment Summary - Summary to consider if there are any constraints or requirements relating to transportation.

Multiple access points available however the existing road network is geometrically constrained so careful consideration will have to be given to the suitability of potential access locations. A Transport Assessment will be required to determine the acceptability of the surrounding road network.

How do you propose to gain access to the site? (Information from site promoter)

Various points - refer Transport Appraisal

Do the proposed arrangements comply with Fife Council's Transportation Development Guidelines and the Scottish Government's Designing Streets? (Information from site promoter) Yes

Is the proposed access (and therefore the proposal) dependent on other developments happening first? For example a road development, or a water treatment works? (Information from site promoter) Yes

If so, please provide details. (Information from site promoter)

The local WWTWs would require to be upgraded but this appears in line with Scottish Waters present position - see attached letter.

Comments from Transportation

Multiple access points available however the existing road network is geometrically constrained so careful consideration will have to be given to the suitability of potential access locations. A Transport Assessment will be required to determine the acceptability of the surrounding road network. Vehicular access points may be possible at Mournipea, The Riggs, Lochiebank Terrace and High Road. Good pedestrian links to the town centre as possible. Mitigation measures to improve Mournipea / Newburgh Road junction have been discussed. Part of the site is greater than the maximum distance of 400m from a bus route. The site should be designed to allow for bus penetration. If bus companies are unwilling to serve the site directly then development should be limited to within 400m of existing bus stops.

WASTE

Waste Summary - Summary to consider if the proposal adds to waste arisings.

The construction phase of the proposal would add to waste arisings but the completed development would have no overall impact on waste generation.

Waste Scoring Negative

Proximity to recycling centre/facilities. Base on 400m walking distance

3 recycling points within 400m of site.

Is the site free from infrastructure constraints? (Information from site promoter) No

If the site is not free from constraint, can services be provided realistically by the developer or another party to allow development to proceed? Explain how (Information from site promoter)

The only constraint relates to the public drainage system. As indicated this can be addressed with Scottish Water as confirmed in their attached letter.

Is there any likely contamination from previous uses of the site? (Information from site promoter) No

MARKETABILITY & FINANCE

Can the site, or the relevant part of the site, be developed within the period under consideration? (Plan period 2015 - 2025) (Information from site promoter) Yes

Is any financing required to make the development economically viable? (Information from site promoter) No

Has the required financing been committed by the public bodies or private sector concerned? (Information from site promoter) No

ENERGY USE & PRODUCTION

Energy Production Summary - Need to consider potential for renewable energy generation on site and links to heat mapping information.

Of a scale that a new CHP is possible.- Lacking detail on range of uses but is of a size that it has potential to start a heat network for Auchtermuchty.

Does the proposal include any carbon reduction measures?

No information provided

Does the proposal offer opportunities for active travel? - Consider proximity and ease of walking to services and facilities and proximity to core paths and cycleways.

There are core paths that run along the north and south of the site. There are a number of through routes into Auchtermuchty that allow fairly good connections to the town centre and other community facilities including the primary school, the proposed layout of the scheme makes good use of these.

Does the proposal include any renewable energy generation on site? (Based on information provided as part of site submission).

No information provided

AIR POLLUTION, NOISE, DUST, HAZARDOUS INSTALLATIONS (AIR, HUMAN HEALTH)

Air Pollution and Human Health Summary

There is the potential that development of this site could result in low levels of air pollution in the immediate vicinity however as there is no existing Air Quality issue in proximity of this site the anticipated impact on human health resulting from development on this site is not expected to be significant.

SEA Air Pollution and Human Health Scoring Neutral

Is the site in the proximity of an Air Quality Management Area? No

Does the development have the potential to cause dust or noise in the long term?

Potential for both noise and dust during construction but short-term impacts only. Unlikely that development of this site will cause long term dust or noise beyond the construction period.

HSE Consultation Zones - Is the proposal within an HSE consultation zone or in proximity of electricity pylons?

Not within or adjacent to HSE consultation zone but within MOD Consultation Zone.

SEPA Environmental Licensing - Is the site subject to, or within 10m of sites subject to Environmental Licensing by SEPA?

Not subject to, or within 10m of sites subject to Environmental Licensing by SEPA.

Does the proposal significantly increase emissions through vehicle access or add to an existing air quality issue?

It is unlikely that the scale of development proposed would result in significant increase in vehicle emissions. The site is removed from any declared Air Quality Management Area however awareness is required of potential impact of east-bound traffic passing through Cupar Town Centre (Bonnygate AQMA).

WATER QUALITY & FLOODING

Water Quality and Flooding Summary -

Site does not require assessment of flood risk. Potential sewer capacity issues. Water - Capacity : Wastewater - Limited Capacity. Site intersected by 4" service mains pipe. Drainage Impact Assessment will be required. Site partially within Potentially Vulnerable Area 07/19. Nearby properties flooded 1983 and 1985. Auchtermuchty Burn flood defence scheme (1999) not relevant to this site.

SEA Water Quality and Flooding Scoring Negative

What is the water quality status of groundwater on the site and within 50m of the site? - Poor

What is the water quality status of any waterbodies on the site and within 50m of the site?

No water bodies on site or within 50m buffer.

SEPA comments on Flood Risk

N/A

SEPA Water environment summary

Liaise with scottish water regarding the capacity of the WWTW and pumping station

Scottish Water comments

Site intersected by 4" service mains pipe. DIA will be required

WwTW - Waste Water Treatment Works

Bowhouse

WTW - Water Treatment Works

Lomond Hills

SOILS, MINERALS & CONTAMINATED LAND

Soils and Minerals Summary - Summary to take account of all the information and any contaminated soils and the implications of any sites being within the coal authority consultation zone

Underlying hard rock. No prime quality land. Agricultural field - no contaminated land comments.

SEA Soils and Minerals Scoring	Negative
Prime Agricultural Soils - Does the proposal affect prime agricultural soils? Classes 1, 2 and 3.1 are considered to be prime quality agricultural land.	No
Carbon Rich Soils - Does the proposal affect carbon rich soils (peat)? -	No
Mineral resources - Does the proposal affect mineral resources? - Key mineral resources are: Coal; Crushed rock; Oil shale; Sand and Gravel; and Silica Sand.	Yes
If the previous answer is yes what mineral resources would be affected by this proposal?	Crushed Rock
Greenfield land - Will the proposal result in the loss of greenfield land?	Yes
Brownfield land - Will the proposal bring brownfield land or empty buildings back into use?	No
Regionally Important Geological Sites - Are there any RIGS or wider geodiversity interests that could be affected by the proposal?	No

Comments from Contaminated Land Team

Agricultural field - no contaminated land comments.

LANDSCAPE

Landscape summary - Summary to consider: Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? Will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and turbine?

Extends AUCHTERMUCHTY to NW where existing built edge (Riggs/Provost Pk.) unsympathetic to landscape setting. Site partly on rising slopes, increasing visibility. Dev. could soften edge of AUC to NW but on upper slopes would visibly extend into AUC landscape setting. Some dev. could be accommodated using topography to reduce impact (suggested by masterplan).

SEA Landscape Scoring	negative
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Local Landscape Area - Is the proposal within an area designated as a Local Landscape Area? No

Designed landscapes - Is the proposal in or within 100m of an area designated as a Garden or Designed Landscape? No

Will the site form a new settlement edge? yes to W/NW

Does the site have strong features that can form a strong new edge? How does it relate to the existing settlement?

Yes - NE & SW: minor roads; W: partially following stone field boundaries & small area woodland. Existing edge to new dev at The Riggs/ Provost Park is hard/ unsympathetic to landscape setting. Would extend AUC to NW

Visual impact issues, who are the key receptors? Does the proposal affect key views?

Residents; travellers on local road network and approaching from W on A91 seen in middle distance. Rising slopes makes site more visible in middle and distant views but use of variations in topography could reduce impact of dev. Key frontage onto High Rd/ junction with Millflat bounded by high stone wall.

Are there any on/off site physical aspects or features relevant to future development of the site? (e.g. tree belts, woodland, parkland, steep slopes, skyline, ridges, flood plain). Do any of the features relate to the site boundaries?

On site: stone boundary walls - low, high and retaining - are characteristic; isolated mature trees; hedgerows; rising slopes S, SE, E-facing. Boundaries- rear gardens of properties in Provost Pk, The Riggs, Leckiebank Rd; properties facing site on Leckiebank Rd, Millflat; open space/ play area off The Riggs; core paths along roads on N & S edges. Nature of frontages onto Mournipea, Millflat, Leckiebank Rd and especially to High Rd, and of edge to landscape setting are critical. Dev could soften settlement edge to NW but dev on upper slopes would visibly extend AUC into settlement's landscape setting

SETTLEMENT

Settlement Summary

Site within 400m of some local services, and should be able to integrate well with surroundings and have good links to the village centre. Capacity in Primary school projected to remain steady (RC very limited capacity and increasing), high school rolls both projected to decrease some existing capacity. Site should provide additional greenspace provision in Auchtermuchty which is currently poor.

Settlement Summary following the Development Strategy Consultation

Updated schools capacity information (June 2014): Bell Baxter HS Limited capacity long-term - existing allocations; an additional 248 units in the catchment area is likely to increase over-capacity risk; additional capacity required (STEFLP FF) St Andrews RCHS Some capacity available with existing allocations; an additional 4215 units in the catchment area is likely to increase over-capacity risk; additional capacity required Auchtermuchty PS Over-capacity risk from current allocations; an additional 36 units in the catchment area is likely to increase risk; additional capacity required St Columbas RCPS Over-capacity risk from current allocations; an additional 248 units in the catchment area is likely to increase over-capacity risk; additional capacity required

SEA Settlement Scoring

Positive

School catchment areas - Primary and Secondary School catchment areas

St Columbas RC PS St Andrews RC HS Auchtermuchty PS Bell Baxter HS

Community Facilities - Availability of community facilities

Police station; Cycle Network; Core path network; School; Community Hall.

Is the site outside the current settlement boundary? Yes

Open space - Will the proposal result in a loss of publicly usable greenspace? No

Active travel routes - Will the proposal affect core paths links or other key access networks such as cycle paths, coastal paths and rights of way?

Countryside Rights of Way and Core path network both contiguous with the southern site boundary; Core Path Network runs contiguous with northern site boundary. Not anticipated that development will negatively impact.

Integration with settlement - Does the proposal have the potential to integrate well with the local settlement?

There is the opportunity for this proposal to integrate well with Auchtermuchty, the proposed layout connects through to a number of existing routes through the town giving good access to the town centre and the primary school. The western and northern parts of the site are slightly more remote but the indicative layout of the proposal shows these areas as well connected within the development reducing subsequent distances to facilities.

BUILT HERITAGE

Built Heritage Summary

Desktop analysis has included review of proximity to listed buildings, conservation areas and scheduled ancient monuments. In this respect adjoining Category C listed buildings are noted, the setting and context of which can be respected by reducing the size of proposed development.

SEA Built Heritage Scoring neutral

Conservation Area - Is the proposal in or within 100m of a designated Conservation Area? Yes

Listed buildings - Does the proposal affect a listed building? (is there a listed building on or within 100m of the site?) Several C(s) listed buildings lie within the 100m radius of this site.

Scheduled monuments - Does the proposal impact on scheduled monuments? (does the site include or is it within 100m of a scheduled ancient monument?) No scheduled ancient monuments lie within the 100m radius of this site.

Comments from Historic Scotland

No significant issues. Consideration should be given to the setting of the listed buildings.



11th May 2016

Planner (Development Plan)
Fife Council
Economy, Planning, & Employability
Services
Kingdom House
Kingdom Avenue
GLENROTHES, KY7 5LY

Scottish Water
Bullion House Office
Invergowrie
Dundee DD2 5BB

Dear Paula,

PROPOSED FIFE LOCAL DEVELOPMENT PLAN - Auchtermuchty, Falkland, Ladybank and Surrounding Area

Thank you for the opportunity to comment on Fife Council's Local Development Plan. Scottish Water is committed to supporting and enabling sustainable economic development and will work with Fife Council to achieve the aims set out in the Approved Local Development Plan and will continue to engage with and inform the proposed Local Development Plan.

Land West of Millflat, Auchtermuchty.

Scottish Water is aware of the current proposal for a 30 unit development at this location and can confirm there is sufficient capacity at the Water Treatment Works to service this development. However, a Water Impact Assessment (WIA) may be required to understand whether the local water network requires any upgrade works to accommodate this development. If this proposal were to change to a 50 or 120 house development, the capacity position would remain unchanged, albeit the requirement for potential local water network upgrades may increase with the number of proposed housing units.

We can also confirm that there is currently sufficient capacity to service this 30 unit development at the Bowhouse Wastewater Treatment Works. However, a Drainage Impact Assessment (DIA) may be required to understand whether the local drainage network requires any upgrade works to accommodate this development. As with our water position, should a variation of a 50 or 120 house development be proposed, the potential for local drainage network upgrades may increase accordingly.

However, it should be noted that in terms of foul treatment capacity, the Bowhouse Wastewater Treatment Works does not currently have capacity to accommodate units in addition to the 30 units already proposed. Scottish Water is however funded for domestic growth and the provision of additional capacity at its treatment works, under its current funding regime and Ministerial Objectives.



In order for Scottish Water to access this funding stream, to accommodate such additional capacity demands, the developer would be required to submit documentary evidence in accordance with the Ministerial approved '5 Growth Criteria'. Details of these 5 criteria can be found at <http://www.gov.scot/Resource/0040/00409361.pdf>

Upon receipt of this information, Scottish Water would be able to initiate works to increase capacity at the Bowhouse Wastewater Treatment Works. Any such work would take place in consideration of the developer's proposed build-out plans and therefore early engagement between the developer and Scottish Water is strongly encouraged. Early engagement can minimise any risk of unwanted delays and offers the opportunity to evaluate agreed build out rates and how treatment may be managed during the interim period prior to any upgrades being completed.

Additional Asset Impacts: Existing infrastructure Considerations

The following information should also be noted in relation to existing Scottish Water Assets in this location:

- 4" UPVC water main traversing the centre of the site from West to North East
- 225mm HPPE water main traversing the centre of the site from West to East
- 225mm Scottish Water Surface Water Sewer traversing the Southern Section of the site from North to South.

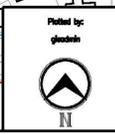
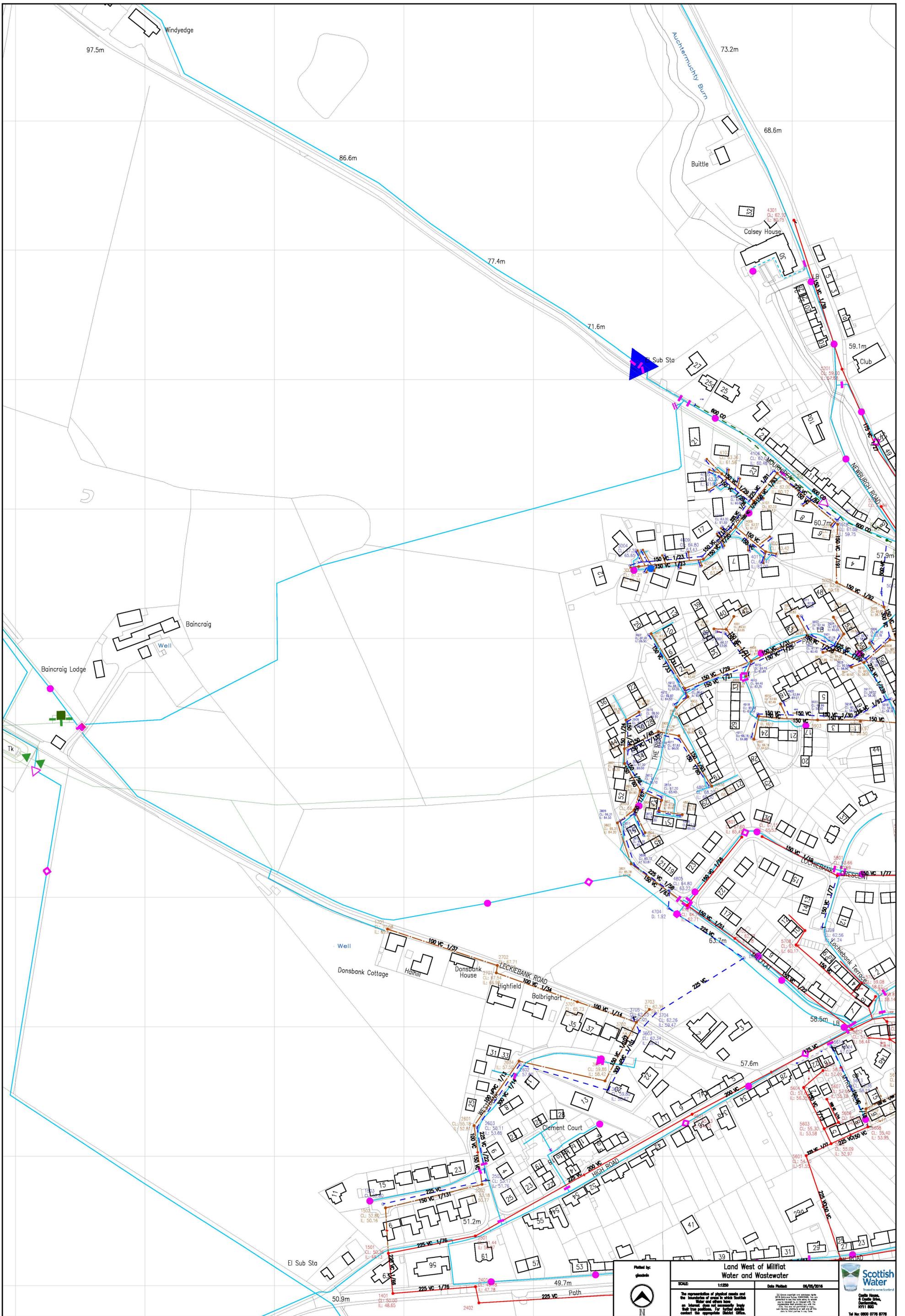
A GIS drawing has been included with this consultation response detailing the approximate location of these assets. However, a detailed site investigation should be conducted by the developer prior to construction to confirm the precise location.

Early engagement with Scottish Water's Asset Impact Assessment Team is essential to understand how these assets will be managed both during construction and afterwards. Relocation of the assets may be considered whilst stand-off zones will need to be understood. Scottish Water's Asset Impact Assessment Team can be contacted using service.relocation@scottishwater.co.uk

Should you wish to discuss any of this information in any more detail, please feel free to get in touch using the details provided below.

Yours sincerely

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Plotted by: graham		Land West of Millflat Water and Wastewater		
SCALE: 1:1250	Date Plotted: 06/05/2016	The representation of physical assets and the boundaries of areas in which Scottish Water and its contractors are responsible for the provision of water and wastewater services. For further details contact the appropriate District Office.		
06/05/2016		06/05/2016		Created by: G. Graham Checked by: R. T. 100
06/05/2016		06/05/2016		Tel No: 0800 0778 8778

Our ref: PCS/146717
Your ref:

Fife Council
Development Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY

13 May 2016

Dear Madam

Local Development Plan Auchtermuchty, Falkland, Ladybank and Surrounding Area Further Information Request

Thank you for your consultation email which SEPA received on 06 May 2016 and the request to provide comment regarding the potential for housing site LDP-AUC002 to accommodate additional units over and above the existing 30 units which the site is identified for in the Proposed Plan. This response specifically addresses in respect of our regulatory remit the potential for the site to accommodate either 50 units as identified in the supporting information or 120 units over the entire identified site area.

In summary, we have no objection to the proposed extension of the site for either 50 or 120 dwellings in the Fife Local Development Plan. Please note our site specific flood risk advice below.

Advice for the planning authority

1. Flood Risk

- 1.1 We have reviewed the information provided in this consultation and it is noted that, although the site appears to lie out with the SEPA Flood Map, the larger application site is adjacent to a small watercourse (as previously stated during the Local Development Plan (LDP) consultation process) and consequently the site may be at risk of flooding.
- 1.2 Small watercourses are often poorly understood with respect to the severity of the flood hazard that can be generated on a catchment of this scale. SEPA holds a wealth of information on past small catchment flooding in Scotland which has led to significant impacts upon people and property.
- 1.3 We have commented on site AUC002 as part of the LDP process in 2013 and 2014. In 2013, AUC002 was identified as Leckybank and Lochiebank Farms which was the larger site extending from Mournipea Road to Leckiebank Road. In 2014, AUC002 was identified as Millflat West and was only the southern portion of the larger site.
- 1.4 Based on OS Maps and historic maps, the proposed site area for 50 units does not appear to have any small watercourses flowing through or adjacent to it. There may be a Scottish



Chairman
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Water asset through the site which should be investigated further during detailed design of the site.

- 1.5 For the proposed larger allocation of 120, there is a small watercourse, partially culverted, which flows along the opposite side of Mournipea Road from the site. As it has multiple culverts under access roads there is an increased risk of flooding from this watercourse. We would recommend that to mitigate this risk, development is set back from the northern boundary of the allocation. From the indicative masterplan of the site, this would already appear to be the case with SUDS located adjacent to the road and housing set back. Access from Mournipea road should also be designed to not preferentially direct water onto the site or increase flood risk elsewhere.
- 1.6 We would recommend that contact is made with your Flood Prevention Officers to glean any information/ local knowledge that they may possess.

Detailed advice for the applicant

2. Flood Risk Caveats & Additional information for the planning authority

- 2.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit <http://www.sepa.org.uk/environment/water/flooding/flood-maps/>
- 2.2 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.
- 2.3 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Fife Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "*Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities*" outlines the transitional changes to the basis of our advice in line with the phases of this legislation and can be downloaded from <http://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/>.

If you have any queries relating to this letter, please contact me by telephone on 0131-2737361 or e-mail at planning.se@sepa.org.uk

Yours faithfully



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Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at the planning stage. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. If you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found in [How and when to consult SEPA](#), and on flood risk specifically in the [SEPA-Planning Authority Protocol](#).



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