



ST ANDREWS & EAST FIFE LOCAL PLAN PROCESS

POSITION STATEMENT

OCTOBER 2008

Please note that, as part of the extended consultation on the Strategic Environmental Assessment (SEA): First Stage Environmental Report, this Position Statement was updated in February 2009.

The update takes the form of an addendum to the Position Statement which sets out the Scottish Government's proposed Modifications to the Fife Structure Plan. Note that Local Plan preparation timescales will lengthen (from those reported in October 2008) due to the need to incorporate the Structure Plan modifications.

The addendum is the only change that has been made to the original Position Statement and can be found on pages 28 to 40 of this document, typed in red.

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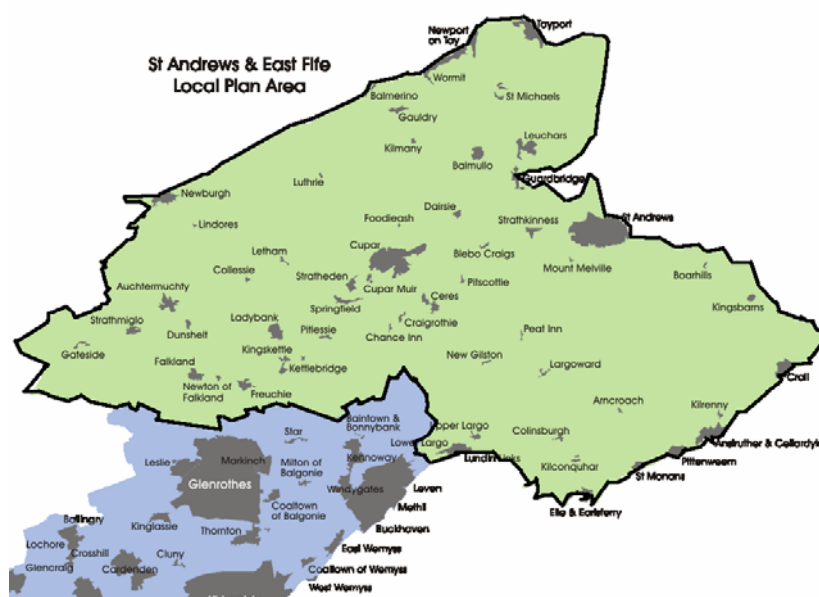
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1. GENERAL BACKGROUND TO THE POSITION STATEMENT

- 1.1 This *Position Statement* on the St Andrews & East Fife Local Plan process is not a new or updated version of the Local Plan. Rather, it is a document which sets out the changes that have occurred, and the planning issues that have arisen, since August 2006, when a finalised draft of the St Andrews & East Fife Local Plan was given Fife Council Committee approval as a basis for public consultation.
- 1.2 This planned public consultation on the 2006 Finalised Draft Plan (scheduled for the early months of 2007) was cancelled due to the uncertainty surrounding the Fife Structure Plan position at that time. *Fife Matters – The Fife Structure Plan 2006-2026* was approved by Fife Council in April 2006 and has been with the Scottish Ministers (for approval) since then. The St Andrews & East Fife Local Plan process has effectively been on hold since October 2006, when it became clear that there was likely to be a prolonged period of uncertainty regarding the approval of the Structure Plan.
- 1.3 Now, following a recent announcement on a timetable for the approval of the Structure Plan by the Scottish Government (approval is now expected by the end of 2008), it is appropriate to take stock and prepare for the forthcoming *2009 St Andrews & East Fife Finalised Draft Local Plan*. This *Position Statement* is a necessary first stage in doing this, as there have been a number of changes and issues that have arisen since the Local Plan process was put on hold in 2006. Whilst some of these issues and changes are relatively minor considerations, some require more-detailed commentary, as their implications for the St Andrews & East Fife Local Plan process are likely to be more significant.

Revised St Andrews & East Fife Local Plan Area

In 2007, the new Council Administration altered the Local Plan boundary. The geographical area of the Plan now includes the settlements of Falkland, Newton of Falkland, Freuchie, Lundin Links, Lower Largo, Upper Largo and New Gilston, all of which were previously in the Kirkcaldy & Mid-Fife Local Plan area.



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The Structure Plan Process

- 1.4 As indicated above, the Scottish Government has now published a timetable for approving the Structure Plan. Perhaps most importantly (certainly in terms of timescale), Ministers have indicated that an Examination in Public will not be required for the Structure Plan. This should mean that the Structure Plan gains approval by the end of 2008. Ministers are, however, minded to make modifications to the text, policies and proposals in the Structure Plan.
- 1.5 Under the Environmental Assessment (Scotland) Act 2005, a Strategic Environmental Assessment (SEA) of any proposed modifications must firstly be undertaken before these modifications can be consulted upon. An SEA Scoping Report will therefore be submitted by Ministers to Historic Scotland, Scottish Natural Heritage and the Scottish Environment Protection Agency. Collectively, these bodies are the SEA consultation authorities (the "SEA Gateway") and they will have 5 weeks to comment on the SEA Scoping Report.
- 1.6 Following on from this, the environmental effects of the proposed modifications (and their alternatives) will be assessed, and this assessment will be set out in an SEA Environmental Report. This Environmental Report will be advertised and issued for public consultation for 6 weeks. Concurrently, proposed modifications to the Structure Plan will be advertised and published for 6 weeks. These stages are projected to take place in autumn 2008.
- 1.7 The Scottish Government will then take into account the findings from the public consultation on the proposed modifications to the Structure Plan and on the SEA Environmental Report, and that is likely to lead to the approval of the Structure Plan towards the end of 2008.
- 1.8 In time, as the new Planning etc. (Scotland) Act 2006 starts to be enacted by secondary legislation, the terms "Structure Plan" and "Local Plan" will be replaced by "Strategic Development Plan" and "Local Development Plan". The Structure Plan will eventually be replaced by new Strategic Development Plans for both the Edinburgh and Dundee City Regions. Fife is within both of these regions for strategic planning, with East Fife forming part of the Dundee City Region across its entire Local Plan area. The current Structure and Local Plans will, however, continue until they are naturally replaced by the new system.
- 1.9 There is more commentary on the effects of changes that have already been made to the Structure Plan in the sections on **Housing Land** and **Education** (paras 3.19 – 3.25 of this *Position Statement*).

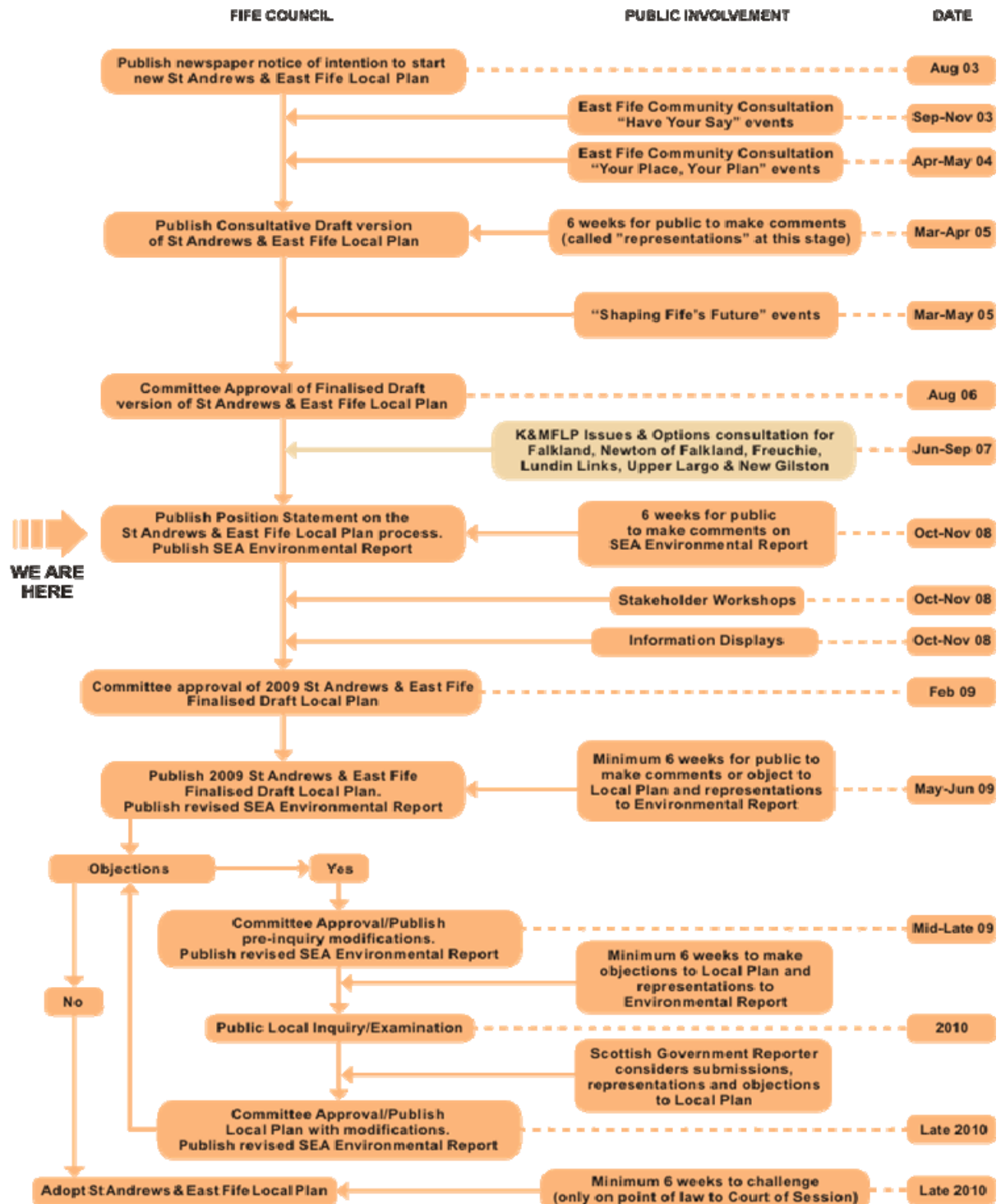
The Local Plan Process

- 1.10 The flow-chart shown on the next page shows the stages in preparing the St Andrews & East Fife Local Plan. It should be noted that, whilst the new Planning Act came into force in 2006, the St Andrews and East Fife Local Plan process was begun under the previous Town & Country Planning (Scotland) Act 1997 and will continue to follow the processes laid down in the 1997 Act. Many opportunities have already been provided for local people, community organisations, Elected Members, developers and others to become involved in the shaping of the policies and proposals that make up the St Andrews & East Fife Local Plan. Ordinarily, consultation events are not held at this stage of the Local Plan process. Given the time that has elapsed, however, since a Finalised Draft Plan was approved in 2006

(and the increased complexity of the overall plan process as a result), a programme of static exhibitions is being proposed along with this *Position Statement*.

Stages in Preparing the St Andrews and East Fife Local Plan

Following the publication of this Position Statement for information, and the SEA Environmental report for consultation, the next stage of the process will be to submit the 2009 St Andrews & East Fife Finalised Draft Local Plan to Councillors for their approval. Thereafter, the Finalised Draft Plan will be published and made available for objections.



SEA (Strategic Environmental Assessment) – The Environmental Report

- 1.11 Alongside this *Position Statement*, which is for information purposes, an *Environmental Report* has been published for public consultation. The *Environmental Report* for the St Andrews & East Fife Finalised Draft Local Plan is required by law, under the terms of the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004.

Note: Whilst the 2004 Regulations were largely revoked by the later Environmental Assessment (Scotland) Act 2005, those plans begun on or before 19th February 2006 still fall to be considered under the 2004 Regulations – this is the case with the St Andrews & East Fife Local Plan process.

- 1.12 The *Environmental Report* examines the policies and proposals that were contained in the August 2006 finalised draft of the Local Plan and gives an opinion as to their impact on the environment at a strategic level. It also looks at those potential development sites put forward as part of the Kirkcaldy & Mid-Fife Local Plan process that are now in the St Andrews & East Fife Local Plan.

NB Appropriate Assessment:

Planning authorities must consider whether any Local Plan in preparation is likely to have a significant effect on any site protected under European legislation as a Natura 2000 site. Natura 2000 is the EU network of sites designated by Member States under the:

- Birds Directive – (EEC/79/409 Directive). Designates Special Protection Areas (SPAs) and signed in 1979; and
- Habitats Directive – (EEC/92/43 Directive). Designates Special Areas of Conservation (SACs) and signed in 1992.

An “Appropriate Assessment” is required to assess likely impacts where European sites are located within a Local Plan area (in much the same way as an SEA is required for non-European sites). An Appropriate Assessment will be carried out as part of the St Andrews & East Fife Local Plan process.

2. PREVIOUS CONSULTATION & THE ISSUES RAISED

- 2.1 The previous stages of the St Andrews & East Fife Local Plan process have already been the subject of wide-ranging consultation with members of the public, community groups and other interested parties and organisations. This includes the East Fife Community Consultation: *Have Your Say, Your Place, Your Plan*; and *Shaping Fife's Future* events between September 2003 and May 2005 for example. As a result of the consultation exercises that were carried out, and the willingness of local people and organisations to get involved in the process, some 3,500 individual comments on the Consultative Draft of the St Andrews & East Fife Local Plan were submitted.
- 2.2 In addition, residents of the settlements of Falkland, Newton of Falkland, Freuchie, Lundin Links, Lower Largo, Upper Largo and New Gilston have had a more recent opportunity to make comments on sites suggested as possible development sites (as part of consultation on the Kirkcaldy & Mid-Fife Local Plan – see para 3.12). This included the publication of a Kirkcaldy & Mid Fife Local Plan Issues & Options document, public exhibitions and telephone polling during 2007. These comments will, of course, be taken into account in producing the *2009 St Andrews & East Fife Finalised Draft Local Plan*.
- 2.3 Through all of these consultation processes, a number of key issues were identified as being particularly important to the people of East Fife. Some of them are listed below:
- The scale of development proposed in settlements throughout the Local Plan area – some thought their settlements were being asked to take too much new development, while others wanted more development to support local facilities such as schools and shops;
 - The St Andrews Green Belt boundary – differing views were expressed regarding some parts of the proposed Green Belt boundary, how it fits with the St Andrews Strategic Land Allocation etc.;
 - Community infrastructure – access to doctors, dentists, etc. was a key consideration for many people, as was the debate over Secondary School provision in East Fife;
 - Cupar Relief Road – the issues raised by the proposal to build a relief road to the north of Cupar, and the scale of new housing proposed to fund this, was a topic of concern to local people;
 - Affordable Housing and what mechanisms could be employed to ensure that it remained affordable in perpetuity; and
 - Re-enhancing/strengthening the role of town centres.

Many of these issues and concerns remain, although the fine detail of some may have altered, and some new issues have emerged over the last two years. The next section of this Position Statement will look in greater detail at many of the changes that have occurred and comment on their potential implications for the forthcoming 2009 St Andrews & East Fife Finalised Draft Local Plan.

3. MAIN ISSUES TO BE CONSIDERED

The Planning Etc. (Scotland) Act 2006

- 3.1 The new Planning Act has come into force since a Finalised Draft Plan was approved by Fife Council in August 2006. Under the terms of the new Planning Act, there are changes to the stages that Structure and Local Plans must go through before they come into force, and there are changes to the names of the plans produced at each of those stages. The names “Structure Plan” and “Local Plan” will be changed to “Strategic Development Plan” and “Local Development Plan”.
- 3.2 However, as indicated in Section 1 of this *Position Statement*, the St Andrews & East Fife Local Plan process was begun under the previous Planning Act (1997) and will continue to follow the processes (and use the naming of stages) laid down in the 1997 Act.

National Policy Changes

- 3.3 The Local Plan is guided by national policy in the form of the Scottish Government’s Scottish Planning Policies (SPPs), Planning Advice Notes (PANs), and Circulars. [These are available on the Scottish Government website – www.scotland.gov.uk – and are therefore not repeated here.]
- 3.4 It is, however, worth highlighting that several areas of key national policy guidance have emerged or been updated over the last two years. These policy documents include:
- **SPP3 Planning for Housing (2008)**, a revision of the 2003 SPP3, which addresses the need to create quality residential environments; guide development to the right places and deliver an adequate supply of housing land;
 - **SPP6 Renewable Energy (2007)**, which sets out how the planning system should manage the process of encouraging, approving and implementing renewable energy proposals;
 - **SPP11 Open Space and Physical Activity (2007)**, which provides national planning policy for sports and recreation in urban and rural settings and for the provision and protection of open space; and
 - **PAN81 Community Engagement (2007)**, which seeks to raise awareness of planning in Scotland and to demonstrate how the forthcoming planning system reforms will provide more and better opportunities for people to get involved. Elements of this guidance will not be applicable until the Planning etc (Scotland) Act 2006 has been fully enacted (late 2008).
- 3.5 The Scottish Executive published Scotland’s first **National Planning Framework (NPF)** in 2004, which set out the long-term vision for Scotland to 2025. It identified the strategic development potential of the Aberdeen-Edinburgh-Newcastle transport corridor, which crosses the Local Plan area, and identified St Andrews as an important component in establishing Scotland’s academic and research excellence.
- 3.6 A revised NPF is being prepared and a Consultative Draft NPF2 was published in January 2008. NPF2 highlights: the potential for building on the international profile of St Andrews as a leisure destination and centre of academic excellence; the

importance of good connections with Dundee; and acknowledges the importance of the many notable coastal and estuarine habitats of the East Coast of Scotland, along with the fine farming landscapes and attractive historic burghs and fishing villages. The Local Plan will be required to reflect these national aspirations.

- 3.7 The Local Plan will also be prepared in the context of the Scottish Government's **National Economic Strategy**. This promotes sustainable economic growth and the proposals contained within the Local Plan will contribute to this objective.

Fife Council Policy Changes

- 3.8 At the Fife level, the Local Plan is also being prepared under the umbrella of the **Fife Community Plan**, which provides the shared vision for Fife of public sector partners and the wider Fife community over the next ten years. The Local Plan will also have 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**.
- 3.9 Since approval for publication in 2006, the **Local Plan Core Policies** have been reviewed to ensure that they continue to accurately reflect national and regional guidance to date. Corporately, a key change has been the introduction of Fife Council's revised core objectives (**The Big 8**), several of which relate directly to land use or environmental matters applicable to the Local Plan.
- 3.10 Development Services will ensure that revised core policies continue to provide a consistent framework on which to base planning decisions. Whilst it is not possible to provide comprehensive commentary in this *Position Statement* on all policy changes, the following are worth highlighting:
- **Housing** – Fife Council's Housing Services and Development Services will continue to work closely in reviewing existing minimum thresholds of 20% and 30% **Affordable Housing** provision across the Cupar and St Andrews Housing Market areas respectively. An interim policy on **Houses in Multiple Occupation** was approved in April 2008 and this will continue to be monitored and will be incorporated in the forthcoming Local Plan.
 - **Sustainability** - Work is ongoing to develop guidance in the form of a **Sustainability Checklist**. Consideration will be given to incorporating this into core policies as the St Andrews & East Fife Local Plan progresses.
 - **Planning Obligations** – directly related to the review of core policy DR1 (Developer Requirements) is the planned production of a **Financial Framework**, which will be incorporated into the Local Plan as an appendix to the Local Plan's Action Programme. This will identify the infrastructure and facilities that may be required as a consequence of development in Fife and, wherever possible, the level of financial contributions which Fife Council will expect. This approach is being introduced in the Kirkcaldy & Mid-Fife Local Plan process.
 - **Renewables Guidance** - Fife Council intends that all new developments should make a positive contribution to environmental quality by incorporating on-site zero- and low-carbon equipment, contributing at least an extra 15% reduction in **CO² emissions** (beyond the 2007 Building Regulations CO² emissions standard). The policy is also supported by **Supplementary Guidance on Wind Energy** and Local

Plan core Policy I1, which currently states that a range of technologies for renewable energy generation, including micro-renewables, will be encouraged. All will be reviewed as the Local Plan progresses.

- **Landscape Designations** - Fife's **Areas of Great Landscape Value (AGLVs)** were first identified in the 1960s in the Fife Development Plan. Since then they have been subject to various alterations but these have not been consistently applied across Fife and lacks justification. See paragraph 3.44 of this *Position Statement* for more information on this topic.

3.11 **Backland Development, Harbour Protection** and the proper management of **Development in the Countryside** continue to be further key policy issues throughout East Fife. Accordingly, each will be reviewed and where necessary revised or additional Local Plan core policy guidance provided as the St Andrews & East Fife Local Plan progresses.

Local Plan Boundary Alterations

3.12 As indicated in the Introduction to this *Position Statement*, one of the most fundamental changes since August 2006 was the decision to move a number of settlements from the Kirkcaldy & Mid-Fife Local Plan area into the St Andrews & East Fife Local Plan area. The following settlements and their surrounding areas were affected by this change:

- Falkland
- Newton of Falkland
- Freuchie
- Lundin Links
- Lower Largo
- Upper Largo
- New Gilston

If you live or work in any of these settlements, you may well be concerned about how the comments previously made on the future development of these areas (as part of the Kirkcaldy & Mid-Fife Local Plan process) will be taken into account in preparation of the St Andrews & East Fife Local Plan. Please be assured that all comments made as part of the Kirkcaldy & Mid-Fife Local Plan process have been collated and will be fully considered in the preparation of the forthcoming 2009 St Andrews & East Fife Finalised Draft Local Plan.

Consultation Event in Falkland, 2007



Population Changes

- 3.13 All population figures in the Local Plan will be updated to accord with the latest small area population estimates from the General Register Office for Scotland (GROS).

Infrastructure Issues

- 3.14 The Local & Community Policy team is in regular contact with colleagues in the Council's Transportation Services and all relevant traffic and transport issues will be fully considered in the preparation of the forthcoming *2009 St Andrews & East Fife Finalised Draft Local Plan*, having regard to the **East Area Transport Plan**, which sets out the transportation priorities for the timescale of the Local Plan process. The East Area Transport Plan has been the subject of extensive public consultation.
- 3.15 **Flooding** is a key concern in allocating sites for new development, an issue that was highlighted in August 2008 when sustained heavy rainfall led to a number of instances of homes being flooded. A number of tools are now available to Councils to assist in directing new development away from areas liable to flooding. The Scottish Environment Protection Agency (SEPA) is a key consultee in the Local Plan process and SEPA's *Indicative River and Coastal Flood Map* is an invaluable resource that will be used in identifying areas for new development in the forthcoming Local Plan. The Local & Community Policy team has already had discussions with

the Council's Emergency Planning Unit in order to ascertain whether any new areas of concern have become apparent as a result of the August 2008 flooding episode.

- 3.16 In order to reduce the risk of **flash flooding** in residential areas, consideration is also currently being given to a new Core Policy (designed to be included in all new Local Plans), which would place restrictions on replacing grassed household gardens with concrete or paving. The increase in replacing grass with hard materials in gardens that has happened in recent years has meant that sudden heavy rainfall does not percolate into the ground naturally, but surface run-off is increased in intensity leading to more instances of flooding.

Affordable Housing – Pressured Area Status

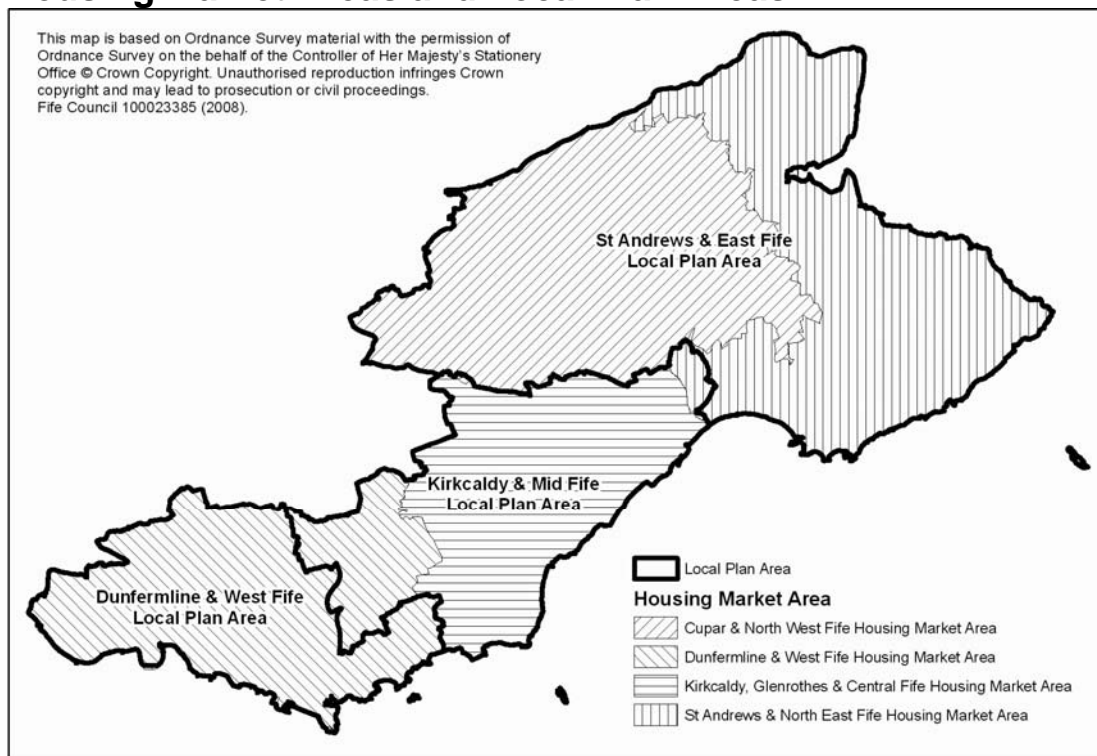
- 3.17 Pressured Area Status (PAS) was introduced by the Housing (Scotland) Act 2001. All Councils have the option to apply to the Scottish Government for PAS for areas where there are high housing needs and shortages of social rented housing. A successful application means that the “right to buy” is suspended (for those who became tenants after 30th September 2001).
- 3.18 All of the **St Andrews Locality** (Balmullo, Boarhills, Dunino, Guardbridge, Kingsbarns, Leuchars, St Andrews, St Michaels, Strathkinness) and all of the **East Neuk Locality** (Abercrombie, Arncroach, Anstruther, Colinsburgh, Crail, Elie & Earlsferry, Kilconquhar, Lower Largo, Upper Largo, Largoward, Lundin Links, New Gilston, Ovenstone, Pittenweem, St Monans) were granted PAS in May 2006. This will remain in place until 2011.

Housing Land

- 3.19 An important alteration since August 2006 has been the change in the housing land figures contained in the Fife Structure Plan. Previous consultation on the Structure Plan had revealed that, in the East Fife area, many people were concerned that there had been too much new housing proposed for their areas.
- 3.20 After listening to local people and taking advantage of more up-to-date population projections to re-calculate the number of new houses needed in Fife, a Housing Land Requirement Reappraisal was submitted to the Scottish Ministers. This Reappraisal document proposed alterations to the Structure Plan housing figures and is part of the Structure Plan “package” for which the Scottish Ministers are currently preparing modifications. As far as the Local Plan is concerned, the main effect of the Structure Plan Housing Land Requirement Reappraisal was a reduction in the total number of new houses planned as part of the Strategic Development Areas (SDAs) at Cupar North and St Andrews West. Cupar SDA fell from 1450 houses to 1200 houses and St Andrews West SDA fell from 1200 houses to 1000 houses. [Note: Strategic Development Areas have also been renamed Strategic Land Allocations (SLAs).]
- 3.21 Every year, Fife Council produces a Housing Land Audit, the purpose of which is to set out the housing land position at April 1st each year. The Housing Land Audit is carried out in consultation with Homes for Scotland, Communities Scotland, Scottish Water, SEPA and developers building in Fife. The 2008 Housing Land Audit was published by Fife Council in August 2008 and it is this most up-to-date “snapshot” of the housing land position upon which the forthcoming Local Plan will draw in finalising housing proposals for the area. [The 2008 Housing Land Audit can be

viewed in main Fife Council offices or accessed online by following the web-link here: <http://www.fifedirect.org.uk/publications/index.cfm?fuseaction=publication.pop&pubid=D5EF0F44-E292-0DC9-CB5409CA3E9B8B3A>]

Housing Market Areas and Local Plan Areas



- 3.22 It is the job of the Local Plan to ensure that there is a 5-year effective housing land supply within its area. One of the main points to note from the 2008 Housing Land Audit is that there is currently no more than a 2-year supply in the Local Plan area. Consequently, further delay in the St Andrews & East Fife Local Plan process increases the likelihood of “planning by appeal”, whereby new development happens largely as a result of planning applications being decided upon, rather than through an approved Local Plan that offers an overall development framework, and which has had the benefit of Local Members’ consideration and public consultation.

Education

- 3.23 In May 2005, a report was presented to the former Children’s Services Committee of Fife Council which provided a summary of the provision of secondary education in Fife and introduced the possibility of a new secondary school in the north east Fife area, at the Tay Bridgehead, an issue which had been discussed since the 1970s. Entitled ‘School Estate Strategy’, the report described the likely patterns, across Fife, of supply and demand of secondary school places between 2006 and 2026.
- 3.24 At that time (May 2005), the Fife Structure Plan envisaged a total of 6,500 new houses in the St Andrews & East Fife Local Plan area in the period to 2026. Modifications to the Finalised Fife Structure Plan arising from the re-appraisal of housing land requirement however (as approved by the Planning Committee in December 2007), reduced that housing land requirement to 6,050 new houses to 2026.

- 3.25 In April 2008, drawing on information gathered from a variety of sources (including current school rolls and catchment areas, the demand for school places, population changes, known proposed housing developments and costs of transporting pupils by bus), the Education and Children's Services Committee agreed that there was no current requirement for a fourth secondary school in North East Fife.

Employment Land

- 3.26 The designation of sufficient, quality, employment land within settlements is important in both economic and sustainability terms. The forthcoming Local Plan will take cognisance of the **Fife Employment Land Strategy**, which was approved by Fife Council in June 2006, in identifying how much employment land is required, and where it should be provided. Where a particular need has already been identified, this is indicated in the settlement-by-settlement commentary in Sections 4 and 5 of this *Position Statement*. The Strategy recognises the need for a supply of employment land in smaller settlements and rural areas, anticipated to be small sites to meet local needs. Unless such sites are identified and protected, it is likely that market will fail to make any provision for employment land in these areas.
- 3.27 Fife Structure Plan Policy E1 (New Employment Land) indicates that Local Plans should identify specific employment sites to provide a 7-year supply in settlements above 5,000 population and in clusters within rural areas. This is to be monitored through the **Fife Single Outcome Agreement ("A Stronger Future For Fife")**.

Settlement, Policy and Proposal Boundary Reviews

- 3.28 There will be locations throughout the Plan area where, due to the grant of planning permission since August 2006, new development has occurred on the edges of existing settlements. This means that the settlement boundary in those locations will require to be reviewed and updated where appropriate. A programme of settlement boundary review will be undertaken as part of the work leading to the forthcoming Local Plan. Where this is currently thought to be necessary for a settlement, it is detailed under that particular settlement's entry in Sections 4 and 5 of this *Position Statement*.
- 3.29 Similarly, an issue has arisen since August 2006 whereby consideration is currently being given to excluding any parts of working farms that may be within settlement envelopes in order to protect the wider agricultural unit from development pressure.
- 3.30 As a matter of course, all existing policy and proposal boundaries will be reviewed to ensure their continued validity for the *2009 St Andrews & East Fife Finalised Draft Local Plan*.

Conservation Area Appraisals and Management Plans

- 3.31 Conservation Area Appraisals and Management Plans are expected to be carried out for all Conservation Areas in East Fife during the Local Plan period. These documents aim to define the character of the area and will include a boundary review and enhancement proposals to inform further reviews of the Local Plan. It is expected that the appraisals for Cupar and St Andrews will be available for public consultation in the early part of 2009.

Newly-Designated Settlements

- 3.32 There are 3 existing locations within the Plan area that have grown in size sufficiently since August 2006 for them now to be formally deemed as “settlements” for Local Plan purposes. Whilst in August 2006, St Michaels, Kincaple and Coaltown of Burnturk & Kettlehill were below the 25 dwellings (and/or a population of 50) threshold for designation as “settlements” for the purposes of the Local Plan, since then they have exceeded this threshold and will be recognised as such in the forthcoming Finalised Draft Plan.

Aircraft Noise

- 3.33 The Ministry of Defence (MoD) recently released a Noise Contour Map for the area around RAF Leuchars, which as a general principle suggests areas where noise levels are such that new development (which is noise-sensitive) should not be located within them. The emergence of this Noise Contour Map led to the Guardbridge/Leuchars Strategic Land Allocation being removed from the Structure Plan. This does not mean, however, that there can be no new development in those areas affected by aircraft noise. Where suitable noise-controlling measures can be incorporated into new buildings, development will be acceptable (if all other considerations are satisfactory). Planning applications in such areas will require to be accompanied by an acoustics report indicating that, with suitable control measures in place, noise levels within noise-sensitive premises will be satisfactory.

Design Quality

- 3.34 The importance of good design has been at the heart of many recent policy documents emerging from the UK and Scottish governments over the last few years. Good design is more than just about aesthetics...it is at the very core of creating places in which people wish to live, work and play. There are two important pieces of work that have been carried out since August 2006 that should be mentioned in the context of this *Position Statement*, namely the Fife Masterplans Handbook and the St Andrews Design Guidelines.

The Fife Masterplans Handbook

- 3.35 In September 2005, Fife Council published the *Fife Urban Design Action Plan*, which set out the steps the Council would take in order to respond to the emerging national strategy aimed at putting design issues to the forefront of planning practice. The first key output from this *Action Plan* was the publication, in December 2005, of *Creating a Better Fife: The Fife Urban Design Guide*.
- 3.36 At the same time, plans were being made for 7 major Strategic Development Areas (SDAs – now called Strategic Land Allocations or SLAs) to be designated across Fife through the *Finalised Fife Structure Plan*. Given the importance of these major land releases (which were principally for new house-building), it was felt that a guide for developers and planning officers was required, which would bring together best-practice in the field of urban design and masterplanning. This led to the production of the *Fife Masterplans Handbook* to assist the process of making these new areas something more than merely large housing estates “bolted-on” to existing communities. The quality of the step-by-step guidance contained in the *Fife*

Masterplans Handbook was recognised when the document received a commendation at the 2007 Scottish Awards for Quality in Planning.

The St Andrews Design Guidelines

3.37 The *St Andrews Design Guidelines* document was approved by the North East Fife Area Committee in August 2007. The Guidelines themselves provide supplementary planning guidance on new development in the public realm in central St Andrews Conservation Area, as well as on the main approaches to the town. The area of coverage is indicated below. This guidance builds on that given in *Fife's Urban Design Guide: Creating A Better Fife* and will sit alongside future Conservation Area Appraisal and Management Plans anticipated during 2009.

3.38 The key objectives of the St Andrews Design Guidelines are to:

- Raise awareness of the architectural and townscape qualities which contribute to the town's unique character and identity;
- Guide future development projects and planning decisions so they are compatible with the heritage and, where appropriate, use it as the inspiration for contemporary design of the highest quality;
- Ensure an appropriate approach to conservation, repair, adaptation, improvement and renewal of historic buildings and streetscape; restoring original materials and details where practicable;
- Provide a framework to prioritise investment in the public realm that will create safe, attractive streets that are comfortable to use;
- Set standards for day-to-day management and maintenance; and
- Ensure that overall environmental quality in the town centre is consistent and matches its world class aspirations.

How Fife Council is responding to the Design Quality debate



Core Paths Plan

- 3.39 “Core Paths” are defined in the Land Reform (Scotland) Act 2003, and describe the network of key paths that will be developed across Scotland in the coming years for walkers, cyclists, horse riders and pushchair/wheelchair users.
- 3.40 Whilst the process of producing the Core Path Plan will be independent to that of preparing the Local Plan, both have several similar stages that include consulting with land owners and the wider public (such as cyclists, horse riders, pushchair users, wheelchair users and other groups). The Core Path Plan strives to achieve a balance between the ‘right of access’ and the privacy or land-management needs of landowners and rural residents.
- 3.41 Comments specific to the Core Path Plan will be invited separately during 2009, independently of the Local Plan process.

Greenspace Review

- 3.42 The Scottish Government’s *Planning Advice Note (PAN) 65* and *Scottish Planning Policy (SPP) 11* define “Greenspace” as including public parks and grounds, amenity areas such as open or play space, natural/semi-natural vegetation such as woods and beaches, and other functional green spaces (such as cemeteries, allotments and civic spaces). SPP 11 also requires each Local Authority to undertake an open space audit and prepare an open space strategy.
- 3.43 Fife Council’s Community Services is currently undertaking a greenspace review and the findings of this will feed into the Local Plan process and be reflected in the forthcoming Finalised Draft Plan. The Greenspace Strategy will provide a framework for improvement for Fife’s greenspaces, drawing upon the skills, knowledge and experience of environmental bodies, utility providers and public groups to agree an action plan for their future development and investment.
- 3.44 Consideration will be given to the **provision of allotments** in the forthcoming Finalised Draft Plan and there is a need to identify **recreational water bodies** for East Fife, as most of the existing water bodies are reserved for birdlife or for fishing.

Local Landscape Designation Review

- 3.45 Fife’s Areas of Great Landscape Value (AGLVs) were first identified in the 1960s in the Fife Development Plan. Since their inception, the aim of the AGLV designation has been to use the planning system to apply controls to development and enable protection from that which would be inappropriate.
- 3.46 At the time that the August 2006 Finalised Draft Plan was under preparation, it was considered that the status of the AGLV designation was no longer sufficient to support policy and could not effectively control development in high quality landscapes as there was insufficient evidence justifying the original designation or any subsequent changes. There had been ongoing discussion at a national level regarding the need to achieve a consistent approach to locally designated landscapes and, in 2005, Scottish Natural Heritage and Historic Scotland published ‘*Guidance on Local Landscape Designations*’ to provide a resource for local authorities reviewing their local landscape designations.

3.47 Approval was granted in January 2007 by the former Environment & Development Committee for a review of the local landscape designations for all Fife, on the basis that the work would be integrated with the programme of Local Plan preparation. This would address the concerns expressed above and provide a better understanding of Fife's landscapes. Landscape considerations are also important in Strategic Environmental Assessment. The methodology used in the review study included a number of stages of assessment using information from desk study, field work and public participation. The starting point for the work was the *Fife Landscape Character Assessment* which describes the landscape of Fife in terms of 'units', each with its own physical landscape characteristics. This detailed landscape character assessment was completed in 1999 as part of Scottish Natural Heritage's national programme. It provides a Fife-wide description of the character of the landscape but does not identify areas that are perceived to be of varying value. One of its recommendations was that a review of the scope, extent, distribution, and particularly representativeness of the AGLV designation would be appropriate.

3.48 In order to identify a short list of areas to be taken forward to designation, the ranked landscape character units were further assessed in relation to the designation and practical criteria. The three designation criteria were:

- significance;
- representativeness; and
- relative merit.

These criteria were assessed in relation to distinctiveness and identity of the landscape and how it compares to other landscapes within Fife. The application of practical criteria drew in issues such as the need for the designation, the integrity and coherence of the area, and issues of community support for the designation. These landscape qualities are emphasised in the *Guidance on Local Landscape Designations* which highlights that there are now many more important attributes of landscape than may have been considered in earlier landscape work.

3.49 Community consultation was undertaken through the creation of an online survey. This provided online access to a map of Fife, subdivided into areas, and respondents nominated up to five areas and provided reasons for their nomination. Paper copies were also made available for those unable to use the online survey. The survey was widely publicised through a press release, news item on *FifeDirect*, and adverts in *The Courier*, *Fife Herald* and *Dunfermline Press*. Posters were distributed to libraries and community centres, and direct mailings were sent to community councils, councillors and special interest groups. The purpose of community consultation was to complement the independent technical assessment. The results of the community consultation were taken into account in the evaluation but did not form the basis for determining recommendations on recommended landscape designations.

3.50 The Final Draft stage of the Local Landscape Designation Review was reported to Planning Committee in June 2008 and Members agreed that the review should be the basis for landscape designations coming forward in the three new Local Plans. This was on the basis that the Area Committees relevant to the St Andrews & East Fife Local Plan and Dunfermline & West Fife Local Plan would be given the opportunity to comment on proposals prior to their inclusion in these Local Plans. The proposed landscape designations will have no statutory basis until they are included in an approved Local Plan and will, of course, be subject to full public consultation as part of the Local Plan consultation process. The proposed landscape designations in

the new Local Plans will continue to be called Areas of Great Landscape Value unless otherwise advised by the Scottish Government.

- 3.51 It will fall to the *2009 St Andrews & East Fife Finalised Draft Local Plan* to take into account the Local Landscape Designation Review work, and previous landscape studies, in proposing a green belt boundary for St Andrews.

4. LOCAL ISSUES, AMENDMENTS, ADDITIONS & DELETIONS

In this section of the *Position Statement*, a settlement-by-settlement view is taken of current known main issues (or things that have changed whilst the Local Plan has been on hold) that should be taken into account in the preparation of the forthcoming *2009 St Andrews & East Fife Finalised Draft Local Plan*. The list is not exhaustive.

Settlement	Issues, Amendments, Additions, Deletions
Anstruther & Cellardyke	<ul style="list-style-type: none"> • Harbour works, protection of harbour activity – Harbour Protection Policy. • Potential new building for Harbourmaster. • Anstruther Town Centre (aspiration for a Town Centre Strategy). • Additional employment land required. • Riggs Policy to be revised to apply to all riggs in Fife.
Arncroach	<ul style="list-style-type: none"> • Speeding through the village has been identified as an issue by local people.
Auchtermuchty	<ul style="list-style-type: none"> • Water and drainage infrastructure capacity issues (to be addressed through the forthcoming Financial Framework for the <i>2009 St Andrews & East Fife Finalised Draft Local Plan</i> – see Planning Obligations bullet in para 3.10 of this <i>Position Statement</i>). • Through-traffic management issues.
Balmalcolm	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified for this settlement.
Balmerino & Kirkton of Balmerino	<ul style="list-style-type: none"> • Recent interest in new housing development in and around settlement (has been subject of discussions with the Community Council). • Conservation Area update required.
Balmullo	<ul style="list-style-type: none"> • Developer interest in Balmullo Farm for new housing (site h10 in the 2006 Finalised Draft Local Plan). • Safeguard route for Quarry haul road to north of settlement. • Aircraft noise issue (see para 3.33 of this <i>Position Statement</i>).
Blebocraigs	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified for this settlement.
Boarhills	<ul style="list-style-type: none"> • Settlement Boundary issue (working farm partly within settlement envelope). • Cemetery provision required for Kingsbarns & Boarhills (1.2 to 1.6 hectares required, either at Boarhills or between Boarhills and Kingsbarns – possibly by Boarhills Church. Discussions ongoing between Bereavement Services, Community Council and relevant landowners).
Ceres	<ul style="list-style-type: none"> • Developer interest for new housing at Cupar Road/Moor Road. • Conservation Area appraisal required.

Chance Inn	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Coaltown of Burnturk & Kettlehill	<ul style="list-style-type: none"> Designation of settlement envelope required.
Colinsburgh	<ul style="list-style-type: none"> Relocation of blacksmiths from Main Street to South Wynd. Extension of primary school into former blacksmiths site. Reassessment of brownfield sites required.
Collessie	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Craigrothie	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Crail	<ul style="list-style-type: none"> Crail Airfield – developer interest in new housing development. Emergence of Crail 2020 as a local voice. Review site for cemetery extension. Site for a recycling point required. Future of Old Tennis Courts, Kirkmay Road. Harbour Protection Policy. Employment land required.
Cupar	<ul style="list-style-type: none"> Cupar North SLA – Strategic Development Framework to be prepared to inform forthcoming Local Plan. Additional employment land required. Cupar Town Centre – Fife Council cross-service plan for town centre revitalisation. Emergence of Cupar Futures Group as wider community planning partnership. Dental facility complete at Adamson Hospital and due to open September 2008. Outline design for redevelopment of Adamson Hospital and Cupar Health Centre to be the subject of a planning application from NHS Fife in September 2008.
Cuparmuir	<ul style="list-style-type: none"> Potential for coalescence of settlement with Cupar is an issue. Provision of local shops, services, community facilities.
Dairsie	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Drumoig	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Dunshalt	<ul style="list-style-type: none"> Primary school closed and building being marketed as possible housing site. Issue regarding the closure of the former mushroom factory and related provision of alternative industrial land.
Elie & Earlsferry	<ul style="list-style-type: none"> Conservation Area issues. Harbour Protection Policy.
Foodieash	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Gateside	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.

Gauldry	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Grange of Lindores	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Guardbridge	<ul style="list-style-type: none"> Issue regarding Curtis Fine Papers. The situation is being monitored and the forthcoming Local Plan will set an appropriate policy framework for the plant. Aircraft noise issue (see para 3.33 of this <i>Position Statement</i>). Aspiration for enhanced visitor facility at Eden Estuary.
Kettlebridge & Kingskettle	<ul style="list-style-type: none"> Issue regarding whether Kettle Produce land should be identified as protected employment land in recognition of its major employer status. Settlement boundary issues arising from recent planning permissions.
Kincaple	<ul style="list-style-type: none"> Designation of settlement envelope required.
Kilconquhar & Barnyards	<ul style="list-style-type: none"> Conservation Area update required. Settlement boundary issue.
Kingsbarns	<ul style="list-style-type: none"> Cemetery provision required for Kingsbarns & Boarhills (1.2 to 1.6 hectares required, either at Boarhills or between Boarhills and Kingsbarns – possibly by Boarhills Church. Discussions ongoing between Bereavement Services, Community Council and relevant landowners). Princes Trust interest in village – design/village statement required.
Kilmany	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Kilrenny	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Ladybank	<ul style="list-style-type: none"> Accessibility issue, promotion of rail/bus interchange. Water & drainage infrastructure capacity issues. Improvement of junctions with A92. Settlement boundary issue – Community Council have suggested long-term proposal to north.
Largoward	<ul style="list-style-type: none"> Settlement boundary issue – Community Council have suggested a new boundary.
Letham	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.
Leuchars	<ul style="list-style-type: none"> Aircraft noise issue (see para 3.33 of this <i>Position Statement</i>). Henderson's Meadow and Main Street now has outline planning permission for new housing and employment land (Pr10 in 2006 Finalised Draft Local Plan).
Luthrie	<ul style="list-style-type: none"> Primary school closed and building being marketed as possible housing site. Site for new primary school serving Rathillet, Creich and Dunbog catchment not currently required.
Mount Melville & Craigtoun	<ul style="list-style-type: none"> No current issues, amendments, additions, deletions identified for this settlement.

Newburgh & Burnside	<ul style="list-style-type: none"> • Cemetery extension required south of Cupar Road. • Developer interest south of Cupar Road. • Additional employment land required. • Developer contribution to potential rail halt issues (to be addressed through the forthcoming Financial Framework for the <i>2009 St Andrews & East Fife Finalised Draft Local Plan</i> – see Planning Obligations in para 3.10 of this <i>Position Statement</i>). • Harbour Protection policy.
Newport on Tay & Wormit	<ul style="list-style-type: none"> • Tay Bridgehead landfall issues arising from cessation of tolling. • Forgan Road Roundabout issue – Park & Choose, Recycling, Employment provision. • Developer contribution to potential rail halt issues (to be addressed through the forthcoming Financial Framework for the <i>2009 St Andrews & East Fife Finalised Draft Local Plan</i> – see Planning Obligations in para 3.10 of this <i>Position Statement</i>). • No current requirement to identify site for new Secondary School. • Future of old ferry terminal at Boat Brae. • Harbour Protection Policy.
Peat Inn	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified for this settlement.
Pitlessie	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified for this settlement.
Pitscottie	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified for this settlement.
Pittenweem	<ul style="list-style-type: none"> • Harbour Protection policy. • Additional employment land required.
Springfield	<ul style="list-style-type: none"> • Local perception of disproportionate affordable housing provision. • Additional employment land required. • Settlement boundary issue. • Accessibility issue, promotion of rail/bus interchange.
St Andrews	<ul style="list-style-type: none"> • St Andrews West SLA – Strategic Development framework to be prepared to inform forthcoming Local Plan. • Change of name from “University Quarter” to St Andrews West. • Proposed Western Cemetery addition – new site required due to flooding issue. • Defining land to be safeguarded for public transport link to Leuchars. • More affordable housing required. • Harbour Protection policy. • Recent introduction of interim policy restricting new Houses in Multiple Occupation. • Extension of Conservation Area proposed by Historic Scotland. • New hospital at Largo Road due to go online summer 2009.

	<ul style="list-style-type: none"> • Future of St Leonard's Memorial Hospital – building to be marketed once services have been transferred to new hospital. • Marketing of Greyfriars School and effect on the Cosmos Centre. • Discussions ongoing regarding future of East Sands area. • Hotel operator interest in St Andrews.
St Michaels	<ul style="list-style-type: none"> • Designation of settlement envelope required. • Aircraft noise issue (see para 3.33 of this <i>Position Statement</i>).
St Monans	<ul style="list-style-type: none"> • Boatyard/Harbour improvements. • Review provision of allotments. • Harbour Protection policy.
Stratheden	<ul style="list-style-type: none"> • NHS Fife's Mental Health Strategy identifies core service provision at Stratheden Hospital. Phase 1 of new inpatient facility currently underway, to be closely followed by Phase 2. Both due for completion by 2010.
Strathkinness	<ul style="list-style-type: none"> • Settlement Boundary issue.
Strathmiglo	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified for this settlement.
Tayport	<ul style="list-style-type: none"> • No current requirement to identify site for new Secondary School. • Cemetery provision required – discussions ongoing with landowner on Bereavement Services preferred site. • Abertay Works, Shanwell Road – provision of community facility dependent upon business case. • Harbour Protection Policy.

Landward Area	Issues, Amendments, Additions, Deletions
Cameron	<ul style="list-style-type: none"> • Cameron development proposals.
Carnbee	<ul style="list-style-type: none"> • Cemetery provision required – discussions ongoing with landowner on Bereavement Services preferred site.
Dunbog	<ul style="list-style-type: none"> • Development proposal – may require the definition of a settlement envelope if approved. • Site for new primary school serving Rathillet, Creich and Dunbog catchment not currently required.
Kemback	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified for this settlement.
Rathillet	<ul style="list-style-type: none"> • Site for new primary school serving Rathillet, Creich and Dunbog catchment not currently required.
Isle of May	<ul style="list-style-type: none"> • No current issues, amendments, additions, deletions identified.
Other Landward	<ul style="list-style-type: none"> • Aircraft noise issues in the landward area around St Michaels, Leuchars, Guardbridge and Balmullo (see para 3.33 of this <i>Position Statement</i>).

5. SETTLEMENTS ADDED FROM KIRKCALDY & MID-FIFE LOCAL PLAN AREA

In this section of the *Position Statement*, in the context of those areas introduced to the Plan area since August 2006, a settlement-by-settlement view is taken of current known main issues that should be taken into account in the preparation of the *2009 St Andrews & East Fife Finalised Draft Local Plan*. The list is not exhaustive, but has been informed by the Issues & Options stage of the Kirkcaldy & Mid-Fife Local Plan.

Settlement	Current Known Issues
Falkland	<ul style="list-style-type: none"> • Affordable housing – Housing Services seeking to identify suitable site(s). • Transportation concerns regarding cumulative impact of additional development on road network. • Falkland Estate development options.
Freuchie	<ul style="list-style-type: none"> • Significant developer interest in Freuchie. • Any junction to A92 would require Transport Scotland approval.
Lower Largo	<ul style="list-style-type: none"> • Some general developer interest.
Lundin Links	<ul style="list-style-type: none"> • Bowling Club “common land” issue. • Developer interest to west of settlement.
New Gilston	<ul style="list-style-type: none"> • Developer interest for new housing at Baldastard Farm.
Newton of Falkland	<ul style="list-style-type: none"> • Some general developer interest.
Upper Largo	<ul style="list-style-type: none"> • Significant general developer interest.
Landward Area	Current Known Issues
Largo House	<ul style="list-style-type: none"> • Historic building in poor state of repair. • Need to preserve setting of the House and its estate lands.

6. WHAT HAPPENS NEXT?

- 6.1 Along with this *Position Statement*, Fife Council has published the Environmental Report on the Local Plan, part of the Strategic Environmental Assessment (SEA) requirements, for public comment. The Environmental Report assesses the environmental impact of the 2006 Finalised Draft Local Plan. All comments received will be taken into account in the production of the *2009 St Andrews & East Fife Finalised Draft Local Plan*.
- 6.2 It is proposed to bring the Finalised Draft Plan to Area Committees and Planning Committee in the early months of 2009, at which time approval will be sought for its release for public consultation. A further Environmental Report will also be required under SEA legislation at that time.
- 6.3 Modifications to the Plan may be proposed following consideration of objections and representations made to the forthcoming Local Plan and Environmental Report, and a public local inquiry will be held to decide upon any objections that remain unresolved after the Modifications process has been completed. This process is likely to take us into 2010, with final adoption of the St Andrews & East Fife Local Plan scheduled for late 2010.

Martin McGroarty
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Local & Community Policy
Fife Council Development Services

October 2008

Addendum to the St Andrews & East Fife Local Plan Process – Position Statement

7. PROPOSED MODIFICATIONS TO THE FIFE STRUCTURE PLAN (Dec 08)

- 7.1 The Scottish Government has now released proposed Modifications to the Finalised Fife Structure Plan and these were the subject of public consultation during an eight week period between 9th December 2008 and 11th February 2009.
- 7.2 Scottish Ministers have, to a large extent, agreed with the Structure Plan's Strategy but have proposed some changes to the detail of the Plan, mainly an increase to the number of new houses for which sites still must be found by around 3,300 new units (across the whole of Fife).
- 7.3 It should be noted that the Ministers' modifications direct all the house number increases towards the strategic land allocations (SLAs) previously identified, divided between the two Housing Market Areas covering the Local Plan area.

Cupar & NW Fife Housing Market Area

- 7.4 In the Cupar and NW Fife Housing Market area, the proposed modifications to the Structure Plan indicate that 1200 houses should be allocated to the Cupar North SLA.
- 7.5 An additional 200 houses is allocated to the Cupar North SLA.
- 7.6 Finally, the proposed modifications to the Structure Plan indicate that a total of 450 houses are to be allocated within the Cupar & NW Fife Housing Market Area, through sites to be identified in the forthcoming *Finalised St Andrews & East Fife Local Plan 2009*.

St Andrews & NE Fife Housing Market Area

- 7.7 In the St Andrews & NE Fife Housing Market area, the proposed modifications to the Structure Plan indicate that 1000 houses should be allocated to the St Andrews West SLA; 500 houses (on Greenfield sites as indicated in the Structure Plan Reappraisal 2007) are allocated to the East Neuk Settlements SLA; and 450 houses are allocated to the Newport/Tayport/Wormit SLA.
- 7.8 An additional 270 houses is allocated to SLAs within the St Andrews & NE Fife Housing Market Area. Of this, however, 180 houses are directed to the Newport/Tayport/Wormit SLA. The remaining 90 houses are to be directed to either the St Andrews West SLA or the East Neuk Settlements SLA.
- 7.9 Finally, the proposed modifications to the Structure Plan indicate that a total of 930 houses are to be allocated within the St Andrews & NE Fife Housing Market Area, through sites to be identified in the forthcoming *Finalised St Andrews & East Fife Local Plan 2009*.

Incorporating the Structure Plan Modifications into the Local Plan

- 7.10 It now falls to Fife Council to incorporate the modifications to the Structure Plan which have relevance at Local Plan level (i.e. those modifications indicated in paragraphs 7.4 – 7.9 above).
- 7.11 An initial assessment of options as to how the *Finalised St Andrews & East Fife Local Plan 2009* should incorporate these modifications can be found in **Annex 8** of the ***Strategic Environmental Assessment (SEA): First Stage Environmental Report*** (as updated February 2009). Annex 8 is replicated here (pages 30-40) for ease of reference.

Martin McGroarty
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February 2009

Annex 8: Options Summary Reports – proposed modifications to the Structure Plan

Options Summary reports for Cupar and NW Fife and St Andrews and NE Fife Housing Market Areas are included here.

The Structure Plan modifications published in December 2008 by the Scottish Ministers propose a slight increase to the housing numbers in the strategic land allocations (SLAs) at St Andrews, Cupar and Newport/Tayport/Wormit (formerly Tay bridgehead). These additional housing numbers remain subject to further assessment and will be a phased release across the 20 year period of the Fife Structure Plan, therefore taking some numbers beyond the period of the Local Plan (2006-16).

It should also be noted that the Ministers' modifications direct all the house number increases towards strategic land allocations. Consequently, this options summary assesses areas for development within these main locations both up to and beyond 2016.

For the purposes of demonstrating the potential impact of the Ministers' proposed modifications, an initial assessment is now included below. The additional information does not supersede the original analysis and recommendations contained in the previous tables (Annex 7) but it provides an opportunity for public comment on the options being assessed to incorporate the Structure Plan modifications into the forthcoming Finalised St Andrews & East Fife Local Plan 2009.

Location: Cupar & NW Fife Housing Market Area

For the Cupar and NW Fife Housing Market Area, the Scottish Government is proposing to modify the Structure Plan such that the following housing allocations will apply:

- **Cupar North Strategic Land Allocation (SLA) – 1200 houses; and**
- **200 additional houses allocated to Cupar SLA.**

The following table indicates possible options for (and potential impacts of) allocating this Structure Plan requirement at the Local Plan level.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
1. Do nothing.	To provide a baseline for comparison.	Development likely to be around 52 houses per year based on average completions 2007-08. Contributions to infrastructure will be limited. Traffic growth is projected to continue leading to increased levels of congestion and delay.	Not a valid option, as the Local Plan must conform to the terms of the Structure Plan.
2. Add the 200 additional houses to the Cupar North SLA.	To provide an enhanced scale of development to further assist the delivery of a developer-funded relief road.	Further development to the north may have additional landscape/environmental impact, though increased housing density may allow larger number of houses to be built in same area. A uniform increase in density may not provide the quality of living environment sought in the development area.	At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
		More houses means more pressure on infrastructure, access to services etc. but should, however, lever additional funds from developers to put towards addressing these issues.	
3. Add the 200 additional houses to another site or sites in Cupar town.	To contribute towards infrastructure costs and town centre improvements for Cupar.	Potential landscape impacts given focus on one or two larger sites outwith the Cupar North SLA area. May compound existing air quality problem if traffic generated by new site or sites leads to increased travel through Cupar town centre.	This option is not allowed by the Structure Plan proposed modifications as Proposal PH1 (as modified) directs the 200 houses to Cupar SLA.
4. Focus the 200 additional houses on a site or sites in another settlement within the Cupar Housing Market Area.	To provide a sizeable scale of development for a settlement outwith Cupar town that may require investment.	This option may lessen any additional pressure on Cupar town (in terms of infrastructure, access to services etc.). Could lead to a significant greenfield release being required with attendant impact on landscape and the environment. May offer benefits of economy of scale in settlements requiring revitalisation/investment.	This option is not allowed by the Structure Plan proposed modifications as Proposal PH1 (as modified) directs the 200 houses to Cupar SLA.
5. Distribute the 200 additional houses among suitable settlements across the Cupar Housing Market Area.	A larger number of smaller sites to provide opportunities for supporting local services in the settlements across the	This option may lessen any additional pressure on Cupar town (in terms of infrastructure, access to services etc.). Could lead to greenfield releases being required with attendant impact on landscape and the environment.	This option is not allowed by the Structure Plan proposed modifications as Proposal PH1 (as modified) directs the 200 houses to Cupar SLA.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
	Housing Market Area.	<p>Possible impact on rural character and increased dependency on car (though could be mitigated somewhat by choosing sites with good access to public transport).</p> <p>Planning policy would need to be amended to secure funding through development requirements beyond the proposed Cupar North development.</p>	

In addition to the strategic allocation (in the table above), the Structure Plan modifications indicate that 450 houses (for the Cupar & NW Fife Housing Market Area) must be allocated through sites identified in the Local Plan.

The following table indicates possible options for (and potential impacts of) allocating this Structure Plan requirement at the Local Plan level.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
1. Do nothing.	To provide a baseline for comparison.	Development likely to be around 52 houses per year based on average completions 2007-08. Contributions to infrastructure will be limited. Traffic growth is projected to continue leading to increased levels of congestion and delay.	Not a valid option, as the Local Plan must conform to the terms of the Structure Plan.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
<p>2. Concentrate the 450 houses Local Plan allocation in a small number of larger sites across the settlements within the Housing Market Area.</p>	<p>A focussed allocation (on a smaller number of larger sites) to provide a suitable scale of development to allow infrastructure and other improvements on sites in settlements where these are required.</p>	<p>Smaller number of larger sites may concentrate landscape and environmental impacts in particular areas. May have, in relative terms, less of an impact from car trips than the dispersed development option.</p> <p>Smaller scale development may not achieve the level of development contributions to fund infrastructure at a local level.</p>	<p>At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.</p>
<p>3. Distribute the 450 houses Local Plan allocation in a larger number of smaller sites across the settlements in the Cupar Housing Market Area.</p>	<p>A larger number of smaller sites to provide opportunities for supporting local services in the settlements across the Housing Market Area.</p>	<p>Transport issues in terms of increasing car trips, though may be mitigated somewhat by choosing sites with good access to public transport. Impact on rural character of the area, though sensitive choice of sites, and scale of development, could mitigate negative effects.</p> <p>Increased pressure on local services (though increased demand may assist some services/facilities to remain/become viable).</p>	<p>At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.</p>

Location: St Andrews & NE Fife Housing Market Area

For the St Andrews & NE Fife Housing Market Area, the Scottish Government is proposing to modify the Structure Plan such that the following housing allocations will apply:

- St Andrews West Strategic Land Allocation (SLA) – 1,000 houses;
- East Neuk Settlements SLA – 500 houses on greenfield sites (as introduced in the Structure Plan Re-appraisal 2007);
- Newport/Tayport/Wormit SLA – 450 houses; and
- 270 additional houses within the St Andrews Housing Market Area (of which up to 180 must be directed to sites in the Newport/Tayport/Wormit area – the remaining 90 are to be allocated to either the St Andrews SLA or the East Neuk Settlements SLA in years 2006-11).

The following table indicates possible options for (and potential impacts of) allocating this Structure Plan requirement at the Local Plan level.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
1. Do nothing.	To provide a baseline for comparison.	Development likely to be around 97 houses per year based on average completions 2007-08. Contributions to infrastructure will be limited. Traffic growth is projected to continue leading to increased levels of congestion and delay.	Not a valid option, as the Local Plan must conform to the terms of the Structure Plan.
2. Add 90 of the additional 270 houses to the St Andrews West	To provide an enhanced scale of development to further assist the delivery	Further development to the west may have limited additional landscape/environmental impact,	At this stage, there is insufficient information upon which to base an

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
SLA.	of SLA-related infrastructure.	though increased housing density may allow larger number of houses to be built in same area. More houses means more pressure on infrastructure, access to services etc. but may, however, lever some additional funds from developers to put towards addressing these issues.	assessment. The information required is being collected through the Local Plan process.
3. Add 90 of the additional 270 houses to another site or sites within St Andrews town.	To spread out new development across the town whilst still making a contribution towards infrastructure costs.	Potential to increase pressure on infrastructure, access to services etc. within St Andrews town. Potential to reduce car dependency, depending on location of site(s) chosen.	This option is not allowed by the Structure Plan proposed modifications as Proposal PH1 (as modified) directs the 90 houses to either the St Andrews SLA or the East Neuk Settlements SLA.
4. Focus 90 of the additional 270 houses on a site or sites in another settlement within the St Andrews & NE Fife Housing Market Area.	To provide a sizeable scale of development for a settlement outwith St Andrews town that may require investment.	This option may lessen any additional pressure on St Andrews town (in terms of infrastructure, access to services etc.). Could lead to a significant greenfield release being required with attendant impact on landscape and the environment. May offer benefits of economy of scale in settlements requiring revitalisation/investment.	This option is not allowed by the Structure Plan proposed modifications as Proposal PH1 (as modified) directs the 90 houses to either the St Andrews SLA or the East Neuk Settlements SLA.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
5. Distribute some of the 90 (of the additional 270) houses among suitable settlements across the St Andrews & NE Fife Housing Market Area.	A larger number of smaller sites to provide opportunities for supporting local services in the settlements across the Housing Market Area.	<p>This option may lessen any additional pressure on St Andrews town (in terms of infrastructure, access to services etc.). Could lead to further greenfield releases being required with attendant impact on landscape and the environment. Possible impact on rural character and increased dependency on car (though could be mitigated somewhat by choosing sites with good access to public transport).</p> <p>Smaller scale development may not achieve the level of development contributions to fund infrastructure at a local level.</p>	This option is restricted to sites that lie within the East Neuk Settlements SLA area. At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.
6. Focus the 500 houses for the East Neuk settlements on one or two Greenfield sites within the East Neuk SLA area.	A focussed allocation (on a smaller number of larger sites) to provide a suitable scale of development to allow infrastructure and other improvements on sites in settlements where these are required.	Smaller number of larger sites may concentrate landscape and environmental impacts in particular areas. May have, in relative terms, less of an impact from car trips than the dispersed development option.	At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.
7. Distribute the 500 houses for the East	A larger number of smaller sites to provide	Transport issues in terms of increasing car trips, though may be mitigated	At this stage, there is insufficient information

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
Neuk settlements in suitable locations across the East Neuk SLA area.	opportunities for supporting local services in the settlements across the Housing Market Area.	<p>somewhat by choosing sites with good access to public transport. Impact on rural character of the area, though sensitive choice of sites, and scale of development, could mitigate negative effects.</p> <p>Increased pressure on local services (though increased demand may assist some services/facilities to remain/become viable).</p> <p>Smaller scale development may not achieve the level of development contributions to fund infrastructure at a local level.</p>	upon which to base an assessment. The information required is being collected through the Local Plan process.
8. Add 180 of the additional 270 houses to the Newport/Tayport/Wormit SLA.	To provide an enhanced scale of development to further assist the delivery of SLA-related infrastructure.	Likely to lead to additional pressure on infrastructure, access to services etc. within the settlements of Newport, Tayport and Wormit. Should, however, lever additional funds from developers to put towards addressing these issues.	At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.
9. Distribute 180 of the additional 270 houses on sites across other locations in the St Andrews & NE Fife	A larger number of smaller sites to provide opportunities for supporting local services in settlements outwith	This option may take some additional pressure away from the settlements of Newport, Tayport and Wormit (in terms of infrastructure, services etc.). Could lead to greenfield releases being	This option is not allowed by the Structure Plan proposed modifications as Proposal PH1 (as modified) directs the 180 houses to

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
Housing Market Area.	Newport/Tayport/Wormit.	required with attendant impact on landscape and the environment.	the Tayport/Newport/Wormit area.

In addition to the strategic allocation (in the table above), the Structure Plan modifications indicate that 930 houses (for the St Andrews & NE Fife Housing Market Area) must be allocated through sites identified in the Local Plan.

- The following table indicates possible options for (and potential impacts of) allocating this Structure Plan requirement at the Local Plan level.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
1. Do nothing.	To provide a baseline for comparison.	Development likely to be around 97 houses per year based on average completions 2007-08. Contributions to infrastructure will be limited. Traffic growth is projected to continue leading to increased levels of congestion and delay.	Not a valid option, as the Local Plan must conform to the terms of the Structure Plan.
2. Concentrate the 930 houses Local Plan allocation in a small number of larger sites across the settlements within the Housing Market Area.	A focussed allocation to provide an enhanced scale of development to further assist the delivery of a developer-funded relief road.	Smaller number of larger sites may concentrate landscape and environmental impacts in particular areas. May have, in relative terms, less of an impact from car trips than the dispersed development option.	At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.

ALTERNATIVES CONSIDERED	OBJECTIVE	IMPACT (ENVIRONMENTAL, SERVICES, ECONOMIC, COMMUNITY)	INITIAL ASSESSMENT
<p>3. Distribute the 930 houses Local Plan allocation in a larger number of smaller sites across the settlements in the St Andrews & NE Fife Housing Market Area.</p>	<p>A larger number of smaller sites to provide opportunities for supporting local services in the settlements across the Housing Market Area.</p>	<p>Transport issues in terms of increasing car trips, though may be mitigated somewhat by choosing sites with good access to public transport. Impact on rural character of the area, though sensitive choice of sites, and scale of development, could mitigate negative effects.</p> <p>Increased pressure on local services (though increased demand may assist some services/facilities to remain/become viable).</p>	<p>At this stage, there is insufficient information upon which to base an assessment. The information required is being collected through the Local Plan process.</p>

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