

Date: 30 March 2010

Our Ref: 4210/DQ/MC 10/000737 FULL

Your Ref:

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FIFE COUNCIL	
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Dear Sirs

**Proposed Erection of 22 no. Dwelling Houses (Including 12 Affordable) and Formation of Village Green at Land to the West of Kingsbarns and South of Station Road**

We enclose a planning application as described above along with the requisite plans and a cheque for £6,380 to cover the planning application fee.

Please note that this application is submitted in conjunction with a further application for planning permission in principle for 18 no. open market dwelling houses to the north of Station Road.

Also included is a Development Brief which covers the entire area allocated for housing to the west of Kingsbarns as contained within the finalised St Andrews and East Fife Local Plan. The Development Brief was produced following a public consultation exercise carried out within Kingsbarns and which included a public meeting, a meeting with Kingsbarns Community Council and a questionnaire.

The findings of the questionnaire and a detailed design statement for the above proposal will follow under a separate cover.

It is proposed that 12 of the 22 no. dwelling houses will be affordable. 10 no. of the affordable dwelling houses will be grant funded by the Scottish Government's Rural Homes for Rent pilot scheme. The remaining 2 no. affordable dwelling houses will be funded by Cambo Estate. The remaining 10 no. dwelling houses will be sold on the open market.

It should be noted that the 12 no. affordable dwelling houses fulfil the Structure Plan requirement for the whole of the Kingsbarns housing allocation, both north and south of Station Road i.e. of the 40 no. dwelling houses allocated in the finalised Local Plan for Kingsbarns, 12 no. (30%) will be affordable.

The reason that two planning applications have been submitted is that the Scottish Government grant funding is predicated on a detailed approval by Fife Council as planning



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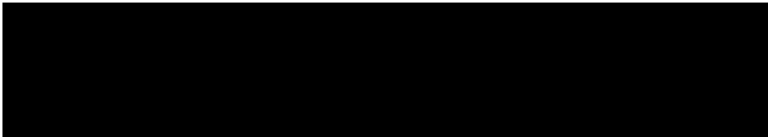
authority. At the same time the 18 no. open market dwelling houses proposed to the north of Station Road and the remaining 10 no. open market dwelling houses proposed to the south of Station Road is reliant on the 12 no. affordable dwelling houses to fulfil the 30% Structure Plan requirement.

It is accepted by Cambo Estate that a Section 75 legal agreement will required to be entered into ensuring that the 12 no. affordable dwelling houses are retained as such for an agreed period of time and that the proposed open market housing to the north of Station Road is not built and occupied without the 12 no. affordable dwelling houses to the south of Station Road also being built and available for occupation.

The proposed village green will be an asset that is available to both the Kingsbarns community and the primary school. Its precise role, and whether further infrastructure work is required within this area will be subject to further discussions and agreement.

We look forward to the planning application being registered.

Yours faithfully



MONTGOMERY FORGAN ASSOCIATES

CC Sir Peter Erskine  
Andrew Smith Esq