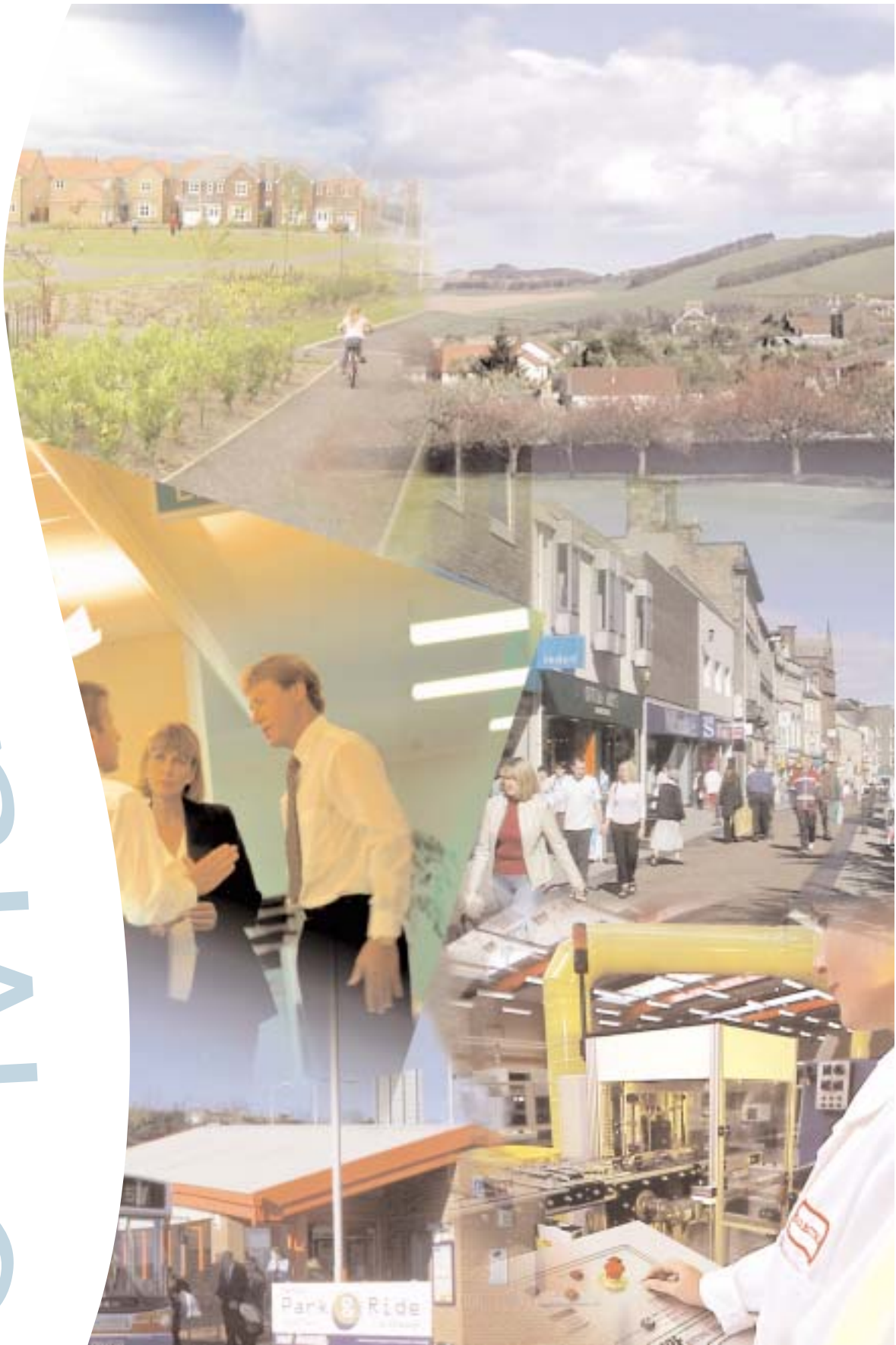


Fife Watertowers



Fife Structure Plan 2006-2026

Written Statement
Consultative Draft

March 2005



Public Consultation

The Consultative Draft Structure Plan has been published to gain people's views on the land use policies and proposals contained within it. This is your opportunity to express views of support or to raise specific objections on the contents of the Draft Plan. Please take this opportunity to make your views known. Written comments should be made on the comments form supplied with the Plan. The Plan can be viewed on www.fifedirect.org.uk. Further copies of the form can be obtained from Development Services or can be downloaded from the website. In the event that you need assistance in formulating your response to this document, please contact Development Services and we will provide appropriate assistance.

The public consultation period will commence on 7th March 2005 for a period of 8 weeks, ending 2nd May 2005.

Please return completed comments forms to:

Keith Winter,
Head of Development Services,
Fife House,
North Street,
Glenrothes,
Fife KY7 5LT
or email them to development.services@fife.gov.uk

Copies of the Plan are available in large print,

in Braille, on tape and in community languages on request.

For further information, please contact:

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FOREWORD

It is with great pride that I present "Fife Matters"; the strategic element of the Development Plan framework for Fife. I say pride because this Plan promotes Fife in a positive manner, whilst wrestling with a series of complex interrelated economic, social and physical challenges for residents, businesses and neighbouring authorities alike. I believe that this Plan represents an investment plan within an environmental framework of which Fifers can be proud.

The Scottish Executive has started a series of debates about the Planning System in Scotland. These include the operation of City Region planning, changes to the delivery of Development Plans, the participation of individuals, communities and representative groups in the planning system, the drive for greater focus on the outcomes and a higher quality of built environment for Scotland. The presentation, for the first time, of a National Planning Framework for Scotland also provides a significant new challenge for Fife Council.

The time frame for this document is deliberately ambitious, as it looks 20 years ahead to 2026. Within the document there are visionary comments looking up to 40 years ahead in terms of the development of key settlements and the Transportation Network. As well as playing the long game, the Plan also has to deliver short term opportunities and provide evolutionary change for Fife.

This document is a consultative draft, and is published to stimulate comments, either negative or positive, and to seek suggestions of possible omissions. The proposals are not final, and your responses will assist in the preparation of the finalised draft version of the Structure Plan to be prepared by Autumn 2005 for submission to the Scottish Ministers.

I encourage everyone to make a contribution to this important debate. If you require assistance in formulating your response please contact Development Services on 01592 416238.

I am excited by this Plan, the challenges of this Plan and the potential outcomes that arise from this Plan. I hope you will be too and you will play an effective part in its shaping.



Councillor Mike Rumney
Chair Environment and Development Committee

PREFACE

The challenges facing the Development Plan system in Scotland are considerable.

- 1 It is no longer the case when planning for how people live, work, shop, go to school etc. that their lives are contained within a small geographic area. Now it is not uncommon to realise that some families will have a daily travel pattern of anything between one mile and eighty miles, whilst children go to school in one direction, parent(s) go to work in another and other personal and family activities involve other travel patterns.
- 2 The operation of settlements and settlement relationships with the process of economies of scale, rationalisation within many service providers and activities such as retailing, leisure and recreation provision. This challenges accessibility for individuals across all age ranges.
- 3 The advancement of technology, such as the forthcoming arrival of broadband telecommunications throughout Fife, will provide opportunities for people to develop new styles of living and engagement in the workforce balanced with family commitments.
- 4 Changing population demographics over time will result in more changes to peoples' lives. More care commitments are likely to develop for people of working age as the elderly proportion in the population continues to expand in Fife over the next 25 years. More facilities are likely to be required for the elderly.
- 5 The ability of an individual Planning Authority to manage matters discreetly within its own administrative boundaries is almost exclusively, for all 32 planning authorities in Scotland, now gone. There is an increasing requirement to work with neighbouring authorities in developing policies and strategies to address key strategic policy areas such as transport, employment, housing, and the environment. Indeed these are the four key factors identified for consideration by the Scottish Executive in the advancement of any City Region planning mechanisms which are created, and on which we will receive announcements in 2005.
- 6 We have the issue of global warming, the advancement of sustainability and the follow on from the Kyoto and Rio summits to address. We see the tensions that face communities, policy makers and industry in attempting to balance some of these issues and the consequence for this as we move from carbon based technologies for power and energy into renewables. Increasingly there are choices for society and individuals, about our approach to living, and our easy and unregulated access to energy, technology advancements, personal mobility, and personal security.
- 7 Unemployment is currently at the lowest level it has been for a considerable period of time and yet research increasingly shows the gulf is widening between those that are able to participate in a very strong economy and those that are excluded for a whole variety of reasons.
- 8 The planning system as we know it came out of the Public Health acts of the early 20th century. These were intended to address the poor living conditions prevalent following the industrial revolution across much of urban Scotland, and there were benefits also for some of the conditions for individuals who lived in rural areas. We now have another major challenge on the housing front now. It is not the same in terms of poor living conditions, but there are still issues of sub-standard housing to be addressed through the Local Housing Strategy to ensure that it is made fit for the 21st century and a modern society. The real issue is the role of the market and

the ability of the market to exclude people from the basic right and access to housing within communities with which they share a strong affinity and which ultimately looking two generation periods ahead could undermine the ability of communities to function or will change radically how we must approach and plan for different communities. This will be picked up in this Structure Plan and its period of operation, but requires political judgement and leadership from the Scottish Executive.

- 9 There is a requirement for the application of political judgement and leadership in a number of areas to assist with the delivery of matters through such land use planning strategies. These are issues which are known to parties such as affordable housing, infrastructure provision, notably in connection with Scottish Water (infrastructure provision for development), the continued security and operation of communities on matters such as flooding, and the development of sustainable urban drainage systems, the facility to actually fund and deliver new technologies in the renewable energies field and dealing with the increasing complexity of issues surrounding technological advances as they come up through the land use planning system.
- 10 There is the continuing influence of Europe through the application of directives, the most recent being the response of the Scottish Executive to the requirement for strategic environmental appraisal through the land use planning system. For over two decades, directives emanating from Brussels have been dealt with through various legislative processes and systems operating in the UK. The land use planning system has picked up its share of these.

This preface is an attempt to indicate to parties the range of issues within which the Development Plan system operates, factors and stimuli to which it will respond but which by legislation it cannot directly challenge or influence as the Development Plan framework is intended to deal with land use aspects only.



Keith Winter
Head of Development Services

INTRODUCTION

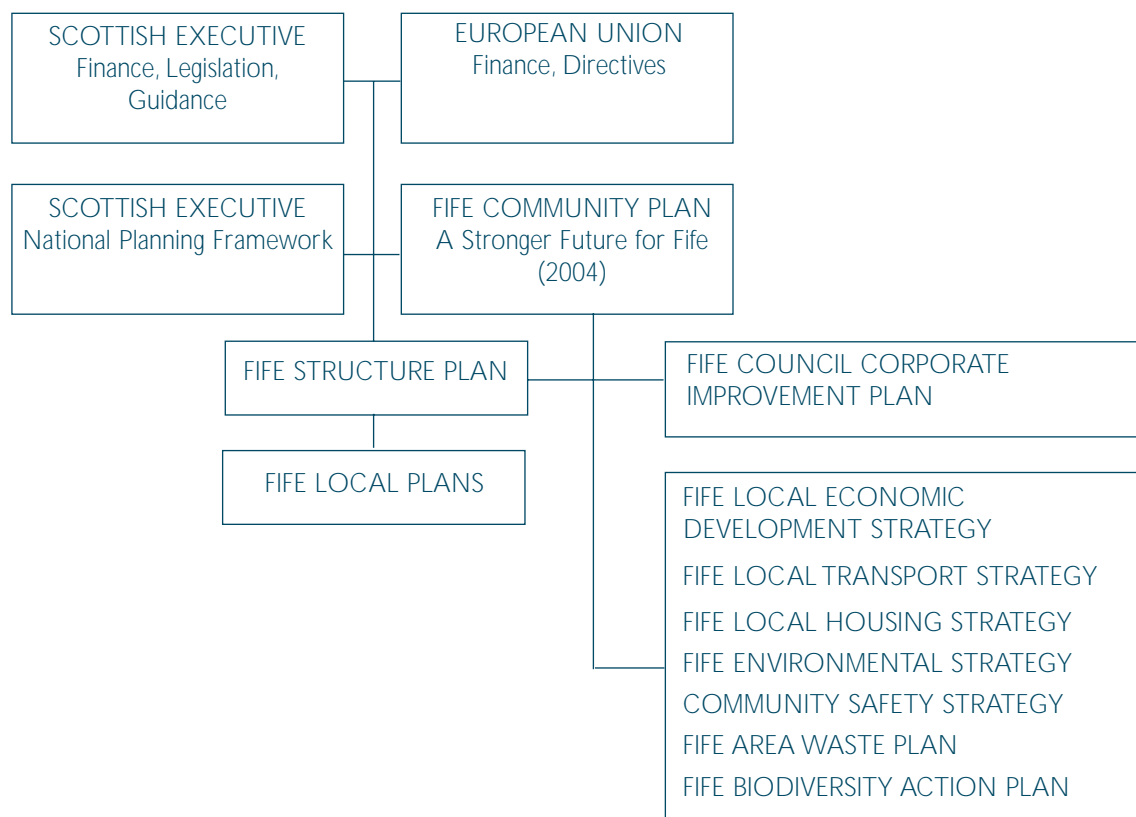
What is a Structure Plan?

The Fife Structure Plan sets out the strategic land use policies and proposals guiding the future development of Fife and identifies the general scale and location of such development. The Structure Plan sets the context for Local Plans which translate the strategic guidance into site-specific detail. Together the Structure Plan and the Local Plans form the Fife Development Plan.

The Structure Plan in Context

The Structure Plan requires to fit into a wider legal context set by European Directives and to be guided by the Scottish Executive's Scottish Planning Policy (SPPs), National Planning Policy Guidelines (NPPGs), Planning Advice Notes (PANs) and Circulars. These are summarised in the Report of Survey and are available on the Scottish Executive website. The content of these documents is reflected, but not repeated, in the policies of this Plan.

The National Planning Framework (2004) identifies the likely change to 2025 and sets out an achievable long-term vision for Scotland. The Fife Community Plan (2004) sets out the shared vision of public sector providers and the wider Fife community over the next 10 years. The Fife Partnership has lead responsibility for community planning in Fife. The strategies developed within this partnership all influence and are influenced by the Structure Plan.



The Contents of the Consultative Draft Structure Plan

The Consultative Draft Structure Plan will consist of four interrelated documents:

- The Written Statement which contains the vision, strategy, policies and proposals, and the Key Diagram;
- The Report of Survey which provides details of research undertaken and background information which has informed the Plan's preparation;
- The Action Plan which sets out the actions required by the public and private sectors to implement the Plan including infrastructure and other requirements known at this time; and,
- The Sustainability Appraisal which evaluates the policies and proposals and determines the potential impacts as required under the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004.

What Happens Next?

Following the public consultation period, Fife Council will consider the responses received before proceeding to finalise the Plan. This will be done by Autumn 2005. Once finalised, the Plan will be submitted for approval to the Scottish Ministers. At this stage there is an opportunity for the submission of objections directly to the Scottish Ministers. It is anticipated that the Plan will be approved by Mid - 2006.

THE DEVELOPMENT STRATEGY FOR FIFE

1

CHAPTER 1 THE DEVELOPMENT STRATEGY FOR FIFE

Introduction

- 1.1** Although the 20 year timescale covered by the Structure Plan may make it seem distant from most people's lives, it will have a dramatic impact on the way Fife functions in 2026. It sets out strategic land use challenges for our communities and is the key planning document for directing and managing growth and change. The strategy sets out the challenges for Fife, the strategy to capitalise on these challenges and outlines the envisaged outcome by 2026.

The Vision

- 1.2** Fife's Community Plan 'A Stronger Future for Fife' sets out the overall vision for Fife. Within this, the Structure Plan through directing and managing growth has a vision by 2026 for Fife to be...

"A location of first choice in east central Scotland to live, work, play and invest. An attractive place, with thriving and sustainable communities and a diverse environment. An area with a growing population which has reached 370,000 and is still expanding. A place where people can achieve their full potential through education, skills and career development."

The Challenges for the Future

- 1.3** Addressing the key challenges is fundamental to how future growth needs to be managed and directed. The Fife Partnership will require to use its land assembly powers, where necessary, and enter into long term partnerships with the private sector to address these challenges. Fife lacks a single dominant urban centre, the economy is under-performing, and the population is ageing. Pockets of high economic inactivity sit alongside communities of relative prosperity. The Community Plan sets out the ten key challenges which face Fife:

- Downward trends in population and economic activity in Central Fife require concentrated and co-ordinated action.
- Increased congestion and major public transport infrastructure challenges require investment to improve sustainable travel choices.
- Diversifying the economy and creating more quality, sustainable jobs.
- Providing good quality affordable housing as part of integrated communities.
- Developing education and skills.
- Creating strong, attractive, vibrant and thriving communities.
- Tackling inequality.
- Increasing voluntary sector involvement.
- Balancing pressure for growth with environmental impact.
- Increasing leadership and vision in promoting Fife.

- 1.4** The Fife Structure Plan is the major policy document concerning land use planning across Fife over the next 20 years and has been developed to complement, support and inform the work of other key related strategic documents including the Local Transport Strategy, Local Housing Strategy, and Fife Local Economic Development Strategy. Clearly Fife will not stand still during the 20 year life of this document. The Plan will be updated on a five year basis to reflect progress in implementing the Plan, and changes which were not anticipated at the time of writing this document. An Action Plan will be developed and updated on a biennial basis to ensure the key elements of the Strategy are implemented.



New Housing Development

The Development Strategy

- 1.5** The strategy sets out how the vision will be achieved across Fife by identifying the scale, type and timing of new development. The strategy also implements the land use requirements flowing from the Fife Community Plan and other key documents such as the National Planning Framework (NPF, 2004).
- 1.6** Fife has the right assets in the right locations together with real potential in a number of areas to grow the economy and increase development activity. Fife has a high quality environment, a well educated workforce, good proximity to cities and Europe, and the availability of relatively cheap land. The strategy and proposals contained within this Plan, together with existing assets, will make Fife a location of first choice in east central Scotland.
- 1.7** The NPF provides a perspective on Scotland's long-term territorial development up to 2025. The key aims of the NPF strategy are to: increase economic growth and competitiveness; promote social and environmental justice; promote sustainable development; and protect and enhance the quality of natural and built environment. In relation to regenerating communities, the NPF identifies two principal issues for spatial planning. These are to ensure that economic priorities are located to benefit communities identified as priorities for regeneration and renewal, and that jobs and opportunities are accessible to disadvantaged groups in these areas. The focus of this Structure Plan on Mid Fife regeneration is wholly consistent with these priorities outlined in the NPF.
- 1.8** The NPF identifies an Aberdeen–Edinburgh–Newcastle corridor where there are opportunities to develop the knowledge economy. St Andrews University expertise is identified as an asset within this corridor, and able to contribute to both the national and local economy. The importance of St Andrews as a tourism destination of international renown is also identified within the NPF. The NPF also identifies South Fife as part of the West Edinburgh/South Fife Economic Development Zone, and Rosyth, which is included in this zone as a European gateway to improved integration of Scotland's economy with that of continental Europe as well as the rest of the world. The Framework further identifies Mid Fife as an area of national priority for environmental enhancement. The NPF identifies a key to

unlocking the potential of these national assets is the need for investment in East Coast transport infrastructure, both road and rail, to reduce journey times. The Structure Plan strategy supports the integration of South Fife with the West Edinburgh Economic Development area, the development of St Andrews University as an asset for the knowledge and tourism economy, the improvement of the environment in Mid Fife, and promotes a number of key transport projects that are key to improving national and international connections to Fife.

- 1.9** At the European Union level, Fife and the rest of Eastern Scotland is identified as forming part of the North Sea Region. The European Spatial Development Perspective identifies the importance of strengthening West-East links in Northern Europe and Fife has a great deal of potential to contribute to these improved linkages. Rosyth Port has been identified as the best location for the introduction of European Fast Ferry services, given its deep water and 24hr access. Rosyth is promoted within the Structure Plan for the development of a Multi-Modal Freight and Passenger Interchange and this role complements other economic development and strategic transport priorities identified within the plan, improves opportunities and connectivity with continental Europe, as well as implementing findings of a Scottish Executive freight study seeking to promote sustainable freight facilities in Scotland.

Growing Fife's Economy and Increasing its Population

- 1.10** The strategy is to increase employment opportunities, reduce economic disparities, and maximise wealth creation within Fife. The strategy takes a positive approach to economic development and directs major new employment-creating development to the main towns, particularly within Mid Fife, and within South Fife/Rosyth and St Andrews.
- 1.11** South Fife/West Edinburgh is a key national economic development zone as identified in the NPF. Rosyth Port is a growing European gateway which needs to be further developed as a national transport hub. Within the Aberdeen-Edinburgh-Newcastle corridor, Fife will play a key role in developing the knowledge economy links based on business research, especially in the energy sector, and at St Andrews University. A lead is being established with the pursuit of a Fife Energy Park at Methil Waterfront.

- 1.12** The strategy is to grow the population of Fife from 350,000 to 370,000 by 2026 and continue to grow to 400,000 by 2046. This increase in population of 5% within the first 20 years will be implemented mainly through an over-allocation of the housing requirement, which is set out in Chapter 3, with the focus on Mid Fife. The effect of this growth will result in a continued increase in population in West and East Fife, and a stabilisation of population in Mid Fife.
- 1.13** Suitable land for new employment sites and industrial activities is identified across Fife to accommodate a range of business. The focus is on helping the service sector to grow, particularly high value and knowledge-based industries, whilst supporting the manufacturing sector. The commercialisation of the higher education sector to promote opportunities to develop research and knowledge into local business opportunities will be strongly promoted. The quality, attractiveness and connectivity of Fife within east central Scotland makes it an increasingly attractive location for businesses, from headquarters to established small businesses and start-ups.
- 1.14** Dunfermline, Kirkcaldy, Glenrothes and St Andrews town centres will be the key centres and will have complementary roles.
- The civic, commercial and cultural hub of Dunfermline will be developed as a sub-regional centre, with an emphasis on sustaining and broadening its economic growth. Dunfermline will become a concentric city growing out from a revitalised city centre. Significant improvements in the transport infrastructure will allow its population to grow to over 50,000 over the 20 year life of this Plan.
 - Kirkcaldy's focus will be on growing the town as the main centre at the heart of Mid Fife, offering a wide range of commercial, leisure and business activities and opportunities. Two key strategic development areas to the East and South-West of Kirkcaldy will further enhance its popularity as a residential community and reinforce town centre and community regeneration measures within the town. A business growth corridor along the A92 will attract higher value, knowledge based and service sector industries to Mid Fife.
 - Glenrothes as a district centre has a close relationship with Kirkcaldy. Glenrothes town centre will continue to play a complementary role to Kirkcaldy town centre in providing a central geographical focus for regional shopping facilities. Retail will be focused within the town centre.
 - St Andrews will be developed as a world class destination. St Andrews has the potential to build on the international profile which it has as a cultural, leisure, visitor destination, and centre of academic excellence. Medium scale growth in St. Andrews will ensure the continued development of the University and the golf tourism sector and help address the affordable housing shortage in the town.
- 1.15** Development of these key town centres is key to the growth of the Fife economy. However, it is still important to support growth in other towns, villages and communities to achieve balanced and sustainable growth throughout Fife. Town centres will continue to be the preferred location for new shopping and leisure facilities with the main focus on the sub-regional centres of Dunfermline and Kirkcaldy, and district centres of Glenrothes and Cupar.
- 1.16** The strategy to grow Fife's economy and population is:
- To restore confidence in the housing market in Mid Fife and to assist the transition to a more broadly based economy with significant growth in service sector employment.
 - To develop a coastal regeneration zone along the North Forth coastline from Rosyth to Methil, linking significant brownfield regeneration opportunities at Inverkeithing Bay, Burntisland and Methil with new proposed strategic development areas at Levenmouth and Kirkcaldy East and West.
 - To support commercialisation of the higher education sector, in particular to capitalise on the knowledge economy and promote opportunities.
 - To guide inward migration to Mid Fife to halt and reverse net out-migration and to assist in regenerating Mid Fife.

- To focus major developments on public transport interchanges and town centres well served by public transport, and to increase development densities in these areas.
- To support the development of a new multi-modal Forth crossing at Queensferry.
- To attract inward investment through skilled labour, a range of high quality land and premises, good connectivity and a very attractive environment.
- To support and strengthen the rural economy.
- To continue to develop Rosyth as a national transport hub with regional and local growth dimensions.
- To focus retail growth in Dunfermline, Kirkcaldy, Glenrothes, and Cupar town centres in particular and consolidate growth in other town centres.
- To develop St Andrews as a world class tourist destination.
- To build on the tourism industry within Fife.
- To provide a choice of quality housing as well as providing for a choice of different locations, prices and tenures, from affordable housing to the high end of the executive market.

Increased Connectivity

1.17 Good connectivity is critical to east central Scotland's economy and must be strengthened to meet the challenges of the 21st century. Rosyth is a European gateway which has the potential to further develop as a national transport hub. Good connections with Dundee, Edinburgh and to the west are critically important to improve the efficiency of travel and assist the economy. Employment land is allocated adjacent to housing to provide mixed development and reduce the need to travel. There is a need to better link regeneration areas with employment hubs, for example the Levenmouth area with Kirkcaldy, as well as with St Andrews. The potential for a ferry passenger link between Kirkcaldy/Burntisland and Leith/Granton offers potential overall reductions in traffic growth and congestion on the Forth Road Bridge, and will assist the regeneration of Mid Fife. The transport connections between Kirkcaldy, Glenrothes

and Levenmouth need to be strengthened to assist access to employment opportunities in line with Community Plan social inclusion and regeneration objectives. Rail and road links need to be used more efficiently and transport options improved to reduce congestion and support economic growth within Fife.

1.18 Vital to improving connectivity is enhancing the public transport network. There is a need to promote a longer term perspective on what is required to support, not hinder the growth in the economy of east central Scotland. Increasing modal shift to public transport and increasing the occupancy of vehicles, for example, through use of Park and Choose schemes, particularly on congested corridors, is critical and will require large scale investment in new infrastructure, including that outlined below. To deliver these will require partnership investment and programming.

1.19 The strategy to increase connectivity to, from and within Fife is:

- To assist in the efficient use of existing Forth and Tay crossings by maximising transport capacities by supporting increased modal shift to public transport and increased car share.
- To support the development of a new multi-modal Forth crossing at Queensferry.
- To promote mixed use developments to achieve improved accessibility.
- To support the provision of a Cross Forth Ferry Service and associated infrastructure.
- To promote routes for public transport rapid transit corridors and interchange with other networks.
- To work in partnership to review opportunities to develop and utilise spare capacity at RAF Leuchars.
- To support the provision of strategic transport improvements outwith Fife which support and improve Fife's economy and connectivity, for example an Edinburgh Airport link.

Raising Aspirations

1.20 A culture of lifelong learning will be assisted through the spatial strategy by the location and provision of education facilities where required. The range and quality of educational opportunities is important to attract inward migration and maximise opportunities for Fife's population. Retaining graduates and school leavers within Fife is important to enhance and broaden Fife's knowledge base and strengthen the workforce, thereby creating wealth, quality of place, and quality of life. The envisioned growth in the economy requires to be supported by a skilled and trained workforce.

1.21 The strategy to raise aspirations and further develop learning and skills is:

- To identify and protect the land required for new educational facilities.
- To work in partnership with St Andrews University to develop the Campus Plan through the Local Plan.
- To work in partnership to support the development of Fife's further education sector.
- To encourage developers to use local labour and provide training and skills development/programmes to expand the skilled workforce in Fife.

Improving the Range and Quality of Development

1.22 The standard and overall quality of new development will be raised. Quality and innovative design will normally be prime considerations in allowing new development. A higher average density within housing developments will be required, particularly where these are close to transport hubs and town centres. Increasing the quantity and improving the quality of affordable housing stock will be pursued. Raising the quality and standard of housing will have health and social benefits. Housing developments will provide a range of tenure and type, including affordable and the high end of the executive market.

1.23 The strategy to improve the range and quality of housing is:

- To raise the standard of quality and design in new development. An Urban Design Framework for Fife will be published at the same time as this Plan.

- To align the range of new housing to meet the needs of the population taking account of demographic changes.
- To increase the average density and diversity of development on new housing sites.
- To deliver quality new affordable housing and investment to improve the standard of housing.
- To integrate higher density housing with public transport hubs and town centres, and to support new and improved public transport services to serve these developments.

Sustainable Communities

1.24 Affordable housing is one of the most significant issues confronting Fife at the present time, as growth in house prices has priced housing in many communities outwith the reach of first-time buyers. The Structure Plan anticipates that private sector developers will make a substantial contribution to the provision of affordable housing by requiring, on average, 30% of each new site to be affordable, through a combination of low cost home ownership and social rented housing. Affordable housing guidelines will be published at the same time as this Plan to stimulate an early debate with housing developers and others.

1.25 Regardless of the scale of expansion in a community, it is essential that a balanced, mixed community is achieved with a range of tenure and house types. The provision of employment land, affordable housing, community facilities, integrated public transport and high quality design is critical to achieving mixed communities. The focus for most new development will be in Mid Fife and significant growth in Dunfermline. The regional centre of Kirkcaldy will be further expanded and supported by Glenrothes and Levenmouth to further develop interconnections between these towns. Six large-scale strategic development areas will be the focus for new mixed communities integrated into existing settlements. Local Plans will identify the specific sites and detailed phasing of these large and other medium scale development areas, (under approximately 1,000 houses together with other appropriate uses) and integration identifying where possible nearby brownfield development opportunities to deliver

regeneration priorities. A series of masterplans will be prepared in partnership with landowners, developers and communities to guide their implementation.

1.26 Sensitive growth and development in the rural economy will be supported by the Structure Plan through employment opportunities, new housing including the provision of quality affordable housing, and improved public transport. Population will continue to steadily increase to sustain communities. Housing development within the rural areas will focus on St Andrews, Leuchars/Guardbridge, Newburgh, East Neuk settlements (Crail, Cellardyke, Anstruther and Pittenweem), Cupar, Tay Bridgehead and Kincardine. Opportunities to develop closely associated related activities (e.g. cluster groupings) will be identified and promoted through Local Plans. Support for rural and farm diversification that contributes to sustaining rural jobs and maintains Fife's sense of place and quality of environment will be encouraged. The decline in traditional industries along the East Neuk coast has resulted in higher unemployment and the need for the economy to diversify. Employment generating opportunities will be promoted within the Local Plan as set out in Policy E1 in Chapter Three.

1.27 The strategy to develop and maintain sustainable communities is:

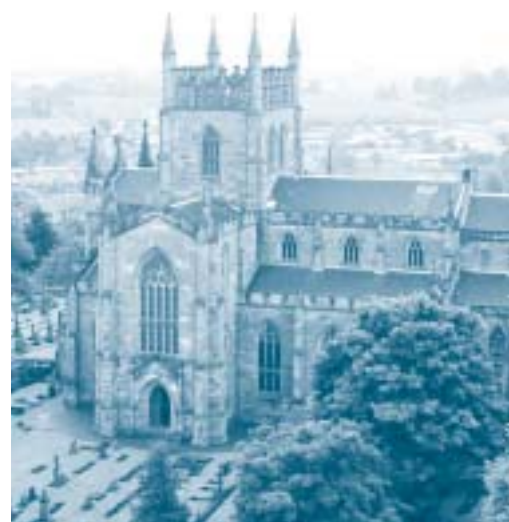
- To deliver affordable housing as part of new development and to raise the overall quality of the housing stock.
- To prioritise the development of brownfield sites where possible.
- To focus large-scale development (i.e. above 1,000 houses) on strategic development areas within Mid Fife and Dunfermline which will provide a full range of community facilities, employment land and choice of different house types and tenure.
- To provide the framework for the level of long term growth of St Andrews and identify those settlements which will accommodate further development pressure in this area.
- To sustain jobs in the rural areas and small communities and improve connectivity.
- To implement the development of the strategic development areas to deliver regeneration priorities in partnership with other public service providers and the private sector.

Safeguarding and Improving Fife's Environment

1.28 Fife has a rich and varied natural and built environment which requires to be safeguarded and improved. Green Belt will be designated through the Local Plans at St Andrews and Dunfermline to protect the landscape setting of their historic cores and integrate the towns with the landscape setting. Settlement coalescence will be avoided to protect settlement identity.

1.29 The strategy to safeguard and improve Fife's environment is:

- To accelerate the use of appropriate brownfield, vacant and derelict land within settlements and encourage re-use of buildings.
- To protect the landscape setting of the historic cores of Dunfermline and St Andrews whilst accommodating high quality growth.
- To improve and restore degraded landscapes.
- To protect and enhance the character and distinctiveness of Fife's towns and villages.



The Heart of Dunfermline's Historic Core

FIFE IN 2026

Fife in 2026 is a very different place from the Kingdom at the turn of the Century.

The economic landscape has been transformed, with Fife's historic strength in manufacturing now balanced by a thriving service sector with growing numbers of knowledge based employers emerging from the higher education sector and the transformation of manufacturing businesses. The rural economy has strengthened through diversification including new energy technologies. A skilled workforce throughout Fife meets the needs of business and industry and economic disparities are reduced. The population is well educated and Fife has excellent education facilities.

Fife's housing market has changed beyond recognition. A thriving construction industry now works in partnership with the Council to anticipate demand for housing and create a steady pipeline of new, high quality mixed tenure developments helping to deliver housing for all sectors of society.

Although communities like Inverkeithing and Methil are now home to an increasing number of affluent commuters from Edinburgh, locals with more modest incomes have not been priced out of the market thanks to a strong supply of social rented and affordable houses, cross subsidised by private housing developments.

Fife's population has now been increasing for the past few years, and Mid Fife's population has ceased falling. Growth in the population means that Fife is now better able than before to sustain the excellent range of social care it delivers with its community planning partners.

Although St. Andrews remains the pre-eminent visitor destination for tourists, Dunfermline and Coastal Fife now attract visitors from around the world on a regular basis.

In the past, transportation difficulties held back the Fife economy and prevented the population of Mid Fife from sharing the prosperity of the growing Edinburgh and Dundee economies. Improvements like the new Levenmouth rail link, Cross-Forth Ferry Services and the new multi-modal bridge across the Forth mean that Fife has never been better connected with the rest of the country.

Overall, Fife has become more sustainable with an increase in the use of public transport, an increase in businesses within individual communities and more sustainable forms of development. Fife in 2026 is playing an increasing role in meeting the national agenda. Fife is a first choice in east central Scotland to live, work, play and invest.

THE SETTLEMENT STRATEGY

Introduction

- 2.1** The Structure Plan sets a clear target for growth in both Fife's economy and its population during the 20 year life of the Plan. Growth in Dunfermline is balanced by a major regeneration of Kirkcaldy as the main centre for Mid Fife. A significant coastal regeneration zone will be developed to transform coastal Mid Fife through a series of targeted housing led regeneration proposals along the North Forth shore.
- 2.2** Large scale development (over 1,000 houses in one planned area/large site) will focus on six Strategic Development Areas which will accommodate a mix of uses. The key uses are specified within this Plan. In addition, a number of settlements are identified for medium scale growth (under 1,000 houses in one planned area together with brownfield sites) as set out in Chapter Three.
- 2.3** The Structure Plan will give priority to the development of brownfield, vacant and derelict sites within settlements before greenfield sites. An urban capacity study was undertaken to produce an estimate of the potential new housing that could be expected to come forward in existing urban areas, principally on previously developed land. The results concluded that 4,800 new homes could be delivered in this way; 3,200 being in Mid Fife, 1,500 in West Fife and 100 in East Fife. In reality however, perhaps only 70% of these totals will be achieved. Bringing such sites forward for quality development will assist in delivering the strategy of the regeneration of Mid Fife. The Plan recognises the additional costs that often require to be borne by developers in bringing forward brownfield sites.

Coastal Regeneration Zone

- 2.4** Central Fife's coastline is a significant asset that has been neglected for too long. Many of the communities from Methil to Rosyth have significant regeneration needs, and to-date, housing developers have been reluctant to invest in these communities with all the benefits that new housing development can bring. The Council and its partners will develop a comprehensive regeneration strategy for the North Forth shore and this will bring together the following elements:
- Continued development of Rosyth as an international transport hub.
 - Major regeneration proposals at Former British Alcan site in Burntisland.
 - Regeneration of Methil including development of an Energy Park.
 - Regeneration of Inverkeithing Bay.
 - Two Strategic Development Areas at East and South-West Kirkcaldy including major employment sites.
 - One Strategic Development Area at Levenmouth.
 - Re-opening of passenger rail services between Kirkcaldy and Levenmouth.
 - Community regeneration proposals at Dysart.
 - Cross Forth Ferry passenger service to Leith/Granton.

The combination of these discrete projects into a major regeneration zone will stimulate greater development interest and facilitate additional investment from both public and private sector in this area.



Rosyth

Large Scale Development - Strategic Development Areas

2.5 Dunfermline

Development to the South West/West/North around an expanded city centre that will be reinstated as the heart of Dunfermline life. Green wedges will be formed to protect the historic setting of the town. Within the period to 2026, 80ha of employment land for business use, 4,550 new houses, and the provision of public transport rapid transit corridors, including light rail will be developed and integrated with the existing town commencing from 2011 in the Strategic Development Area. The connection of light rail transit network to Edinburgh City and West Edinburgh will require the provision of a multi-modal crossing of the Forth. The city centre will be the focus for further retail development. Further additional capacity for both employment land and housing within this area will be developed post 2026.

Kirkcaldy

Kirkcaldy will be expanded as the main centre at the heart of Mid Fife. Expansion and redevelopment within the town centre will focus on growth as an employment centre, providing regional services, and leisure sector with further retail development. Two Strategic Development Areas are proposed in Kirkcaldy:

Kirkcaldy South West

Land to the South West will be developed from 2011 to accommodate 1,200 new houses with further capacity post 2026. The development will assist in regenerating the area including the provision of affordable housing and improving the quality of housing stock. Key linkages to the town centre and public transport network are essential. To the North West adjacent to the A92 a longer term employment site will be identified in the Local Plan and protected for implementation post 2026.

Kirkcaldy East

Expansion to the East will commence early in the Plan period from 2006 with 1,750 new houses and 25ha of employment land to 2026 which will assist in regenerating the area including improving the quality of the housing stock. Key linkages to the public transport network will be required together with improvements to the existing network.

Glenrothes

Further expansion of Glenrothes to the South/East commencing in the later part of the period 2006-2011 to accommodate 2,450 new houses in the Strategic Development Area, including affordable housing, to 2026 and 90ha employment land at Lochtyside. Key linkages to the public transport network are required together with protecting the character of adjacent communities. The town centre will be the focus for retail development.

Lochgelly

Expansion to the South and/or North commencing in the early part of the Plan period from 2006 to provide land for 1,700 new houses in the Strategic Development Area and 25ha employment land for business and general industrial use to 2026. Further expansion in these areas will follow post 2026. Development will have links to the public transport network and drive the regeneration of the town in particular through improving the town centre, creating employment opportunities, and improving the quality of housing stock.

Levenmouth

To assist in the regeneration of the town through improvements to the town centre and improving the quality of the housing stock 1,200 new houses in the Strategic Development Area and 25ha of employment land for business and general employment use will be provided by 2026. This development will commence from 2006. Key linkages to the public transport network are required together with the safeguarding of land for a Levenmouth rail extension and rail station developments that assist the re-introduction of rail services to Levenmouth area.



Opportunities for New Employment

Medium Scale Development (Greenfield and Brownfield)

- 2.6** A number of settlements throughout Fife are identified for medium scale development (ranging up to 1,000 new houses with other uses on one planned site/area). These settlements are St Andrews, Leuchars/ Guardbridge, Cupar, East Neuk settlements, Tay Bridgehead, Newburgh, Kelty, Kincardine, Inverkeithing Bay, Burntisland and Markinch. The scale, location, and timing of these developments will be considered in detail through the Local Plans. Schedule H3 in Chapter 3 sets out the approximate scale of new housing. Brownfield sites will be the first priority for development. However, Greenfield land release will also be required. These locations differ from the Strategic Development Areas primarily because any Greenfield release in a single site/area should not exceed 1,000 houses over the 20 year Plan period.

St Andrews

- 2.7** St Andrews is one of Fife's key town centres; the strategy is to develop St Andrews as a world class destination and develop as an economic driver for the whole of Fife in terms of academic development and tourism. Part of this strategy has significant implications for land use and expansion of the town which has to be balanced with the need to protect its landscape setting. High quality development and expansion of employment land is required over the longer term. The town is subject to constant pressure from the development industry; the Local Plan will define the Green Belt boundaries taking account of the need to provide land for development over and beyond the Plan period. Some of the development pressure will be accommodated in an expanded St Andrews with the remainder accommodated in the Leuchars/Guardbridge area in particular.

Cupar

- 2.8** Cupar has experienced recent growth and popularity as a place to live. The future of the town will rest to a large extent on consolidating its role as the service centre; the strategy therefore supports further retail development in the town centre attracting more commercial investment, and increasing its population to support services, investment in infrastructure, and public transport connections. Population growth will add to traffic pressures on the local road network; the Council will explore options for traffic management and new routing before determining the most appropriate scale and location of long-term growth through the Local Plan and Area Transport Plan.

Wider Fife Settlements

- 2.9** Beyond these six Strategic Development Areas and settlements for medium scale expansion, smaller scale development in other settlements will be identified through Local Plans. The approach for these settlements will be one of organic growth to meet local needs for both housing and employment. Again a priority will be placed on developments that reuse brownfield land and contribute to regeneration. Local Plans are the key mechanism for identifying appropriate sites for development and allows for consultation with the community and other stakeholders and assessment on how well a proposal meets the community needs. The overall policy framework that supports the strategy of this Structure Plan is outlined within Chapters 3 and 4 of this Plan.
- 2.10** The policies outlined in Chapters 3 and 4 give the policy framework and seek to protect Fife's natural and built assets while providing for community needs. Housing policies make clear the importance placed on meeting the needs for affordable housing, and the need to promote balanced communities that fulfil the Community Plan commitment of developing strong attractive, vibrant and thriving communities as these are vital to providing a high quality of life for everyone. Local Plans are the key mechanism for bringing forward proposals to provide for improved community facilities, employment land and housing land.

3.1 The Plan's strategy seeks to ensure that development is located in the most sustainable locations. It is based on the need to balance social justice with economic competitiveness and environmental issues and therefore partnership working, co-ordinated action and quality of development will be promoted. Policy SS1 provides a strategic framework for local planning and the assessment of development proposals, taking account of such factors as availability of infrastructure; environmental and other constraints; and prudent use of natural resources.

POLICY SS1: Settlement Development Strategy

Development shall take place within settlements unless there is a justified need for a countryside location. In identifying sites for development in Local Plans, and in the assessment of other development proposals, the Council will have regard to:

- the existence or anticipated availability of:
- community infrastructure, including school provision.
 - public transport nodes and interchanges.
 - access to local services.
 - water and drainage.

- whilst avoiding:
- coalescence with adjacent settlements.
 - sterilisation of mineral deposits.
 - damage to built heritage or natural environment features.
 - areas at risk of flooding and/or coastal erosion.

- and taking account of :
- the priority to develop brownfield sites.
 - the contribution towards achieving regeneration priorities.
 - the need to deliver mixed communities ranging from quality affordable housing to the high end of the executive market.
 - the need to create a more diverse economy.
 - the development requirements which will be funded by the developer.

- the community benefits/gain that can be maximised.
- the need to retain and improve the landscape setting of settlements.
- ground contamination.
- risk of mining subsidence, gas and mine water.
- the need to raise the overall standard of urban design and energy efficiency.
- the potential to contribute towards employment opportunities, community safety, and social inclusion.
- Reducing the need to travel by private car.

Local Plans will contain master plans, specifying phasing, scale and siting of development, where required.

3.2 The focus of development is on brownfield sites, as this contributes both to economic development and environmental improvement. However this will not, by itself, be sufficient to meet the needs of development. The release of greenfield land will also be required. Where possible, links between the development of both types of land will be promoted. The release of predominantly greenfield land in the form of Strategic Development Areas is required to ensure that development needs, particularly for housing and employment land are met and, in Mid Fife, to continue urban regeneration and stabilise population decline. Policy SDA1 sets out the policy framework for Strategic Development Areas, and promotes the release of a limited number of strategic, large scale greenfield sites, which will be integrated with existing settlements. This will ensure the release of greenfield land will come through in a planned sustainable way rather than in piecemeal fashion. Stakeholder consultation and partnership working will be a feature of masterplanning exercises.

POLICY SDA1: Strategic Development Areas

Strategic, large-scale greenfield expansion will be in Dunfermline, Lochgelly, Kirkcaldy, Levenmouth and Glenrothes. Provision will be made for employment land, a minimum of 1,000 houses, transportation links, infrastructure, community facilities, affordable housing, structural landscaping and open space in each case. Other, compatible, uses will be considered. These developments will assist in meeting regeneration objectives. Opportunities to link development of brownfield sites will be explored.

Local Plans will define the specific sites, phasing and mix of uses. An integrated and phased masterplan for the development of the land will be prepared in consultation with local communities, landowners and stakeholders. Policies DC1 and DC2 set out the developer requirements and required community benefits associated with each Strategic Development Area. Planning agreements will accompany each masterplan to guarantee its content and its satisfactory implementation. Piecemeal development will not be acceptable. The masterplan and agreements will also deliver the principles set out in Policy SS1.

DEVELOPER CONTRIBUTIONS

- 3.3** It is important that new development has a positive impact on a community. New development can have a significant detrimental effect upon the infrastructure and amenity of a community, stretching existing community resources and generating the need for additional provision or mitigation. Where deficiencies occur, developers will be expected to make an appropriate contribution to any shortfall related to their development as well as providing for all that is required to bring forward that development.
- 3.4** The Council will expect the development industry to provide the essential community infrastructure needed to support their developments, including transportation improvements and facilities. No cost should fall to the public purse, particularly in bringing forward large development sites. Contributions will also be sought for other community deficiencies. These requirements are expressed up front in this Plan to assist the development industry. The Council will

work with developers to reduce the timescales from concept to delivery. Supportive partnerships will ensure timeous release of land to meet the requirements of the housing market.

- 3.5** Contributions from developers will be essential to the delivery of the Plan's strategy and the Council wishes to work in partnership with developers and other interested parties. The Council will seek to develop mechanisms to maximise the impact developer contributions can play in realising the Plan's strategic vision. Where appropriate, the Council will encourage developers to work jointly to deliver community infrastructure.
- 3.6** Examples of community infrastructure include: community regeneration for example the provision of facilities; education, sport and healthcare facilities; local shops and services; public transport facilities and services; strategic and local transportation improvements; walking and cycling improvement links including safer routes to schools; affordable housing (beyond the identified need); town centre improvement schemes; and landscape enhancement.

POLICY DC1: Developer Requirements - Essential Community Infrastructure

For all new development the Council will seek contributions from developers to address any shortfalls in community infrastructure and/or mitigate any adverse impact brought about by their development and its surroundings. Planning conditions, legal agreements and other suitable mechanisms will be used to secure appropriate developer contributions related to the scale and impact of the development.

- 3.7** Essential to the Plan's strategy is the development of the Strategic Development Areas. Policies DC1 and DC2 outline the broad requirements and contributions from developers for these and other developments. The Action Plan provides some detail on the scale and types of contributions being sought for the strategic locations and other allocations. Local Plans will provide further detail. This though does not preclude the requirements being refined at a more detailed proposal stage.

POLICY DC2: Developer Requirements - Strategic Development Areas

Strategic Development Area	Primary School	Secondary School	Mixed Tenure and Size of housing	Affordable Housing	Improving Quality of Existing Housing Stock	Strategic Transport Network Improvements	Local Transport Improvements	Community Facility	Integrated Open Space	Public Art	Structural Landscaping	Employment Land
Dunfermline South/West/ West/North	•	•	•	•		•	•	•	•	•	•	•
Lochgelly	•		•		•		•	•	•	•	•	•
Glenrothes	•		•	•		•	•	•	•	•	•	•
Kirkcaldy East	•		•		•	•	•	•	•	•	•	•
Kirkcaldy South/West	•		•	•		•	•	•	•	•	•	•
Levenmouth	•		•		•	•	•	•	•	•	•	•

Key: • Required to be provided by developers

BUSINESS AND EMPLOYMENT

- 3.8** Growing Fife's economy is fundamental to creating wealth, increasing job prosperity and improving the overall quality of life, equality and opportunity for residents. This Chapter sets out the business and employment framework with an emphasis on regenerating Mid Fife. The role which town centres play in Fife's economy is important. The sub-regional town centres of Kirkcaldy and Dunfermline will be the focus of major town centre development, supported by development of the district centres of Glenrothes, St Andrews, Cupar, Leven and Cowdenbeath, whilst recognising the need to support other centres.
- 3.9** Where people work, shop and spend their leisure time is important to our everyday needs. Fife's main town centres need to build on their vitality and vibrancy. These centres are essential to the local economy, to the environment and the overall sense of place within communities. Town centres offer a range of opportunities to live, work, play and invest.

3.10 The Plan seeks to maintain a supply and range of sites that allow flexibility to meet the uncertainty of market needs and safeguard sites for employment use. The success of the Fife economy requires that employers have access to a well-educated and skilled labour force. The Plan provides for the development of educational establishments that offer higher and further education and vocational training to meet employer-specific needs. The University of St Andrews and Fife colleges play an important role in increasing skills and training within Fife and developing the knowledge economy.

3.11 Fife offers an attractive environment to inward investors from large companies to individual entrepreneurs. Fife has a close relationship with the Edinburgh economy in providing a labour supply and accommodating further business growth. Balanced with inward investment is the importance of supporting the existing economic base while encouraging and supporting new business start-up. East Fife has a leisure economy based around golf and tourism. This requires to be further capitalised by providing the right conditions to allow business to develop.

3.12 Entrepreneurs have established successful businesses including Optos, Simclar and MGT. A number of major Scottish companies have recognised the benefits of establishing or maintaining their headquarters in Fife including Dunfermline Building Society, Tullis Russell, Scottish Water, and Smith Anderson. Others including HBOs and BSKyB are significant employers. Fife offers a range of locations to meet the individual requirements of companies small and large seeking to expand, relocate or start-up. Fife offers a high quality environment, good physical and access to a skilled labour force.

3.13 Nationally the key economic drivers within Fife are South Fife/Rosyth, the regeneration of Mid Fife, and St Andrews World Class. The Fife Community Plan stresses the importance of a thriving and successful local economy to Fife's future success and quality of life. To meet these priorities, there needs to be a good range of quality employment land in the right places, employment opportunities, skills development, improved educational attainment and strong transport networks.

Rosyth/South Fife

3.14 Rosyth is a key national growth point for economic development, both in Fife and Scotland, and is an important element of inward investment in Fife. Opportunities are promoted to develop Rosyth further as a national multi-modal transport hub, with port-related business opportunities and facilities (Proposal PT1). Rosyth and Dunfermline have key roles to play in the South Fife/West Edinburgh national economic development zone.

Mid Fife

3.15 As well as supporting inward investment in Fife, there is a need, as part of the overall strategy of regeneration and growth, to encourage local economic growth. The settlements of Mid Fife provide key locations for both inward investment and new local business development with a supply-led approach. The economy of Mid Fife is heavily dependent on manufacturing, and a key part of the Plan is to encourage diversification in the economy to ensure a better balance between the manufacturing and service industries. As part of this the Council has advanced the re-designation of John Smith Business Park from a single user site to a multi user office park. Overall one of the key national priorities is to improve the

environment of Mid Fife. New mixed uses across Mid Fife, together with existing facilities and infrastructure, will assist in creating new jobs, stimulating the economy and improving the quality of life and the overall environment.

St Andrews

3.16 There are opportunities to develop links outwith Fife in the areas of science and technology to further develop St Andrews' role, and increase the contributions that science and technology make to the Fife economy. Tourism continues to be a significant driver of the St Andrews economy.

Rural Fife

3.17 Regeneration within East and West rural Fife is important to sustain communities and provide local employment. There is a need to maintain and build sustainable communities. The aim is to enhance and diversify the rural economy within Fife, tackle disadvantages and improve accessibility. To achieve this requires the creation of local jobs, reducing the need to travel to work, and improving connectivity to larger employment centres, in particular.

Policy Objectives

- Increasing prosperity and economic growth across Fife in a sustainable manner.
- Providing a marketable supply of quality employment land in the right places.
- Enhancing and diversifying the rural economy.
- Creating favourable conditions for both inward and local investment.

3.18 New strategic employment land will be focused in areas already identified for such use and within the new Strategic Development Areas, as shown in Proposal PE1.

POLICY E1: New Employment Land

The strategic employment sites in Proposal PE1 will be identified in Local Plans together with a 7 year supply in settlements above 5,000 population and in clusters within rural areas. These sites will be safeguarded from prejudicial development.

3.19 Proposal PE1 identifies existing and proposed sites allocated for employment land which will be safeguarded from other development proposals. The Calais Muir high amenity site was agreed by the Scottish Executive as forming part of the national portfolio of sites to be promoted by Scottish Development International. Land at Freescale (formerly Motorola), in Dunfermline is safeguarded for future expansion. The Freescale site is a major investment location for Fife and Scotland, and it is important that the necessary infrastructure, particularly water supply and drainage, should continue to be available and be of a standard to allow the occupation and further development of this site.

John Smith Business Park will be developed to integrate the employment land with the wider area incorporating new housing.

TOWN CENTRES AND RETAILING

3.21 Town centres play an important community role. Shopping today is recognised as a leisure experience, and due to increased mobility, many shoppers can choose from a range of town centres as well as out-of-town facilities. It is important therefore that town centres not only provide a range of quality shopping, but also offer quality leisure, cultural and commercial services to enhance the experience of visiting them. Revitalising town

PROPOSAL PE1: Proposed and Existing Strategic Employment Land

Settlement	Site Location	Area (ha)	Preferred use
Dunfermline	*Strategic Development Areas	80	Business
	Calais Muir, Dunfermline	38	Single user high amenity
	Freescale Expansion, Dunfermline	40	High amenity
	Rosyth Waterfront	200	Port related business and facilities
	Carnegie Campus	10	Business
	Halbeath	20	Business
Glenrothes	Fife Airport	16	General
	*Strategic Development Area - SE Glenrothes	90	Business
Kirkcaldy	John Smith Business Park	24	Business (change from single user)
	* Strategic Development Area - NE Kirkcaldy/Kingslaw	50	Business
Levenmouth	*Strategic Development Area	25	General Industrial/Business
	Methil Waterfront	40	Renewable energy manufacturing
Lochgelly St Andrews	*Strategic Development Areas	25	General Industrial/Business
	St Andrews	10	Business/Science Park
	*Additional allocation to be identified through Local Plan	6-10	Business
Rural East & West Fife	* To be identified in Local Plans		7 year minimum business land supply in settlements above 5,000 population and in clusters within rural areas.

Note:* indicates new allocation

3.20 There are opportunities to use land, buildings and a skilled local labour force to allow existing companies to diversify into new sectors and facilitate the development of specialist cluster groupings. This is happening at Methil Waterfront where there is an opportunity to draw upon experience gained in the off-shore engineering industry to establish manufacturing facilities for the renewable energy sector. A masterplan for

centres requires them to be the focus for attracting people to live, work, play and invest. Cultural facilities should be enhanced to contribute to the distinctive identity that attracts people to individual centres. Town centres are an expression of civic pride and local identity and they act as key drivers of the economy. The vitality and viability of our town centres is fundamentally linked to the well-being of Fife's residents.

Policy Objectives

- Utilise Fife's town centres fully, and particularly the retailing, service and leisure sectors; to aid economic regeneration objectives and improve the performance of the Fife economy.
- Through the sequential approach, to encourage the renewal and/or development of Fife's town centres as thriving, attractive and accessible places for retailing, leisure, business and cultural facilities.
- To ensure that Fife's strategic town centres maintain or improve their position in the Scottish retail hierarchy by facilitating development to reduce leakage to centres outwith Fife.

3.22 The Council and its Community Planning partners will actively work with the private sector to encourage investment in town centres. The Plan provides a long-term framework in which the private sector can make investment decisions. Given increased mobility and the range of town centres in Fife, it is important that they complement rather than compete with each other. To improve the relative position of Fife's town centres, any available investment must be co-ordinated and targeted. Consequently this plan identifies the town centres of Dunfermline and Kirkcaldy as sub-regional centres and Glenrothes, St Andrews, Cupar, Leven and Cowdenbeath as district centres. These town centres are key drivers of the Fife economy. Major non-food retail (i.e. over 2,500sqm gross floorspace) and commercial leisure developments will be directed towards Dunfermline, Kirkcaldy and Glenrothes.

- St Andrews is being developed as a world class destination. Because of its important heritage, it does not have the capacity for much additional retail development, but ought to be managed to ensure its vibrancy and quality is enhanced, by focusing on tourism and visitor-related retailing.
- The Royal Dunfermline Partnership is currently developing a plan for the expansion of Central Dunfermline with the aim of making it one of the most vibrant and attractive small cities in the UK.
- The Kirkcaldy Renaissance partnership is focused on producing and implementing a business plan to grow the town centre as a regional centre based on commercial, leisure and business activity.
- Glenrothes has a close relationship with Kirkcaldy. Glenrothes town centre plays a

complementary role to Kirkcaldy town centre in providing a central geographical focus for regional shopping facilities.

3.23 It is, however, also important to encourage growth in other towns, villages and localities to serve their local communities. These town centres will be supported to consolidate their existing position in the town centre hierarchy. They are also important drivers of the local economy and their vitality and viability must be fostered, although their growth ought not to be at the expense of Dunfermline and Kirkcaldy. To facilitate this approach, the Council will comprehensively review the Fife Town Centres Strategy.

POLICY S1: Town Centres

Retail and leisure development will be directed towards the sub-regional town centres of Dunfermline and Kirkcaldy and the district town centres of Glenrothes, Cupar, St Andrews, Leven and Cowdenbeath. Smaller scale proposals and re-development will be encouraged in other settlements to help consolidate their positions in the town centre hierarchy serving more local catchments. A diversity of uses will be encouraged within the town centres, including provision of entertainment and cultural, increasing the amount of housing, and improving safety and security to assist the night-time economy.

3.24 For ease of understanding, retail spending is split into food and non-food. Fife retains most of its available food spending and at present there is little quantitative capacity for further food superstores in the period up to 2016 beyond that already committed. It is however, recognised that further provision could be required to support the areas identified for significant population growth, to provide choice between providers for different communities, and to reduce the need to travel, where it is considered consistent with the Plan's overall strategy.

3.25 Retail and commercial leisure developments will be directed firstly to town centres, followed by edge-of-centre sites and finally to accessible out-of-centre locations. Local Plans will assess the potential to release land in other locations taking account of the strategic town centre master planning process.

3.26 Whilst growth in the food sector is projected to be minimal, steady growth in the non-food retailing sector is forecast. However, in the early part of the Plan period, to 2011, most of this is expected to be met through existing commitments. Fife currently loses about one third of the net available spend on non-food goods and this is forecast to continue. By 2016, some £450m of the available spend of £1,300m will be lost through leakage outwith Fife. This level of leakage is a drain on Fife's economy. A key objective of this Plan therefore is to reduce the level of non-food leakage from Fife. This will be achieved by attracting more people to Fife's town centres through improvements to the range and quality of the existing shops and facilities; increasing employment opportunities; promoting enhancements to town centres environment; and increasing the amount of retail floorspace, particularly within Dunfermline and Kirkcaldy.

3.27 The retail sector requires close monitoring to gauge trends and the vitality and viability of town centres.

POLICY S2: Retail Development

Proposals for new retail development or redevelopment will be supported provided they:

- are part of a comprehensive town centre regeneration project;
- satisfy the sequential approach set out in NPPG8;
- are accessible by a variety of transport modes and minimise the need to travel;
- do not, individually or cumulatively, adversely affect the vitality and viability of Fife's town centres; and,
- are appropriate to the scale and character of the settlement and to its position in the town centre hierarchy.

Proposals for major retail development of 2,500 square metres gross floorspace or more, either individually or cumulatively, will in the first instance be encouraged to locate in Dunfermline, Kirkcaldy and Glenrothes. Proposals will require to be supported by a Retail Impact Assessment. For all other settlements, a Retail Impact Assessment will be required for developments of 1,000 square metres gross floorspace or above.

PROPOSAL PS1: Fife Town Centre Strategy and Masterplans

In consultation with key stakeholders, the Council will review the Fife Town Centres Strategy and prepare masterplans to assist with the co-ordinated and comprehensive development and/or re-development of Fife's strategic town centres.

POLICY S3: New Shopping Floorspace

New retail floorspace that comes forward will be expected to meet the sequential approach, and assist in the consolidation of Fife's Towns Centres within the retail hierarchy, or role of Fife's Retail Parks.

Proposals will be assessed against Towns Centre action plans and/or regeneration strategies, as well as up to date retail proposals either having a planning status or under construction.

At the time of preparing this Plan retail capacities for Fife's towns have been met for Food and Non Food in all town centres/areas except for Cupar for Non Food retail

Note: A review of retail capacity is ongoing over the Plan Period. The policy will be updated in the Finalised Plan. A number of outstanding planning consents exist and sites are identified in Local Plans.

HOUSING

3.28 Good quality housing is a basic human need and its provision contributes to the economy, social justice and sustainable development. It can also assist in attracting new households to areas suffering from population loss thereby supporting the rejuvenation of communities. However, housing uses large amounts of land and so is a major influence on the character and appearance of our towns and countryside. It is important therefore to allocate land for new housing in such a way as to minimise any adverse impact on the environment, whilst creating or maintaining diverse and balanced communities. This includes, for example, re-use of brownfield land.

- 3.29** This Plan quantifies the amount and identifies the general location of new housing land. More detailed background information can be found in the Report of Survey, which explains how the housing land requirement has been calculated. One of the critical issues for the Plan to address is the need for more affordable houses, which has become acute in recent years.
- 3.30** Fife is an integral part of east central Scotland and as such the wider Edinburgh HMA exerts a powerful influence on South Fife and significant parts of Mid Fife in terms of mobile demand. By contrast, the influence of the Dundee HMA is limited to the Tay Bridgehead area. Therefore it can be seen that HMAs do not necessarily follow local government boundaries. Instead they operate at different levels and below this regional level, Fife has its own HMAs. On the basis of research, four proposed HMAs have been identified: Dunfermline, Kirkcaldy, Cupar and St Andrews.
- 3.31** There is a continuing need for new housing arising from a long term growth in the number of households. This is fuelled by economic growth and social change, such as the trend towards smaller average household sizes. Demographic change over the 20 Year Plan period indicates an ageing population with implications for the type of housing required; for example more special needs and sheltered housing will be required.
- 3.32** It is also evident that demand emanating from Edinburgh and the Lothians is influencing housebuilding activity in South and Mid Fife. The Plan's strategy takes account of historical levels of this inward migration, and aims to divert a larger component of it to Mid Fife. This is reflected in the housing land requirement which seeks to assist in growing Fife's economy.

Policy Objectives

- Identifying the broad amount and location of new housing land, including strategic land releases to grow Fife's population to 370,000 in the period to 2026, thereby promoting economic growth and regeneration.
- Maximising the delivery of affordable and special needs housing through new development.

- Preventing over-development in rural East Fife, whilst taking account of local needs, and the need to foster vibrant and sustainable rural areas.
- Promoting the reuse of brownfield sites within settlements to assist in delivering community regeneration.
- Encouraging high quality mixed and diverse residential developments with a mix of tenure and type including affordable housing and the high end of the executive market.
- Ensuring a minimum 5 year effective supply of new housing land is available at all times in each of the Local Plan Areas to meet the Structure Plan requirement.

- 3.33** The allocation of new housing land to maintain a continuing 5 year effective supply is an important requirement of the Plan. Policy H1 sets out how and where the housing land requirement will be met, including the need for affordable housing. It is important to note that housing land is expressed not in units of area but in numbers of houses. The shortfalls identified in Schedule H1 take into account the existing land supply, urban capacity assessments, anticipated windfall and small site contributions that are consistent with the Plan's Strategy. In short, if the Plan requirement of 35,200 units is to be met, then further land allocations for 24,480 houses will need to be made. The requirements for 2011 – 2016 will be subject to interim review by 2009 when revised targets will be set to ensure that at least a 5 year supply is maintained at all times up to 2026.

POLICY H1: Housing Land Requirement

Land will be identified in Local Plans to meet the Housing Land Requirement for the periods 2006–2011 and (subject to review), 2011–2026 as set out in Schedule H1.

Schedule H1 (2006-26)

Housing Land

Local Plan Area	2006-2011		2011-2016		2016-2021		2021-2026		Totals	
	Req *	Shortfall	Req	Shortfall	Req	Shortfall	Req	Shortfall	Req	Shortfall
Dunfermline & West Fife	2,300	0	2,800	1,780	2,050	1,800	2,050	1,800	9,200	5,380
Kirkcaldy & Mid Fife	5,650	2,160	4,650	3,860	4,650	4,250	4,650	4,250	19,600	14,520
St Andrews & East Fife	1,600	980	1,600	1,200	1,600	1,200	1,600	1,200	6,400	4,580
Fife	9,550	3,140	9,050	6,840	8,300	7,250	8,300	7,250	35,200	24,480

* Req = Requirement

Source - Fife Council, Report of Survey.

Shortfall has been calculated on the basis of the housing land requirement less supply.

Notes – (i) Figures are rounded. (ii) affordable housing: output from the ongoing new Housing Needs Assessment Study will be used to update and inform the Finalised Plan.

3.34 It is considered beneficial to concentrate most of the greenfield development in a few strategic locations. In the interests of sustainability, new development will be focused primarily on existing urban areas where most homes, jobs and services are already located. This greenfield release is required in addition to developing brownfield sites, given the scale of development required. This will be brought forward in a planned and concentrated way through the identified Strategic Development Areas and settlements identified for medium scale expansion as set out in Policy H2 and Schedules H2 and H3.

3.35 Approximately half of the requirement will be met in strategic locations with the other half being met through other Local Plan allocations and windfalls. These Local Plan allocations will include other locations in which land will need to be released for housing on a medium scale i.e. up to 1,000 units, in order to deliver the housing land requirement. In East Fife this will focus on Leuchars/Guardbridge, St Andrews, Newburgh, Cupar, East Neuk settlements (Crail, Cellardyke, Anstruther and Pittenweem), and Tay Bridgehead; in West Fife, Kincardine and Inverkeithing Bay, and in Mid Fife, Kelty, Burntisland and Markinch. A

significant proportion of Local Plan allocations will focus on brownfield sites.

POLICY H2: Large and Medium Scale Land Allocations.

Schedule H1 includes the following large and medium scale land releases which will be made in accordance with Schedules H2 and H3.



New Housing at Dunfermline

Schedule H2: Strategic Development Areas Large Scale) - Housing Allocations

Location	2006-11	2011-16	2016-21	2021-26	Total
Dunfermline	-	1,250	1,650	1,650	4,550
Lochgelly	250	450	450	550	1,700
Glenrothes South/East	250	850	600	750	2,450
Kirkcaldy South West	-	250	450	500	1,200
Kirkcaldy East	350	400	500	500	1,750
Levenmouth	300	300	300	300	1,200

Schedule H3: Medium Scale Housing Allocations (Greenfield and/or Brownfield)

Location	2006-2026
St Andrews	1,000 - 1,800
Leuchars/Guardbridge	750 - 1,000
Newburgh	250 - 350
East Neuk settlements	400 - 500
Cupar	600 - 1,000
Tay Bridgehead	750 - 950
Kincardine	300 - 550
Inverkeithing	500 - 900
Kelty	300 - 800
Burntisland	350 - 750
Markinch	200 - 400

Note- This Plan gives an indication of the locations and approximate scale of medium size development. Local Plans will give detailed consideration to the scale of such development. The potential contribution from these locations will be monitored and reviewed as necessary.

3.36 In the interests of efficiency, it is important that housing is delivered in a planned, sustainable way. Policy H3 aims to achieve this by emphasising the Council's commitment to the primacy of the Development Plan and by promoting more diverse and mixed residential communities. A range of housing types to provide for the needs of all the community and market segments will be required. The policy promotes the allocation of brownfield sites and guides development to sustainable locations, whilst acknowledging the need to provide the necessary range and choice of sites. The Structure Plan, however, can only satisfy a limited element of overall housing demand, the vast majority being met by the re-sale of existing properties.

POLICY H3: Meeting the Housing Land Requirement

Local Plans, will be the preferred means of identifying sites for development. They will provide for a range of sites, tenures and house types in order to promote mixed and balanced communities. In doing so they will:

- allocate appropriate brownfield sites within settlement boundaries in preference to greenfield sites;
- allocate sites for affordable and special needs housing to meet identified local needs;
- in allocating sites, give preference to land close to jobs and services and well served by public transport;
- provide for a range of sites, tenures and house types in each Local Plan Area; and,
- assess the extent to which non-effective sites within the most up-to-date Housing Review can make up any shortfall prior to the identification of new sites.

3.37 An essential part of the Plan's approach in ensuring a minimum 5 year supply of land for new housing at all times is the managed release of housing sites. Managing the release of sites will allow the Council to influence not just the location of new development but also the types of site released, the order in which they are released, and the timing of development. The Council wishes to ensure, in promoting sustainable development that brownfield sites are favoured and that no settlement incurs a rate and scale of development that the local infrastructure cannot support. In some cases, a site may be suitable for housing but development may be phased to ensure the appropriate infrastructure is available.

POLICY H4: Phasing of Residential Development

The release of large sites for new housing will be managed in a planned way that:

- does not prejudice development of brownfield sites;
- supports infrastructure including community facilities and ensures that it is co-ordinated with new housing development; and,
- is supportive of the Structure Plan strategy.

Where a significant shortfall or surplus is identified, phasing arrangements will be reviewed.

3.38 In the interests of social inclusion, Fife Council is fully committed to creating mixed and balanced communities and, consequently, it is important to meet the needs of those who are unable to compete in the open housing market. Affordable housing, including special needs housing, will be sought in those areas where there is a demonstrated need, and a mix of tenures will be sought including low cost ownership and social rented. Given Fife's changing demographic profile, in terms of ageing population and a projected increase in the number of elderly persons, the provision of special needs housing will be particularly important.

3.39 The Local Housing Strategy (LHS) has established a need for additional affordable housing in West Fife, and in East Fife, but it is in the latter area where the need is greatest. However, there are also significant issues of quality and type of stock in Mid Fife where regeneration is a priority and where the parts

of the housing stock require adjustment to meet the needs of communities more effectively. New affordable housing should be of high quality design and construction and should be indistinguishable from other forms of housing. Innovative designs and layouts will be encouraged.

3.40 Traditionally, affordable housing was provided through public funding and, to a large extent, by local authorities. Government policy has changed and delivery of such housing is largely through registered social landlords such as housing associations. Consequently, the planning system is now expected to play a role in facilitating the provision of affordable housing. Whilst this Plan sets out the broad land use mechanisms, detailed supplementary guidance will also be issued. Should Government policy change during the Plan period, then the Council would consider resumption of an affordable housing construction programme.

3.41 Affordable housing should remain available to meet the future needs of local people and the Council will seek to influence the continued availability of such housing through the use of planning agreements, negotiations with owners/developers and other mechanisms.

3.42 The LHS contains a requirement whereby 30% of housing on all sites over 10 units should be affordable, although application of this target will vary depending on local needs as identified in the Housing Needs Study. For sites of under 10 units a commuted payment will be sought. It is recognised that single houses may very often be self build or for owner occupation. As such they help to meet the need for affordable housing and will be exempt from the requirement for commuted payment. Policy requirements will be reviewed at appropriate intervals to ensure that they remain up-to-date. Planning agreements will be used to ensure that obligations will be binding on successive proprietors to avoid artificial sub-division of landholdings. Supplementary guidance will be issued to address in detail the delivery of affordable housing.

3.43 In order to facilitate the level of provision required by the LHS, the Council will promote a flexible partnership approach with developers and registered social landlords. In the interests of equity, delivery of affordable housing will be sought on all appropriate developments, commensurate with scale. This

may also be applied to non-residential development. The clear preference will be for delivery in full on site, but it is accepted that this may not always be possible depending upon site characteristics and/or market conditions. Although this will be exceptional circumstances. Where on-site delivery is demonstrated not to be possible, then off-site provision within the same HMA will be acceptable. Commuted payments, in lieu of direct provision or transfer land, will be required on small sites and in exceptional situations where off-site provision is not possible.



Affordable housing in Kingskettle (Kingdom HA)



Affordable housing in Pittenweem (Kingdom HA)

POLICY H5: Affordable Housing

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

Across Fife, housing sites of 10 units and above will be required to contribute approximately 30% of their capacity as affordable housing. At housing market area level, the following detailed requirements will apply:

Dunfermline	30%
Cupar	40%
St Andrews	45%

In Mid Fife, in order to meet local needs, sites will be required to make a contribution equivalent to 25% of their capacity, to facilitate wider community regeneration.

Exceptions will apply in respect of:

- sites of between 2 and 9 units (inclusive) in capacity, in which case an appropriate financial contribution towards the provision of affordable housing elsewhere will be sought; or,
- sites solely for affordable housing.

The required affordable housing should be built on site unless there are exceptional circumstances, which clearly demonstrate that this is not possible. In such circumstances, developers should provide the required affordable housing or transfer an area of fully serviced land in the same Housing Market Area, at nil cost, to the Council or an approved Registered Social Landlord. As a last resort, if this is not achievable, developers should make a financial contribution to the provision of affordable housing. The form of the contribution required will be assessed based on development costs and site and market conditions.

The Council will seek provision and retention of affordable housing for successive occupiers through Section 75 agreements and other appropriate mechanisms. Housing to cater for persons with special needs, including for sheltered or very sheltered housing will count towards the affordable housing requirement.

3.44 In certain situations, large non-residential developments, e.g. for retail or business use, can create a need for affordable housing. This may arise either through such developments taking place on land which would otherwise have been available for affordable housing, or the scale and/or nature of such a development creating a need for housing for low-paid workers close by to ensure that it conforms with the principles of sustainability. In such circumstances the Council may require the applicant to contribute towards affordable housing provision. The amount of affordable housing sought will relate directly to the scale and nature of the development. The form of the contribution required will be assessed based on site market conditions.

POLICY H6: Non Residential Development

Where a non-residential development (or the non-residential part of a mixed use development) creates a requirement for affordable housing the developer will be required to provide affordable housing appropriate to the scale and nature of the development. In such circumstances, developers should, if practicable, provide the required affordable housing or transfer an area of fully serviced land in the same Housing Market Area, at nil cost, to the Council or an approved Registered Social Landlord. As a last resort, if this is not achievable, then developers should make a financial contribution to the provision of affordable housing in the same Housing Market Area.

3.45 Proposals which would result in the housing land requirement being exceeded, particularly where they would prejudice the Plan's Strategy, are not normally acceptable. However, there are circumstances which may justify over allocation. In particular, this may apply to Mid Fife where regeneration is a priority. Policy H7 sets out the circumstances in which such proposals may be justified.

POLICY H7: Exceeding the Housing Land Requirement

The Council will ensure that there is at least a 5 year effective housing land supply available at all times to meet the Plan's requirements. Proposals which would result in the Housing Land Requirement being exceeded may be acceptable where:

- they will reuse a brownfield site which otherwise would be acceptable; or,
- they relate to sites in Mid Fife where they support regeneration objectives; and,
- they are consistent with other relevant Structure and Local Plan policies and proposals.

TRANSPORTATION

3.46 People need to travel between where they live, work, shop and use services. Goods and services also need to be transported and good transport links are essential to Fife's economy. For local trips or shorter journeys, walking and cycling need to be encouraged to reduce congestion and improve health. Integrating land use planning with transportation will reduce the need to travel and increase opportunities for travel other than by private car.

Policy Objectives

- Guiding new development to locations that reduce the need to travel by private car.
- Encouraging the use of more sustainable modes of transport.
- Improving accessibility and transport choice for all sectors of the community.
- Encouraging the movement of freight by rail, sea and pipeline.
- Safeguarding land for potential improvements to the transport network.

3.47 As well as encouraging development in locations that increase accessibility to homes, employment and services, it is also important to guide development away from locations where the traffic generated by the development may adversely impact on local communities.

POLICY T1: Transport and Development

Development proposals must:

- be accessible to, or able to be made accessible to, the existing or planned public transport network;
- be accessible to all;
- provide or use walking and cycle routes which are or can be linked into established and planned networks;
- be located where road network capacity is or can be made available, but only after access by other more sustainable modes of transport has been maximised;
- not create or exacerbate a road safety problem; and,
- not prejudice identified 'Safer Routes to School'.

- 3.48** Rosyth is now the European ferry gateway to Scotland. It provides a daily direct link to Zeebrugge for both freight and passengers. The growth of Rosyth as a national multi-modal transport hub has important benefits for the Scottish economy at a regional and national scale as well as a strategic role in the continued success of the Fife economy. This role can be maintained and enhanced through improved road access from the A90 and a future rail link into the port, which would support the growth of Rosyth as a strategic inter-modal freight terminal. The Plan supports the safeguarding of existing and potential transport routes to ensure that development of Fife's transport network is not hindered by development of key routes. A masterplan is being prepared for the Port of Rosyth and the waterfront.

PROPOSAL PT1: Port of Rosyth

The Port of Rosyth will be developed as a multi-modal national freight distribution facility. Proposals likely to prejudice the development of an integrated road, rail and port freight transport hub will be considered premature pending the preparation of a masterplan by Fife Council.

- 3.49** In establishing a 20 year land use strategy for Fife, the Plan takes account of long term aspirations for the development of the transportation network. Over the Plan period this will include a range of strategic improvements, including the potential

requirement for an additional multi-modal bridge at Queensferry, Light Rail Transit extension from Edinburgh, a passenger ferry linking Kirkcaldy/Burntisland with Leith/Granton, and additional proposals identified in the revised Local Transport Strategy and through wider transport studies. The SESTRAN Integrated Transport Corridors Study is the most significant study, the output of which will be incorporated into the finalised Structure Plan. The Council will work in partnership with the Royal Air Force to review any opportunities to facilitate economic development at Leuchars. The National Planning Framework confirms the re-opening of the Kincardine-Stirling-Alloa rail link by 2010.

- 3.50** In order to ensure that strategic transportation proposals, including road/rail services, are able to take place, it is necessary to protect the land required from other development. The Local Transport Strategy will be reviewed in 2005 and changes to the strategy will be reflected in the finalised Structure Plan.

- 3.51** The implementation of the Plan's framework for integrating land use with transport will be assisted by the requirement for a Transport Assessment and, where appropriate, a Travel Plan. Through an integrated approach, traffic can be more effectively managed and opportunities for public transport improvements created.

POLICY T3: Developer Requirements

To assist in integrating land use and transport, development proposals must be supported by Transport Assessments and Travel Plans where appropriate. Travel Plans will be implemented through appropriate planning or other agreements. This is usually achieved by means of a Section 75 Agreement.



Rosyth - Zeebrugge Ferry

POLICY T4: Safeguarding of Existing and Potential Transport Routes

The following routes and land will be safeguarded from development that may prejudice their existing or future transportation use:

- the disused railway network including land previously used for station and sidings;
- the Kingdom of Fife Cycle Route network;
- the Fife Coastal Paths;
- landfall for approach infrastructure for a new multi-modal crossing of the Forth and for new Kincardine Bridge; and,
- land required within Fife for the implementation of Proposal PT2.



Ferry Toll Park and Ride

PROPOSAL PT2: Transport Proposals

Transport Proposals are listed below according to whether they improve Fife's connectivity within the National/International Network or whether they relate primarily regional or to internal Fife movements. However, because Transport operates at a network level then local proposals enhance access to the national network where effective integration is achieved.

National/International Connectivity

- new multi-modal cross-Forth bridge and associated approach networks at Queensferry
- port and other related infrastructure for cross-Forth Ferry at Kirkcaldy or Burntisland
- segregated public transport corridor through the Forth Bridgehead Area, including the existing Dunfermline Eastern Expansion area, from new bridge at Queensferry

Regional Connectivity

- new rail stations at Newburgh, Kirkcaldy East, Ferry Toll, Burntisland (or refurbished), and Wormit
- new bus station interchange at Kincardine
- park and ride and/or choose facilities/interchange at St Andrews, Tay Bridgehead, Rosyth, Halbeath, Markinch, Dalgety Bay (extension), and Inverkeithing (new car park with 'Travelator' link)
- Levenmouth passenger rail line reopening and land for new stations
- further consideration of transport link options to the rail network to St Andrews, through the review of Local Transport Strategy
- land at all rail stations identified in Area Transport Plans for platform extensions, improved facilities and parking
- Green Point Car Parks - tourist park and ride facilities and associated cycle routes
- transport improvements identified in relation to the development of Strategic Development Areas
- improvements to Redhouse A92 (T) to Gallatown corridor
- southbound high occupancy vehicle lane on M90/A90 from Halbeath to Forth Road Bridge
- passenger rail on Dunfermline-Kincardine-Alloa line
- proposals which enhance connectivity along key corridors will be further considered including to the West and from rural East Fife through to Perth, and from Mid Fife to Dundee

Support for Non-Fife Key Strategic and National Projects

- Edinburgh Airport Rail Link
- Waverley Station and Haymarket Station Capacity improvements

3.52 The Plan aims to encourage the movement of freight by rail and water to minimise the impact on the environment and Fife's communities. To encourage this shift from road to rail and water requires the improvement of facilities and the siting of new industrial and commercial development in the most sustainable locations to take advantage of rail and water transport infrastructure.

POLICY T2: Transport of Freight

Freight-generating development proposals will be located according to the following sequential approach:

- locations accessible to rail, sea and/or pipeline; or,
- locations with good access to the primary road network (motorways and principal roads).



Glenrothes Bridge



Cyclepath



Freight

Introduction

- 4.1** This Chapter details Fife-wide policies that will ensure that the strategic policies outlined in Chapter 3 are translated into successful, integrated development which enhances Fife's economy, communities and environment. As the new Development Plan framework evolves, much of this important detail will relocate to sit within the context of Local Plans, strengthening the land use strategy for the local delivery of quality development and environmental protection.

BUSINESS AND EMPLOYMENT

- 4.2** Whilst the Structure Plan encourages the development of the established employment land supply, additional employment land development opportunities may emerge and be promoted through Local Plans.

POLICY E2: New Employment Opportunities

Employment-generating proposals additional to those in the established employment land supply, will be supported where they:

- relate to community regeneration or support the rural economy;
- are close to public transport hubs; and,
- are on brownfield or contaminated land within settlements or reuse buildings unless there are no such sites available for the proposed use.

Notes: The established employment land supply contains all sites in the Employment Land Audit and includes marketable employment land. (see Report of Survey). Employment-generating proposals do not include proposals for retail development.

- 4.3** Ensuring that economic development is an inclusive process, spreading benefit to all groups and communities, requires the creation of local job opportunities, thereby increasing income and reducing the need to travel.

POLICY E3: Rural Businesses

Small scale business and enterprise projects will be supported in rural areas where they:

- cannot otherwise be located in a nearby settlement;
- provide local employment opportunities;
- are appropriate to the scale and character of the area; and,
- use brownfield or contaminated land or reuse redundant buildings.

- 4.4** Leisure business in Scotland is growing and Fife is in the right location and has the right assets to take a lead in this business sector. Lochore Meadows has the potential to develop commercial leisure facilities within an appropriate countryside location linked to the regeneration of surrounding communities.

POLICY E4: Hotel and Commercial Leisure Development

Significant commercial leisure development appropriate to an urban area, is best located in or close to a town centre where it can complement other visitor attractions offered, and provide good public transport links for access by the community and visitors alike. Commercial leisure development will be supported where:

- it satisfies the sequential approach;
- it is compatible with surrounding uses;
- there is an identified demand for the facility; and,
- the operation of the proposed facility is, or can be, served by public transport.

Proposals for new hotels will be supported where they are consistent with the strategy.

ENERGY

- 4.5** Energy is a component in all our lives. Most of our energy is derived by burning fossil fuels which releases greenhouse gases into the atmosphere resulting in major consequences for the climate. The National Planning Framework promotes electricity generation from renewable sources. The Fife Community Plan seeks to minimise the use of fossil fuels and secure energy efficiency in housing. This will reduce the emission of greenhouse gases and, in turn, reduce the adverse impact on air quality.

Policy Objective

- Encouraging the use of renewable energy technologies as an alternative to fossil fuels.

- 4.6** There is scope for a range of renewable energy technologies in Fife including hydropower, combustion of biomass, combustion of wastes, wave power, solar, energy recovery or other treatment. Local Plans will provide detailed policy guidance on these technologies. There are opportunities within Fife to capitalise on the development and manufacture of developing technologies, and this will be encouraged.

POLICY R1: Renewable Energy Technologies

A range of technologies for renewable energy generation will be encouraged (including the potential for combined heat and power schemes). Developments will be supported where they:

- provide employment opportunities, particularly diversification of the rural economy;
- minimise any adverse effects on the environment; and,
- make use of brownfield or contaminated land, where possible.

POLICY R2: Energy from Biomass

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

- 4.7** The main contributions are likely to come from wind energy, biomass and landfill gas. Other sources, such as wave, geothermal (ground sourced heat pumps) and solar energy can also play an important role. Positive guidance on where they are likely to be acceptable will both encourage investment and address public concerns about protecting the environment. Broad areas of search for commercial wind farms will be defined in Local Plans.

- 4.8** Proposals for wind turbines and wind farms will be required to include a landscape capacity assessment, a zone of visual impact map, viewpoint analysis from key locations, computer generated wireline diagrams and photomontages, and an assessment of the visual impact of the development from key locations and nearby settlements and dwellings. The visual impact and the effects of noise and construction activities will be included in the appraisal of the affect on the amenity of nearby residents.

POLICY R3: Wind Turbines

Preference will be given to commercial wind farms within the identified broad areas of search based on the lower hill and less sensitive coastal landscape areas of Fife, defined by taking full account of landscape capacity, the natural, built and historic environment, wind speed and the amenity of nearby residents.

Within such areas, proposals are most likely to be supported where:

- the landscape is capable of absorbing them;
- through careful siting within the landform and high quality of design and materials, they respect the key features and character of the landscape and minimise their impact on the landscape and environment;
- they do not have a significant detrimental effect on the amenity of nearby residents; and,
- they are not located on migratory flight paths of birds nor located on flight paths between breeding and feeding areas or on the breeding areas themselves.

Wind farm and individual turbine proposals will be considered in relation to the criteria above and the Fife Landscape Character Assessment.

MINERALS

- 4.9** Fife has deposits of a range of minerals including coal, igneous rock, sand and gravel, silica sandstone, fireclay, brick clay, building sandstone and limestone. These are sufficient both to meet Fife's own needs and to supply other areas.
- 4.10** Mineral working is an important economic activity but it consumes finite resources and can also result in significant impacts on the environment and communities. Restoration, aftercare and afteruse of sites are therefore important planning considerations. The Structure Plan seeks to balance the need for minerals against the importance of safeguarding local communities from the significant adverse effects of extraction and against protection of the environment.
- 4.11** The Structure Plan safeguards deposits and defines general areas of search for opencast coal operations where extraction would not conflict with other policies. The Fife Minerals Subject Local Plan sets out a detailed strategy and contains a range of policies for the sustainable working of minerals.

Policy Objectives

- Ensuring that the exploitation of Fife's mineral resources is as sustainable as possible.
 - Safeguarding mineral deposits from sterilisation.
 - Ensuring that the scale and location of minerals extraction is sufficient to meet the needs of Fife's economy and can, where necessary, contribute to wider market area needs.
- 4.12** Mineral extraction must become more sustainable to contribute to the Plan's overall strategy. To achieve this, proposals must satisfy the tests set out in Policy M1.

POLICY M1: Making Mineral Extraction More Sustainable

Mineral extraction proposals will be supported where:

- the resource is required to meet a Fife market need; or,
- the resource is required to meet the needs of overlapping or other market areas which cannot reasonably be met more locally; and,
- the need cannot be met from recycling or secondary sources, or by use of more sustainably-sourced alternative materials.

- 4.13** In view of the temporary disruptive nature of mineral extraction operations, many mineral operators are prepared to provide, on a voluntary basis, funding for compensatory works through the payment of a royalty based on the tonnage of material won from their operation. There are a number of established royalty schemes operating in Fife, most of which are funded by opencast coal operations, benefiting affected communities. It is considered that royalty schemes should be extended to all mineral operations in Fife and all operators will be encouraged to participate. The royalty, which would be negotiated for each site taking account of its particular circumstances, would be paid into a Fife minerals trust fund. Whilst focussing mainly on affected communities to support appropriate projects, such as providing and sustaining community facilities, the fund could also assist projects throughout Fife.

POLICY M2: Minerals Trust Fund

In order to fund projects that provide compensation for the disruptive nature of mineral operations, mineral operators will be encouraged to contribute to a Fife minerals trust fund. Whilst focussing on affected communities, a Fife minerals trust fund could also provide support for appropriate projects throughout Fife.

- 4.14** All planning authorities require to have an adequate landbank for crushed rock aggregate equivalent to at least a 10 year supply. The Minerals Subject Local Plan identifies a shortfall of 24 million tonnes for the period 2001-2011 (as at the start of 2001). The identification of this shortfall will inform the minerals industry and enable it to respond accordingly.

POLICY M3: Construction Aggregates

Proposals for new or extended crushed rock aggregate quarries and sand and gravel pits will be supported only where their production does not exceed the assessed landbank requirement to meet Fife's market areas' needs. A ten year landbank will be maintained at all times.

- 4.15** A detailed description of both the Areas of Search and their identification process is contained in the Minerals Subject Local Plan. The areas indicated do not imply automatic approval of proposals located within them and all proposals will be subject to rigorous environmental and transportation appraisals.

POLICY M4: Opencast Coal Operations

Proposals for opencast coal operations will be supported provided they are located within Areas of Search or involve previously unknown shallow coal deposits where extraction would not prejudice the Development Plan strategy. Proposals for opencast coal operations will also be supported provided they implement the Structure Plan strategy by:

- stabilising land prior to development; or,
- assisting in delivering regeneration; or,
- securing the restoration of derelict and/or degraded land.

In all instances operations must not cause unacceptable levels of environmental damage to communities and settlements and secure clear benefits for local communities, where practicable, by increasing biodiversity and improving the landscape and recreational provision on and/or off site.

PROPOSAL PM1: Minerals Subject Local Plan

Fife Council will review the Minerals Subject Local Plan by the end of 2007 in order to reflect changing circumstances and roll forward the 10 year land bank requirements for construction aggregates.

WASTE MANAGEMENT

- 4.16** Waste is the unwanted by-product of industrial, commercial and domestic activities and can be a potential source of air, land and water pollution. Proper management and disposal of waste arising is therefore important. Targets for the UK emerging from European Union Directives mean, amongst other things, that by 2020 the quantity of biodegradable municipal waste that is sent to landfill must be reduced to 35% of that produced in 1995.
- 4.17** Planning authorities must take a strategic view of waste management and implement the key principles of the National Waste Strategy for Scotland in establishing a sustainable framework for waste management. These key principles are:
- the waste hierarchy;
 - proximity and self-sufficiency;
 - the "polluter pays" principle; and;
 - Best Practicable Environmental Option.

- 4.18** The National Waste Plan (2003) sets the direction for sustainable waste management. This is implemented locally through the Fife Area Waste Plan (2003) which details the Best Practicable Environmental Option for the management of municipal solid waste collected by the Local Authority, including building on the existing range of facilities and kerbside collection services to increase the proportion of waste that can be composted, recycled and reused.

Policy Objectives

- Implementing the Best Practicable Environmental Option as set out in the Fife Area Waste Plan by providing for the development of a waste management framework.
 - Reducing the environmental impacts of waste production and waste management by encouraging waste minimisation, reduction, reuse, recycling and more sustainable waste management activities that reduce the reliance on landfill.
- 4.19** The Best Practicable Environmental Option (BPEO) for the management of Fife's municipal wastes, as identified in the Fife Area Waste Plan, will require the provision of the following infrastructure as below.

- A Materials Recycling Facility or baling and transfer station;
- Composting;
- Energy recovery or other treatment (by 2013); and,
- Engineered landfill for residual waste.

This requirement will be reviewed to take account of the 5% increase in population as forecast through the Plan's strategy and be reflected in the finalised Plan. Waste minimisation will be encouraged through measures including lean construction and designing to minimise waste.

4.20 To implement the BPEO, provision will be made for an integrated framework of waste management facilities so that waste can be dealt with at the closest, most appropriate facility. There may be provision of some of these facilities already at the landfill sites at Lochhead, Dunfermline and Melville Wood, Ladybank. A composting trial has already been developed at Lochhead and there is capacity on the site to develop it as a multi-function facility. There is sufficient licensed landfill capacity for biodegradable municipal waste to the end of the Structure Plan period at Lochhead, depending on recycling rates. At Melville Wood there is a more limited available capacity of 10 years landfill.

4.21 To provide facilities for the treatment and recycling of waste for East and Mid Fife that meets the key principle of proximity to the sources of waste, it is proposed that a site to match Lochhead will be identified through the Local Plans. This will be a multi-function waste management site with an emphasis on recycling and reuse, and will accommodate a Materials Recycling Facility, composting, a transfer station and landfill. The landfill element will only be for the disposal of residual wastes from other site processes. The recently approved private sector waste management facility at Westfield could provide recycling and landfill facilities which could meet the requirement for East and Mid Fife for up to 30 years.

PROPOSAL PW1: Strategic Waste Management Facilities

An integrated network of waste management facilities to meet the Best Practicable Environmental Option set out in the Area Waste Plan will be provided by:

- the development of Lochhead as a strategic waste management facility to serve West Fife to accommodate appropriate waste management facilities; and,
- the development of strategic waste management facilities to serve East and Mid Fife to be identified through a Local Plan.

Provision will be made at each site for a Materials Recycling Facility, composting, and for the development of other emerging recycling and waste treatment technologies. The provision of any ancillary landfill will only accommodate residual wastes.

4.22 The Area Waste Plan identifies that there may be a need for additional facilities in the form of a thermal treatment or combined heat and power plant by 2013 to meet the landfill diversion targets. This could be provided either in Fife or, by agreement, by sharing facilities with another local authority.

4.23 Other facilities will be required through the Plan period to treat other non-municipal waste streams, such as electrical, industrial, tyres, vehicles etc. These should be located in areas that accord with Development Plan policy.



Waste Collection

POLICY W1: Waste Management Facilities

Proposals for new waste management facilities located:

- within or immediately adjacent to existing waste management facilities; or,
- within general industrial sites; or,
- on brownfield or previously contaminated land will be supported where they are accompanied by an assessment demonstrating that the following issues have been addressed:
- proximity to the sources of waste, the Best Practicable Environmental Option for the waste and minimisation of the transport of waste, particularly by road;
- the impact of emissions, odour and noise on the environment and communities;
- the requirements of the Fife Area Waste Plan, National Waste Strategy and National Waste Plan; and,
- the impact on ground and surface water resources.

SAFEGUARDING AND IMPROVING FIFE'S ENVIRONMENT

- 4.24** Fife has a varied and distinctive natural and built heritage. The landscape provides the setting for its towns and villages, contributes to the quality of life for both residents and visitors and supports a diverse rural economy. Fife contains many historical assets of national and international importance. This heritage adds to the visual interest of towns, villages and landscapes, provides a sense of place and a link with past generations, and has economic benefits in terms of tourism.

Policy Objectives

- Safeguarding and improving the character and distinctiveness of Fife's landscapes and coastline, including the landscape setting of towns and villages.
- Improving and restoring degraded landscapes.
- Protecting and enhancing the natural environment including Fife's biodiversity and geological heritage.
- Encouraging woodland planting in appropriate locations.
- Protecting and enhancing the historic and built environments which give Fife its sense of place.
- Ensuring development positively contributes to Fife's sense of place.

- 4.25** Fife has a rich historic built environment. The historic cores of St Andrews and Dunfermline are internationally important and also have a special relationship with their landscape settings. To ensure that critical views to and from these historic cores are protected, the existing approved Structure Plan identifies the need to define Green Belt at St Andrews and Dunfermline.

- 4.26** Green Belt objectives will be secured taking account of the need for both Dunfermline and St Andrews to accommodate further development over the next 20-30 years. The option of retaining Green Belt controls over institutional growth to help ensure the highest standards of new landscape, building form, layout and design is a matter to be considered in Local Plans. These identified areas will have a positive role to play in providing opportunities for access to the countryside for informal recreation and for landscape and ecological enhancement, linking open spaces within towns to the countryside.

- 4.27** The key issue for St Andrews is the extent by which it should grow over a long timescale. The town needs to accommodate further employment land to grow the economy, deliver affordable housing, and the landscape setting of the town protected and enhanced. The Local Plan will set out the concept for how, where and the extent to which St Andrews should grow over the next 20 years. Over and beyond that period development pressures will be shifted to other settlements.

POLICY ENV1: Landscape Setting of St Andrews and Dunfermline

Green Belt will be identified at St Andrews and Dunfermline through the Local Plans to preserve their character, setting and critical views to and from the historic cores. The establishment of Green Belt will not prevent the planned development of both communities, but will guide development to appropriate locations in environmental terms in both communities.

Within Green Belts, development should not prejudice the setting and character of the associated town. Local Plans will identify the scale and form of development which may be appropriate.

4.28 Dunfermline will be expanded over the next 30 years centred on its historic core. The Local Plan will set out the concept plan for how and where Dunfermline will be expanded. Green Belt will be identified to the South West with the aim of protecting the landscape setting of the City's historic core, balanced with the need for that area to accommodate new development.

4.29 Green Belt will be defined through Local Plans determining the appropriate extent and shape taking account of the following objectives:

- Preserve the setting and special character of the towns and their historic cores;
- Accommodate further development as required to meet the Plan's Strategy;
- Link key open spaces within the towns and provide an uninterrupted link to the countryside;
- Provide a landscape structure for areas where development is appropriate; and,
- Provide important wildlife and recreation corridors.

Brownfield Land

4.30 The redevelopment and re-use of derelict and vacant land can greatly improve the appearance and environmental quality of an area. Derelict and vacant land should be promoted for early re-development/re-use in Local Plans. This is particularly relevant in Mid Fife, which is one of three areas identified for environmental improvement within the National Planning Framework.

4.31 There can also be significant areas of derelict land in the countryside. Normally, the most appropriate uses for such sites after rehabilitation will include agriculture, woodland, countryside recreation, and nature conservation. However, on other significant sites such as Comrie Colliery and Crail Airfield, other uses may also be considered (excluding large-scale housing). Fife Council will therefore work with site owners to secure rehabilitation and a positive but sensitive after-use for such sites.

4.32 Policy ENV2 sets out the circumstances in which other uses may be supported. All rehabilitation operations must themselves be environmentally acceptable. Local Plans will identify countryside areas of derelict and / or vacant land and propose new uses, where appropriate.

POLICY ENV2: Rehabilitation and re-use of Brownfield Land

Development securing the redevelopment and / or re-use of derelict land or vacant land will be supported where the new use:

- is appropriate to and compatible with the surrounding area;
- provides environmental/community/economic benefits;
- can be achieved in an environmentally acceptable and sustainable manner; and,
- accords with other Structure and Local Plan policies.

Design Quality

4.33 The quality of design is a material consideration in determining development proposals. All development, irrespective of location, must be designed to ensure that it makes a positive contribution to its surroundings. In urban areas, development should take account of the existing skyline, townscape, adjacent buildings and open spaces through layout, scale and massing to ensure its integration into the area. On the edge of settlements and in rural areas, development must take account of the identity and distinctive character of the area and respect the landscape setting. Good urban and innovative building design will encourage functional, mixed developments that take account of the existing physical and heritage assets that contribute to Fife's sense of place.

POLICY ENV3: Design Quality

Development will only be approved if it can demonstrate and ensure that well thought out design has been pursued, which in turn should; achieve desirable, successful, high quality, built and natural environments, which respect their individual context and are well-integrated and connected with their surroundings. The application of innovative design solutions will be encouraged.

To maintain and raise design standards throughout Fife, all development proposals must comply with the principles as described in the Council's Urban Design Guide.

4.34 New residential development should make the most efficient use of land. By promoting higher housing densities, increased use of public transport can be encouraged, the viability of local communities can be enhanced, more sustainable development can be achieved and opportunities for energy efficiency can be maximised. Good design can encourage higher densities whilst avoiding overcrowding or loss of amenity. Successful design is not just about achieving a predetermined quantity, but should be driven by the overall quality based on sound, innovative design principles. Local Plans will therefore provide more detailed guidance on this issue.

4.35 Residential development needs to provide a range of densities appropriate to the scale and location of the site. This policy aims to aid the creation of quality, balanced, mixed communities, providing more scope for the provision and integration of affordable housing whilst establishing variety, potential for a range of transportation modal choices and careful open space consideration.

POLICY H8: Density

Fife Council will support, in principle, new residential development that proposes the efficient and sustainable use of land. In pursuit of this, densities below 25 dwellings per hectare should thus be avoided unless exceptional site or market circumstances determine otherwise.

All proposals for new housing development will be required to:

- indicate a broad density range of 25-50 dwellings per hectare on sites of 5 units and above; and,
- avoid uniform density developments, providing for a range of house types and layouts that improve access to local facilities and to the public transport network.

Higher densities of 35 dwellings per hectare and above at suitable localities, particularly within or close vicinity to town centres and/or public transport interchanges/corridors, are encouraged.

Nature Conservation

4.36 A hierarchical approach is adopted to nature conservation with sites of international importance, Natura 2000 (SAC and SPA) and Ramsar sites, being afforded the highest level of protection. Fife currently has 6 such sites at Cameron Reservoir (SPA and Ramsar), the Isle of May (candidate SAC), the Firth of Tay and Eden Estuaries (SPA, Ramsar and candidate SAC), the Forth Islands (SPA, includes Isle of May), Turflundie Wood (candidate SAC, partly within Fife), and the Firth of Forth (SPA and Ramsar).

POLICY ENV4: Nature Conservation - International Sites

Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications for the site's conservation objectives. The development will only be permitted where the assessment indicates that:

- it will not adversely affect the integrity of the site; or,
- there are imperative reasons of overriding public interest, including those of a social or economic nature and there are no alternative solutions.

Where such a site hosts a priority habitat and/or priority species as defined by the Habitats Directive (92/43/EC), the only overriding public interest must relate to human health, public safety or beneficial consequences of primary importance to the environment. Other allowable exceptions are subject to the views of the European Commission.

4.37 Sites of national importance to nature conservation are protected by their designation as National Nature Reserves or Sites of Special Scientific Interest (SSSIs). SSSIs, in turn, form the foundation for a range of additional designations. Fife contains, either wholly or partly, over 50 SSSIs. It is therefore important to afford such sites an appropriate level of protection. Regional and local sites are addressed in Local Plans.

POLICY ENV5: Nature Conservation - National Sites

Development which would affect a National Nature Reserve or a Site of Special Scientific Interest will only be permitted where ecological appraisals have demonstrated to the satisfaction of the Council as planning authority that:

- the overall objectives of designation and the overall integrity of the designated area would not be compromised; or,
- any adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.



Reedbed

4.38 Whilst designated sites may contain the most important examples of flora, fauna and geology, it should be recognised that the majority of such resources occur outside these sites. Developers are required to consider the impact of their proposals on nature conservation interests and to take appropriate measures to maintain and, where possible, enhance this interest. The Council encourages pre-application discussion on the scoping of ecological appraisals. The Nature Conservation (Scotland) Act 2004 proposes the further conservation of biodiversity.

POLICY ENV6: Nature Conservation Enhancement

Where development has the potential to impact on international, national, regional or locally important sites, applicants will be required to submit an ecological appraisal of the proposal detailing how any impact will be minimised or mitigated. The Council will require, as part of development proposals, a net benefit to the conservation of the natural heritage through habitat creation and/or enhancement.



View from the Lomond Hills

Built Environment

- 4.39** Fife has some of the most important historic environments in the country, some of which are of international significance. The preservation and enhancement of these historic assets is important in achieving the overall strategy. The most important historic environments will be identified in the Local Plans.
- 4.40** The archaeological heritage is a very fragile resource which, once lost, cannot be replaced. It is important therefore to protect this heritage, particularly where it is of national and regional importance, from the adverse effects of development. Local Plan policies provide archaeological protection.

Forestry and Woodland

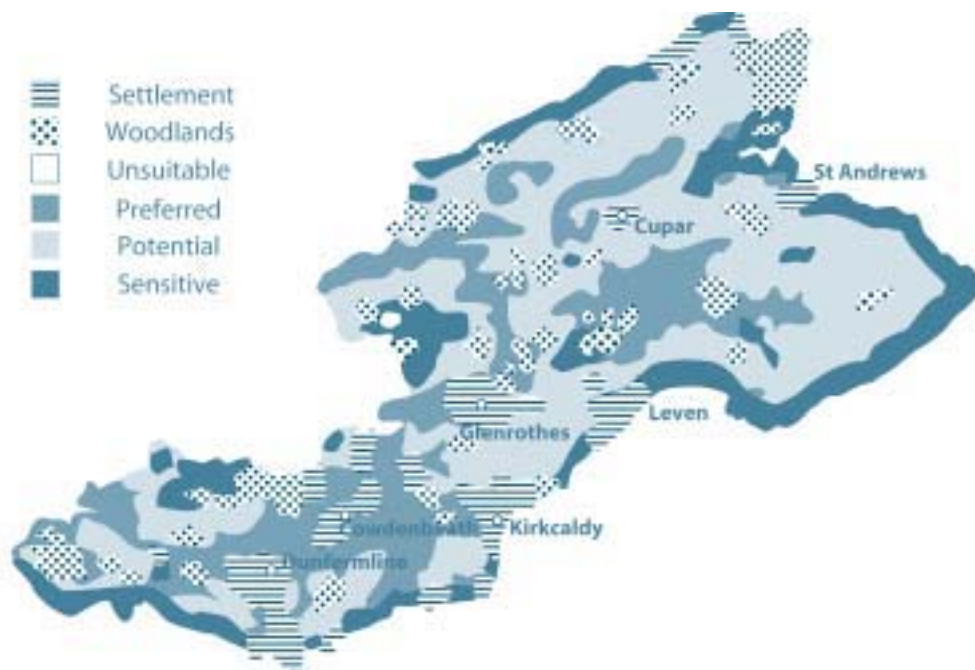
- 4.41** The Indicative Forestry Strategy (IFS) is contained in the Report of Survey. The IFS seeks to direct new woodland to locations that do not have an adverse impact on the natural or built environment and where economic, social and environmental benefits can be obtained. Economic benefits derive from timber production and tourism while social and environmental benefits include improved public access, improved recreational opportunities and landscape and biodiversity enhancements. Community involvement in the planting and management of woodland

through partnership and other arrangements will be encouraged to ensure maximum local benefits are secured. New woodland can enhance the landscape setting of existing settlements and help integrate new development into the landscape. The IFS and the Fife Landscape Character Assessment will be taken into account when commenting on woodland planting proposals.

POLICY ENV7: Forestry

Proposals for forestry and community woodland will be supported where they:

- are consistent with the Indicative Forestry Strategy and Fife Landscape Character Assessment;
- secure economic, social and environmental benefits;
- contribute to enhancing Fife's biodiversity;
- enhance the landscape setting of settlements;
- assist in integrating new development into the landscape; and,
- provide linkages to other woodland areas which in turn will enhance their benefits to biodiversity.



INDICATIVE FORESTRY STRATEGY DIAGRAM

Countryside

- 4.42** An aim of the Plan is to safeguard and improve Fife's environment. In the countryside, developments that are considered appropriate will be expected to be of a high quality in terms of siting, design and use of materials, taking account of the character of the landscape and retaining habitats and features of ecological interest. The Fife Landscape Character Assessment will also be a material consideration in assessing development proposals. Proposals will be expected to include an integral landscaping plan and measures for habitat enhancement where appropriate.
- 4.43** The Fife Landscape Character Assessment classifies landscape types and provides a context for development, land use change and conservation. The landscape character approach recognises that all landscapes are important and development should make a positive contribution to the overall landscape quality. The Fife Local Biodiversity Action Plan establishes a framework for the protection and enhancement of the natural heritage. A review of local landscape designations is ongoing. The outcome of this will be addressed through Local Plans.
- 4.44** Fife Council and its partners will work to implement the access provisions of the Land Reform (Scotland) Act 2003, including the preparation of a Core Paths Plan by 2008. This will provide a clearly defined network of paths and assist in managing access over agricultural land. Fife's Countryside Access Strategy seeks to increase opportunities for countryside access and recreation for local communities by maintaining and extending both the strategic and local footpath networks.

POLICY ENV8: Countryside Recreation and Access

New development that maintains and extends strategic long distance (including the Fife Coastal Path) and/or local path networks providing for walkers, cyclists, horse riders and those with special needs will be supported. Opportunities to link networks to other tourist attractions will be encouraged.

The Coast

- 4.45** Fife has a varied and distinctive coastline which has an important role to play in Fife's economy. The coast will be protected from unnecessary and unsympathetic developments. The criteria for defining the developed and undeveloped coast and assessing development proposals will be set out in Local Plans. Provision will be made for development that requires a coastal location and contributes to the local economy.



Anstruther

RESOURCES

Introduction

- 5.1** Infrastructure and community facilities cover a range of services including water supply, sewerage and drainage, Information and Communications Technology, healthcare provision, education and leisure and recreation.

Policy Objectives

- Enabling development to take place in preferred locations at the right time by providing for adequate infrastructure and services.
- Safeguarding land for infrastructure improvements.

INFRASTRUCTURE AND COMMUNITY SERVICES

- 5.2** Prioritised public capital budgets for infrastructure projects and the often lengthy period necessary to plan and implement such projects mean that it is important that the availability of land for such proposals is not jeopardised by other types of development. Local Plans will identify land for programmed infrastructure proposals to ensure safeguarding of necessary sites.

PROPOSAL PC1: Development and Programmed Infrastructure

Land for programmed or planned infrastructure proposals will be identified and safeguarded from prejudicial development. The Council will work in partnership with providers, where appropriate, to facilitate infrastructure delivery.

- 5.3** Scottish Water is responsible for the provision of water and sewerage. Such provision is crucial to the delivery of development and it is important for the successful implementation of the development strategy that locations should not be constrained by a lack of availability of services. It is also important that any new development is directed to locations that maximise the use of existing infrastructure capacity.

- 5.4** There are key issues for the Plan related to the future demand for services, water quality and environmental considerations. Fife Council will actively work with Scottish Water to ensure that they are able to meet their regulatory obligations and support the development strategy. It is acknowledged that there will be a requirement for additional investment in water and drainage networks beyond that contained in capital programmes. This will be addressed through joint working and developers will be required to fund the servicing of their sites.

POLICY C1: Provision of Water and Sewerage Infrastructure

Fife Council, in partnership with Scottish Water and SEPA, will seek to ensure that:

- development in accordance with the Development Strategy is not constrained;
- use of existing water and sewerage infrastructure is optimised; and,
- Scottish Water programmes for infrastructural improvements are planned in line with the Development Plan Strategy.

- 5.5** Information and Communications Technology (ICT) continues to develop rapidly and is now a basic infrastructure requirement. Broadband offers permanent Internet connections that allow high-speed access and download of information; offer access to technology for business, education, e-government and leisure purposes, and offers opportunities to businesses, organisations and individual users. For Fife to be a high quality environment it requires a first class ICT infrastructure and Broadband is crucial to economic growth and social inclusion. Current coverage across Fife means that it is one of the best connected areas in Scotland and it is anticipated that 100% coverage will be achieved by the end of 2006. Fife Council and its partners will therefore seek to ensure that ICT infrastructure is provided as part of overall infrastructure requirements for new development.

POLICY C2: Information and Communications Technology

Local Plans will provide positively for the provision and upgrade of ICT infrastructure and support the expansion of networks across Fife.

- 5.6** The provision of healthcare facilities is a major influence in determining our quality of life. In recent years, major changes have taken place in healthcare as the health service in Fife has adapted to meet changing circumstances. This structural change is part of an ongoing national reorganisation of health services which aims to develop a pattern of hospital and other health services which are sustainable and provide the best possible range of services to local communities. This may result in surplus land and buildings becoming available for alternative uses, and Fife Council will work in partnership to ensure that suitable redevelopment is achieved.

POLICY C3: Healthcare Facilities

Proposals for new, expanded or augmented healthcare facilities will be supported where:

- they are in sustainable locations, accessible by public transport and supported by Green Travel Plans; or,
- they are planned within the Strategic Development Areas; and,
- they re-use surplus property appropriate to their locations (i.e. urban or countryside).

- 5.7** The provision of sport and recreation facilities and open space in settlements enhances the health and quality of life of local communities. Fife is a destination of international renown for golf tourism, which makes a significant contribution to the economy. It is essential that visitors and residents can access courses and enjoy other associated facilities that will encourage return visits. Policy guidance for sport, recreation and golf development is contained within Local Plans.



Modern Health Facilities - Queen Margaret Hospital

- 6.1** Monitoring the implementation of the policies and proposals of the Structure Plan is important to ensure that the strategy and policies remain relevant in relation to both local circumstances and to national requirements. The provisions of the Structure Plan will be taken forward through a variety of means and these include:
- through a framework outlined within the Structure Plan Action Plan;
 - through policies and proposals within Local Plans;
 - by direct investment by the Council and its partners;
 - through grant of planning permission;
 - by influencing the content of other plans and strategies; and,
 - by direct investment by the public and private sectors.
- 6.2** The Action Plan, which accompanies the Structure Plan outlines the range of actions and commitments required to implement the Structure Plan strategy. These actions and commitments may be required from the public and private sectors. It is hoped that the Development Plan commitment can provide the framework and confidence for investment. The Action Plan will be kept under continuous review and formally updated every two years. Given the role of the action planning activity it will also contribute to the monitoring of the Plan and future review.
- 6.3** Monitoring on the policies of the Plan is also critical to assess the fitness for purpose of the Plan in achieving the balance between development and conservation of the built and natural environment. The contribution to the achievement of the Community Plan key milestones will also be regularly assessed.
- 6.4** Other plans and strategies that will influence the implementation of the Structure Plan and in turn through review (where necessary) may be influenced by the Structure Plan are:
- National Planning Framework (2004)
 - A Stronger Future for Fife; Fife's Community Plan (2004)
 - Take a Pride in Fife – Environmental Strategy for Fife 2003-2006
 - The Fife Local Economic Development Strategy
 - Central Fife Economic Action Plan
 - The Fife Local Housing Strategy 2003-2008

- The Kingdom of Fife Tourism Strategy 2003-2008
- The Local Transport Strategy
- National Waste Plan
- Fife Area Waste Plan
- Fife Council Corporate Improvement Plan.

POLICY MO1: Structure Plan Monitoring

This Plan will be monitored and a partial or full review undertaken as necessary to ensure that this Plan remains relevant and up to date. A monitoring statement will be prepared which will indicate the progress made with the Plan, its relevance and the need for a review by 2009.

- 6.5** A number of issues will require to be addressed within five years of depositing this Plan with Scottish Ministers. Housing land requirements will require to be updated, further research will be undertaken into retailing needs and business and industry sites. The Waste Management policies in the Plan will require to be updated at an appropriate time. Should policies and proposals contained within the plan no longer be consistent with National Government or Fife Council objectives then a formal partial or full review of the Plan will be undertaken.

GLOSSARY

Affordable housing: housing of a reasonable quality that is affordable to people on modest incomes. In some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need.

Archaeological Area of Regional Importance: a defined geographical area within which a number of related archaeological sites and monuments exist.

Area Waste Plan: a waste management strategy prepared for Fife as part of SEPA's strategy to implement the National Waste Strategy.

Brownfield site: sites which have previously been developed, such as existing buildings and vacant or derelict land. It excludes parks and gardens, sports and recreation grounds, woodlands and amenity open spaces.

Coalescence of settlements: the merging of settlements.

Co-location: development of adjacent land for compatible uses. These include residential; small-scale local retail and leisure; office (Class 2); business (Class 4); and local community facilities.

Community planning: the process by which organisations come together to set a joint agenda in the Community Plan for improving the wellbeing of Fife. This document can be accessed at and downloaded from www.fifedirect.org.uk

Community regeneration: the creation of wealth in a community and improvement of the area's image by means of development-led targeted measures such as environmental or housing improvements.

Commuter-led expansion: new housing development principally providing for the needs and demands of areas outwith Fife.

Contaminated land: land covered by or containing any substance which a) is causing or is presenting a significant possibility of causing harm, or b) is or is likely to be causing pollution of controlled waters.

Countryside: all areas outwith the settlement boundaries as defined in Local Plans.

Development: the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in the use of buildings or other land (as defined by Section 26 of the Town and Country Planning (Scotland) Act 1997).

Development Plan: Structure Plan and Local Plan(s) which together provide the statutory planning framework for Fife.

Edge of centre: a location adjacent to the town centre or within easy walking distance.

Effective housing supply: this is the part of the established land supply that is expected to be free of constraints in the 5 year period under consideration and will therefore be available for construction of houses.

Established housing supply: the remaining capacity of sites under construction, sites with planning consent, sites in adopted local plans and, where appropriate, other buildings and land with agreed potential for housing development.

Fife Partnership: a partnership of public and private sector bodies with lead responsibility for community planning in Fife. The Fife Partnership brings together Fife Council, NHS Fife, Fife Constabulary, Councils for Voluntary Service (CVS) Fife, Scottish Enterprise Fife, Fife's Further and Higher Education establishments and Communities Scotland to direct action and monitor progress toward achieving the Fife Community Plan.

Food (convenience) shopping:

broadly defined as food shopping, drinks, tobacco, newspapers, magazines, confectionery, purchased regularly for relatively immediate consumption.

Forth Bridgehead: area in close proximity to the northern landfall of the Forth Bridges. Includes Dunfermline, Dalgety Bay, North Queensferry, Rosyth and Inverkeithing.

Green Belt: areas adjacent to settlements designated to protect the landscape setting and preserve existing views to and from the settlement's historic core.

Greenfield site: a site which has never previously been developed or used for an urban use or is on land that has been brought into active and beneficial use for agriculture or forestry i.e. fully restored derelict land.

Housing Land Requirement: the outcome of an assessment of housing demand and need (expressed in house units), which reflects the planning strategy and environmental and infrastructure constraints. It includes an element of flexibility to allow for uncertainties.

Housing Market Area: a geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home, i.e. a large percentage of people buying a house in the area will have sought a house only in that area.

Infill development: development that utilises gap sites in settlements.

Information Communication

Technology (ICT): computer, video and telecommunications technologies.

Infrastructure: basic services such as roads, water, sewerage, gas and electricity which are necessary to support development. May also include schools and community facilities.

Integrated network of waste management facilities: planned facilities which allow the efficient and co-ordinated management of waste to minimise its impact on resources, the environment and human health.

Key Diagram: a diagram indicating the spatial implications of the Structure Plan strategy. It shows the general location of key policies and proposals, the scale of new development, priority locations for regeneration and where restraint is required.

Key environmental assets: important aspects of Fife's natural and built environment. These would include flora and fauna, geological and other physical features, landscape and the built heritage including archaeological sites and features.

Landfill capacity: the remaining volume available in a landfill site for the disposal of waste.

Landfill site: an area of land for the disposal of waste.

Landscape capacity: the capability of landscape to absorb new development.

Landscape Plan: proposals for the future management of the landscape of an area.

Listed building: a building of special architectural or historic interest designated by Scottish Ministers. Such buildings are graded A, B or C(s) to reflect their relative importance.

Local Housing Strategy: The Housing (Scotland) Act 2001 requires local authorities to lead in the assessment of housing supply, needs, demands, and conditions and, through the development of a shared understanding of the operation of local housing markets, to plan and implement a long-term strategy for housing improvement.

Local Transport Strategy (LTS): Local Authorities are required to prepare their LTS to provide the policy context for their statutory Road Traffic Reduction Act Reports, which require to be submitted to the Scottish Executive. The LTS also explains the local Authorities transport policies and strategies to the public and to support funding bids to the Scottish Executive and other funding bodies.

Local Plan: part of the development plan setting out a detailed land use framework for an area.

Mid Fife: the area of Fife comprising the new Local Plan area.

Mineral reserve: a mineral deposit economical to mine or quarry, fully evaluated and free of any legal impediment to extraction.

Mineral resource: all other mineral deposits other than reserves.

National Nature Reserve: a site designated by Scottish Natural Heritage which is considered to be of national importance for its natural heritage interest. National Nature Reserves are managed with nature conservation as the primary objective.

National Planning Policy Guidelines (NPPGs): guidance issued by the Scottish Executive and providing statements of Government policy on nationally important land use issues and other planning matters, supported, where appropriate, by a locational framework. The Scottish Executive are replacing NPPGs with SPPs.

National Waste Strategy: a national framework for waste management produced by SEPA.

Natura 2000 site: part of a European network of Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

Non-effective site: a housing site not expected to contribute to the Housing Land Requirement due to constraints. Such sites may become effective if their constraints are addressed.

Non-food (comparison) shopping: shopping where the purchaser will compare the prices, quality and quantity before a purchase is made. e.g. clothes, fashion merchandise, electrical goods, furniture, etc.

Out-of-centre: a location that is separated from a town centre but within an urban area including programmed extensions in approved or adopted development plans.

Park and Choose: car sharing scheme combined with Park & Ride (bus and/or rail) to increase the flexibility of modal choice for the return journey, thereby increasing the attractiveness of car sharing to increase car occupancies on congested corridors.

Planning Advice Notes (PANs): issued by the Scottish Executive providing advice on good practice and other relevant information.

Precautionary Principle: this principle states that if the impacts on the environment from a proposal or project are significant or not fully understood, that there should be measures put in place to prevent environmental detriment by the developer.

Ramsar Site: a wetland site for birds protected through the Ramsar Convention on Wetlands of International Importance (1971). These sites contain habitats which have declined world wide and are often important for waterfowl and other wetland birds.

Renewable energy: energy that flows from the sun, wind and water. Also includes energy which can be generated from other "renewable" resources such as crops and waste.

Retail Capacity Study: a retail study to assess the capacity of an area to accommodate additional shopping floorspace over a given period.

Retail Impact Assessment: a detailed appraisal of the effects of a proposed retail development on the existing shopping facilities within the catchment of the proposal.

Retail Leakage: the net loss of retail expenditure from the population of a defined area to other places outside that area.

Scheduled Ancient Monument: a monument, existing above or below ground, which by virtue of its national archaeological importance has been statutorily protected under the Ancient Monuments and Archaeological Areas Act 1979.

Scottish Planning Policy (SPPs): guidance issued by the Scottish Executive and providing statements of Government policy on nationally important land use issues and other planning matters, supported, where appropriate, by a locational framework. The Scottish Executive is producing SPPs to replace NPPGs.

Section 75 Agreement: legally binding agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997, used to control appropriate planning matters outwith the scope of planning conditions etc. Ref. SEDD Circular 12/1996.

Sequential approach: the preferred order of priority of locations for consideration of retail and associated leisure proposals. The order of preference is first – town centres – followed by – edge-of-town centres – followed by out-of-town centres.

Sustainable development: economic and social development that meets the needs of the current generation without undermining the ability of future generations to meet their own needs.

Tay Bridgehead: area in close proximity to southern landfall of the Tay Bridges. Includes Wormit, Newport on Tay and Tayport.

Travel to Work Area (TTWA): Government-defined areas that show the employment catchment of the main towns in Scotland and which are used for presenting statistical data on employment.

Travelator: a moving walkway linking car parks with other facilities.

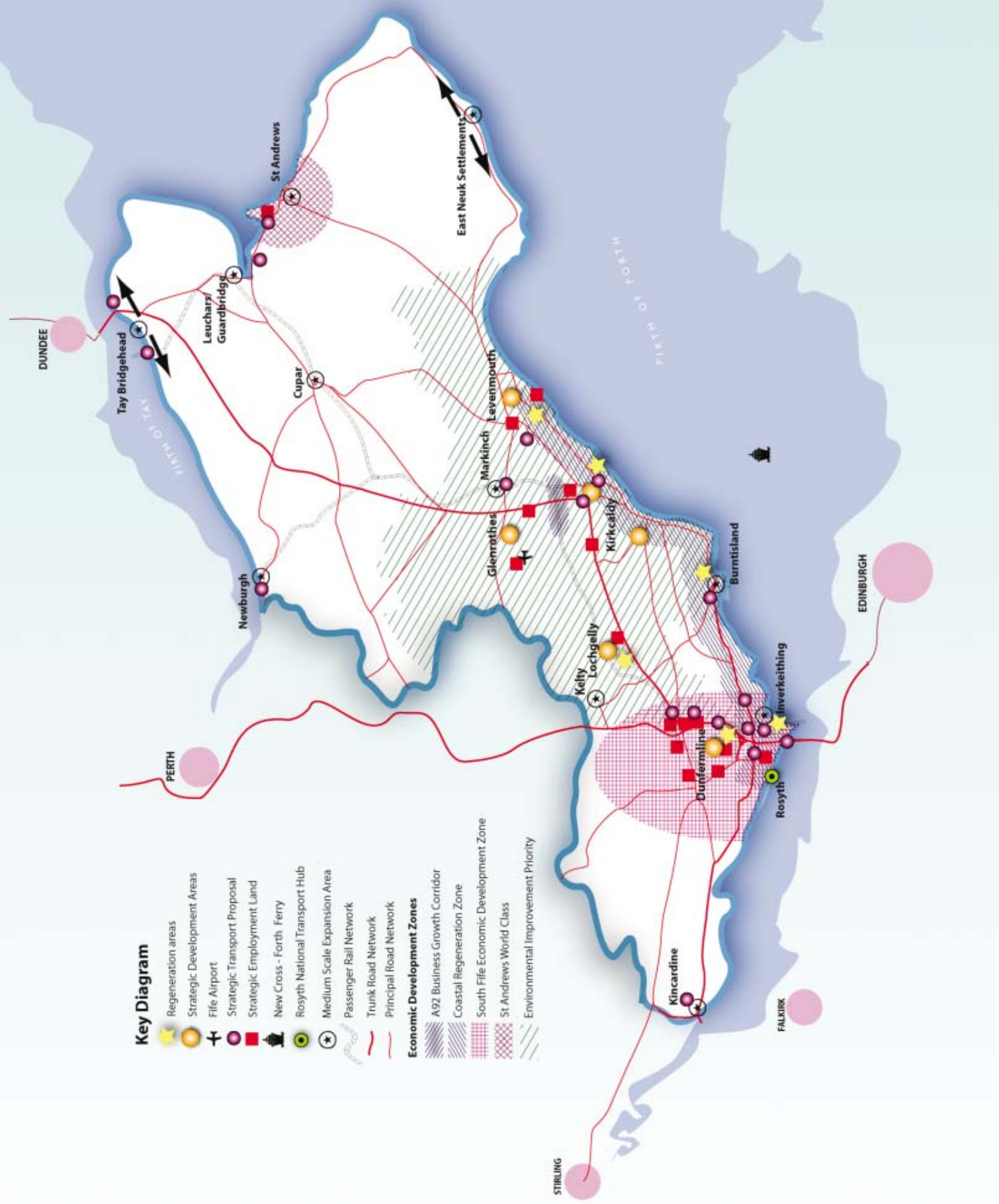
Waste arisings: all waste materials to be disposed of.

Windfall site: a site not specifically allocated for development in a Local Plan but for which planning permission for development is granted. For the purposes of the Structure Plan, it is a site not included in the base effective housing land supply.

Key Diagram

Key Diagram

-  Regeneration areas
 -  Strategic Development Areas
 -  Fife Airport
 -  Strategic Transport Proposal
 -  Strategic Employment Land
 -  New Cross - Forth Ferry
 -  Rosyth National Transport Hub
 -  Medium Scale Expansion Area
 -  Passenger Rail Network
 -  Trunk Road Network
 -  Principal Road Network
- Economic Development Zones**
-  A92 Business Growth Corridor
 -  Coastal Regeneration Zone
 -  South Fife Economic Development Zone
 -  St Andrews World Class
 -  Environmental Improvement Priority



Fife Structure Plan
2006-2026
Written Statement
Consultative Draft

