

Date: 18 May 2005
Ref: 4315/4425/4763/4764/5177/Planning/JP
Reply To: Edinburgh

Town Planning
Landscape Architecture
Architecture
Urban Design
Transportation
Masterplanning
Minerals & Waste Management



Mr Jim Henry
Development Services
Fife Council
Fife House
Glenrothes KY7 5LT

FIFE COUNCIL
DEVELOPMENT SERVICES
For/ACTION/REPLY/INFO
OBS/CTEE/SV

Mr
ES: 19 MAY 2005 RESPONSE
days
Consult
Note
File Reference KR3 207

Dear Mr Henry

**'FIFE MATTERS' DRAFT FIFE STRUCTURE PLAN 2006-2026
ST ANDREWS & EAST FIFE DRAFT LOCAL PLAN 2005**

I refer to our telephone conversation earlier today regarding the above subjects.

As discussed, I now enclose 1 No copy of each of the following representations for completeness:

- Distribution of housing land and land south of St Andrews on behalf of The Muir Group; 202
- Land south-east of St Andrews on behalf of The Muir Group; 202
- Affordable housing on behalf of The Muir Group; 202
- Housing density on behalf of The Muir Group; 202
- 207 • Land adjoining The Row at Letham on behalf of Abercorn Estates;
- Land at Ballantager Mains near Letham on behalf of Abercorn Estates; 201
- Land adjoining the bowling green at Crail on behalf of Persimmon Homes (East Scotland) Ltd; 156
- Distribution of housing land and land at Craigtoun/Mount Melville on behalf of The Old Course Ltd; 188
and,
- Land south-west of St Andrews on behalf of The Old Course Ltd 188

I have also issued a full set of representations to your colleague Ms Kinnear at the Council's Cupar office.

Please do not hesitate to contact me should you wish to discuss.

Yours sincerely

**Joanne Plant
Principal Development Planner**

Encls

cc: Ms Cathy Kinnear – Development Services, Fife Council, County Buildings, St Catherine Street, Cupar, KY15 4TA (+ Encls)

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Reference: 3.207.
Received:
Acknowledged:
ML no: 18971.
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COMMENTS FORM

Please use this form to give your views on the consultation. What you say will be considered in the next stage. Your response(s) will be available to the public.

Please indicate the document on which you are commenting:

'Fife Matters'
Draft Structure Plan 2006-2026

Supplementary Guidance on
Affordable Housing

St Andrews and East Fife
Draft Local Plan

'Creating a Better Fife'
Draft Urban Design Guide

A separate form should be completed for each point. More forms are available from www.fifedirect.org.uk/developmentplan and from Development Services offices, libraries and local offices. If you have any questions about the documents or this form, please contact Development Services on 01592 416320.

Name: Abercorn Estates	
Address: c/o Agent	
Daytime telephone:	Fax:
Email:	Mobile:

Name of Agent, Company, or Group (if applicable) Farningham McCreddie Partnership Ltd	
Address 4 Chester Street Edinburgh	
Telephone: 0131 625 5050	Fax: 0131 625 5051
Email: mail@tfmp.co.uk	Mobile:

Please return this form before **MONDAY 2ND MAY 2005** to:

Consultation, Development Services, Freepost K111, Glenrothes, FIFE KY7 5BR

Fax 01592 416300 or E-mail development.services@fife.gov.uk

RR3207

Subject/Policy/Proposal/Map: Distribution of Housing Land

Page number:

Paragraph number:

Please comment below:

Please refer to attached representation.

If you have any other points to make about the documents such as things not covered, how easy it is to find, read and understand, please add below:



RFB3207

Reference:	_____
Received:	_____
Acknowledged:	_____
ML no:	_____

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Name: Abercorn Estates

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Subject/Policy/Proposal/Map: The Row, Letham

Page number:

Paragraph number:

Please comment below:

Please refer to attached representation.

If you have any other points to make about the documents such as things not covered, how easy it is to find, read and understand, please add below:

RR3 207

CONSULTATIVE DRAFT FIFE STRUCTURE PLAN 2006-2026
&
ST ANDREWS & EAST FIFE DRAFT LOCAL PLAN



DISTRIBUTION OF HOUSING LAND
&
LAND AT THE ROW, LETHAM

Abercorn Estates

Introduction

This statement is submitted on behalf of **Abercorn Estates** in support of specifically identifying land adjacent to **The Row, Letham** (See **Figures 1 & 2** attached) for small scale residential development within the **emerging St Andrews & East Fife Finalised Local Plan**.

In brief, it is considered that a sensitively designed development including landscaping, consistent with the advice and guidance contained in **SPP3** and **PAN44**, could be successfully integrated into the surrounding area, thereby creating a planned and unobtrusive logical and sympathetic extension to Letham without prejudicing the overall visual amenity, form, character and setting of the settlement.

In addition, a sustainable and future '*effective*' contribution could be made to help part meet the housing land shortfall for the St Andrews and East Fife area (with particular respect to the Cupar Housing Market Area), as identified within both the **emerging Fife Structure Plan 2006-2026** and the **Draft Local Plan**.

Planning Policy Context

With respect to sustainable communities, **Paragraph 1.25** of the **Consultative Draft Fife Structure Plan 2006-2026** states that regardless of the scale of expansion, "*it is essential that a balanced, mixed community is achieved with a range of tenure and house types*". In addition, "*the provision of employment land, affordable housing, community facilities, integrated public transport and high quality design is critical to achieving mixed communities*".

In terms of future housing land requirements, **Schedule H1** of the **emerging Structure Plan** identifies a shortfall of **980No** dwellings within the St Andrews and East Fife area for the period **2006-2011**, **1,200No** dwellings during **2011-2016** (subject to review) and, a further shortfall of **2,400No** dwellings between **2016-2026** (subject to review). There is reference to a requirement for the Cupar HMA of **600-1,000 No** dwellings for the period **2006 - 2026**. (**Schedule H3**) This equates in the Draft Local Plan (**Paragraph 1.29**) to a shortfall of **300No** units in the Cupar HMA for the period **2006-2011** and **450No** units for the period **2011-2016** (subject to review). There is no specific reference to Letham or the Howe of Fife within which Letham is located.

In allocating sites to meet these requirements, **Policy H3** confirms that Local Plans will *inter alia* "*provide for a range of sites, tenures and house types in order to promote mixed and balanced communities*".

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Strategic Planning Issues

Within the above strategic policy context, it is considered that contrary to the position currently adopted in the Draft Local Plan, **Letham** represents a wholly appropriate and sustainable location for future limited residential development to help contribute towards the identified housing land shortfall for the St Andrews and East Fife area (particularly the Cupar HMA) **up to 2016** as articulated by the emerging **Fife Structure Plan 2006-2026** and the **Draft Local Plan** on the basis of the following:

- It is an established small settlement which has the physical capacity to satisfactorily absorb further residential development at the location outlined in red on **Figures 1 & 2** attached;
- Such development would 'mirror' the existing linear settlement pattern of the village at this location and, could be sensitively designed in terms of layout, form and detail in order to be successfully assimilated into the surrounding area by 'reflecting' that opposite at The Row;
- Development at Letham would help contribute towards a variety, range and choice of sites within the Cupar HMA. Concentrating future development in Cupar may arguably be more sustainable, but will not ensure the necessary variety and range of sites, contrary to **SPP3** and indeed **Structure Plan** objectives. Not everyone within the Cupar HMA would wish to live in Cupar.
- The location of the site accords with national objectives of sustainability and minimisation of impact on existing communities and environments, particularly that of small towns and villages as promoted by **PAN52**;
- Subject to detail, the settlement has the infrastructural capacity in terms of water, drainage and education provision to serve further housing;
- Additional development at Letham would help sustain the longevity of the local primary school and police station, both important community facilities; and,
- **NPPG17** acknowledges that new development should "*in future give greater weight to locations able to be well integrated into extensive public transport networks and, into effective networks for walking and cycling*". Within the context of a rural location, Letham has the ability to be serviced by all modes of transportation with the exception of rail;

Site Planning Issues

When measured against site specific planning policy considerations, it is suggested that the subject land compares favourably as follows:

- It adjoins an established housing area, local playing field and village hall. In this regard, residential development at this location would form a logical and sustainable extension to the existing settlement;
- Subject to a sensitive design approach, there is no reason why future development at this location could not make a positive contribution to the character and appearance of Letham particularly with respect to setting, design, finishes, density, scale and massing, consistent with the guidance and advice on good design and environmental quality contained in **SPP3** and **PAN44**; (See **Figures 2 & 3** attached)
- A future small-scale housing development at this location would incorporate a strong landscape structure which would ensure its successful integration with the existing settlement and surrounding countryside. Indeed, future development at this location could

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be designed to 'mirror' the linear settlement pattern established opposite at The Row. This would not prejudice but make a positive contribution to the character and appearance of the adjoining **Conservation Area**;

- The site compares favourably when assessed against the criteria for judging the 'effectiveness' of housing land as detailed in **PAN38** in that it is: free from physical and contamination constraints; does not require funding from public bodies to become economically viable; and, is free from infrastructural constraints;
- Despite its rural location, Letham is strategically well-located in relation to the existing road and public transport network;
- The subject land is located **outwith** the established **Area of Great Landscape Value (AGLV)** designation which covers land to the north and east of Letham; and,
- It can be adequately serviced in terms of vehicular and pedestrian access.

Overview

It is considered that the subject land represents a wholly appropriate and sustainable location for limited 'greenfield' release to help part satisfy the stated housing land requirements articulated by the **emerging Fife Structure Plan 2006-2026** and the **Draft Local Plan** with particular reference to the Cupar HMA in that:

- It would provide a logical and sympathetic extension to the existing settlement on land **outwith the Area of Great Landscape Value (AGLV)**;
- A small-scale housing development at this location could be satisfactorily designed to 'mirror' the established linear settlement pattern of the village adjacent to The Row and, make a future positive contribution to the character and appearance of the adjoining **Conservation Area** consistent with **SPP3**, **NPPG18** and **PAN44** criteria;
- Letham is strategically well-located in relation to the existing road and public transport network;
- Development at Letham would help support important local services/facilities such as the primary school;
- A residential development at this location has the potential to provide for a variety and range of house types and tenures and to increase consumer choice, consistent with Government guidance contained within **SPP3** and the stated objectives of **Policy H3** of the **emerging Fife Structure Plan**; and,
- It is understood that further housing development at Letham has the support of a local Housing Association.

It is respectfully requested that land adjacent to **The Row, Letham** be specifically allocated for limited residential development as part of the **emerging St Andrews & East Fife Local Plan** to help meet the future housing land requirements of the **emerging Fife Structure Plan 2006-2026**.

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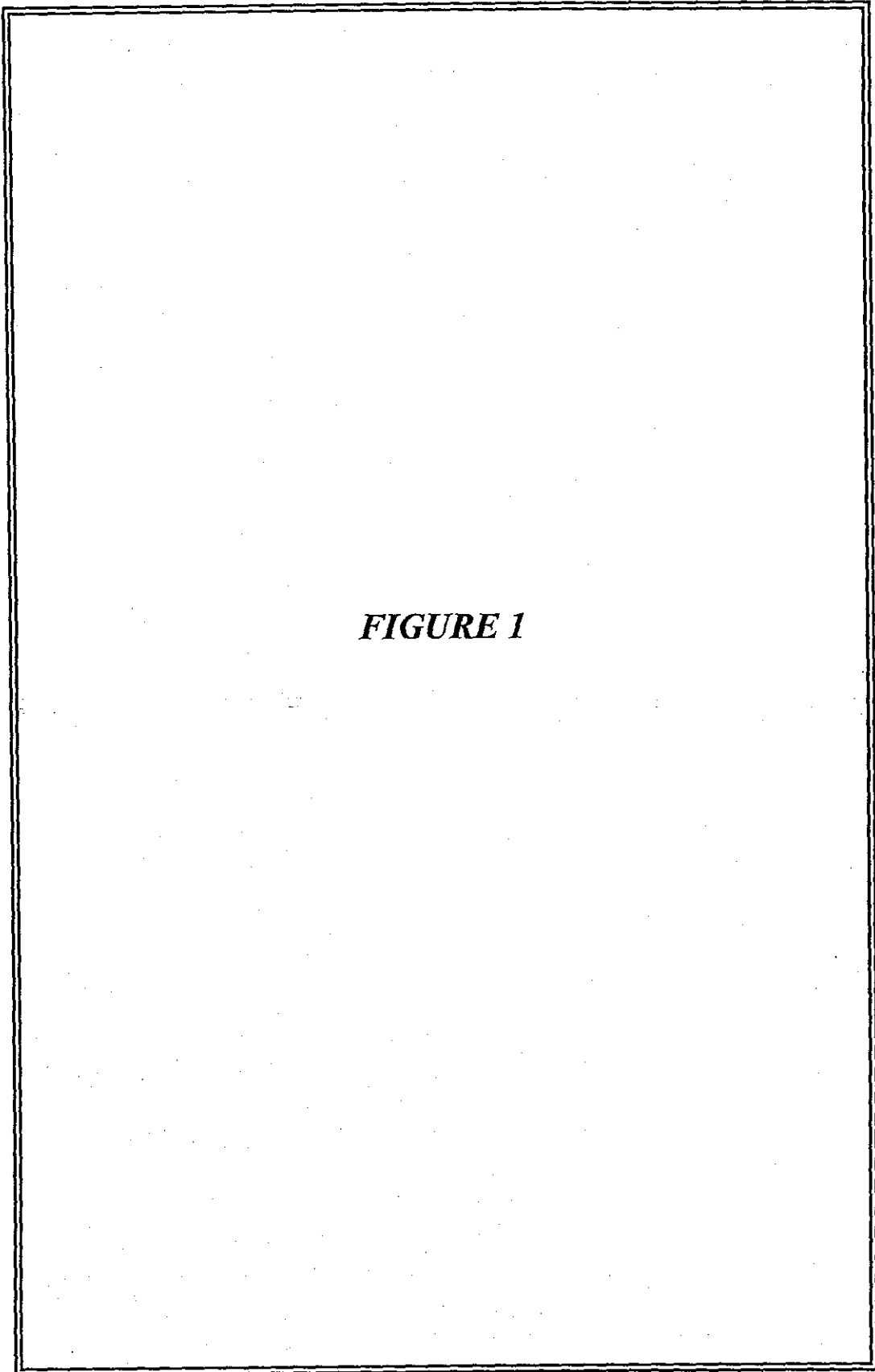


FIGURE 1

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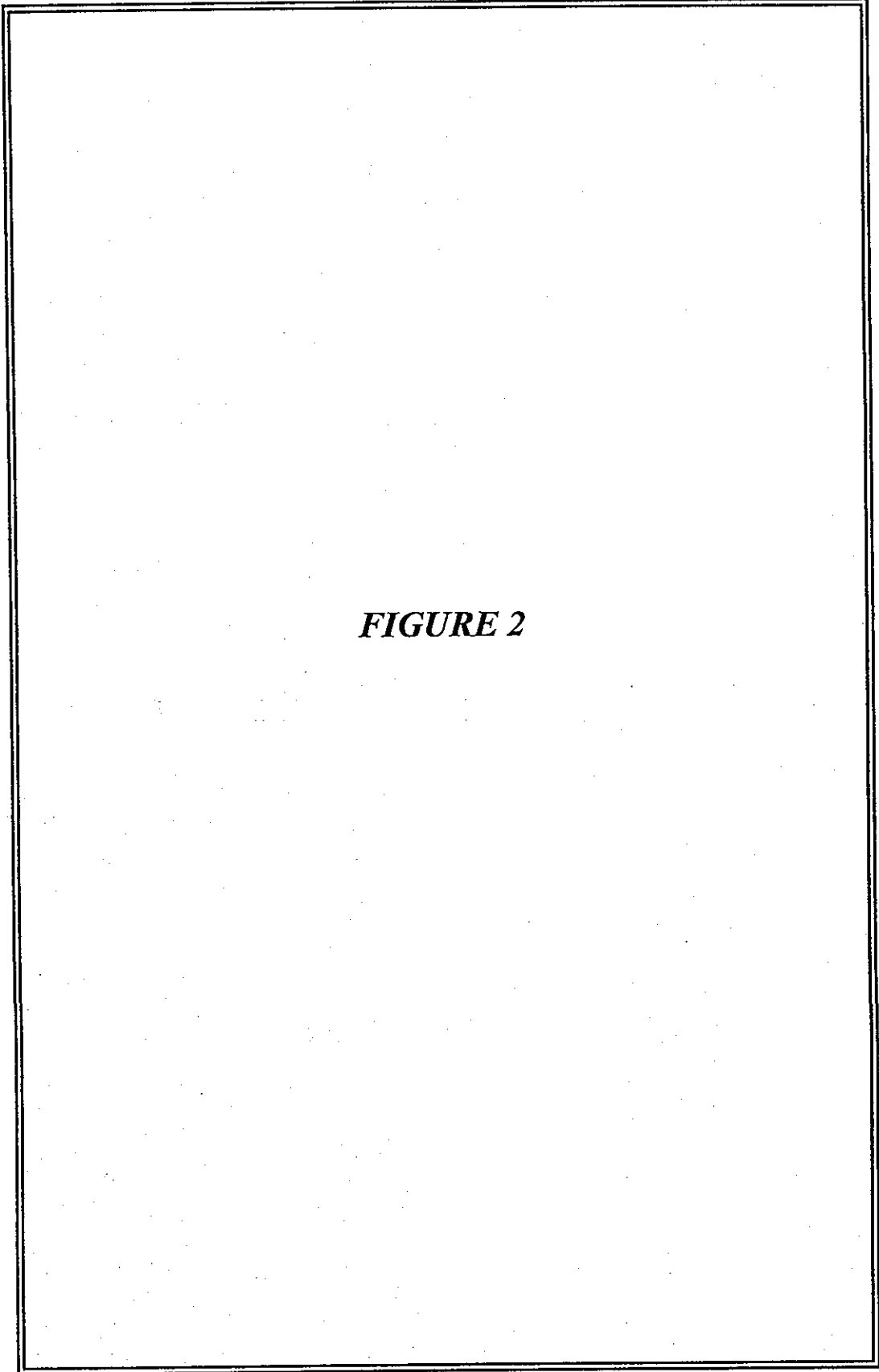
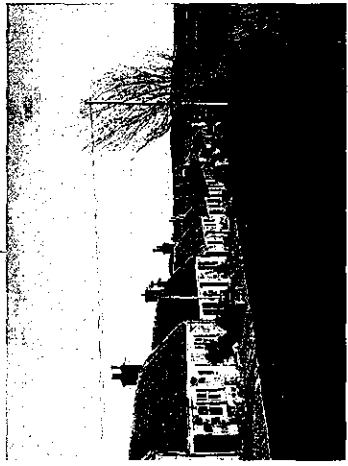


FIGURE 2

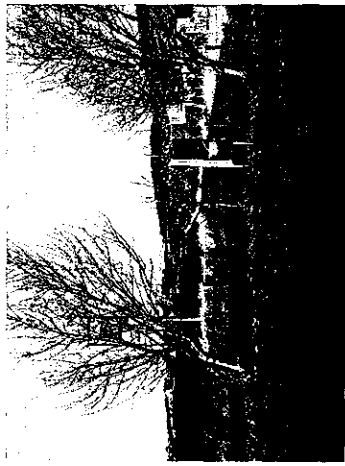
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FIGURE 3

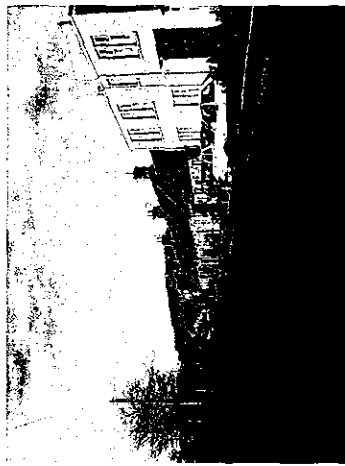
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the row - from the north west



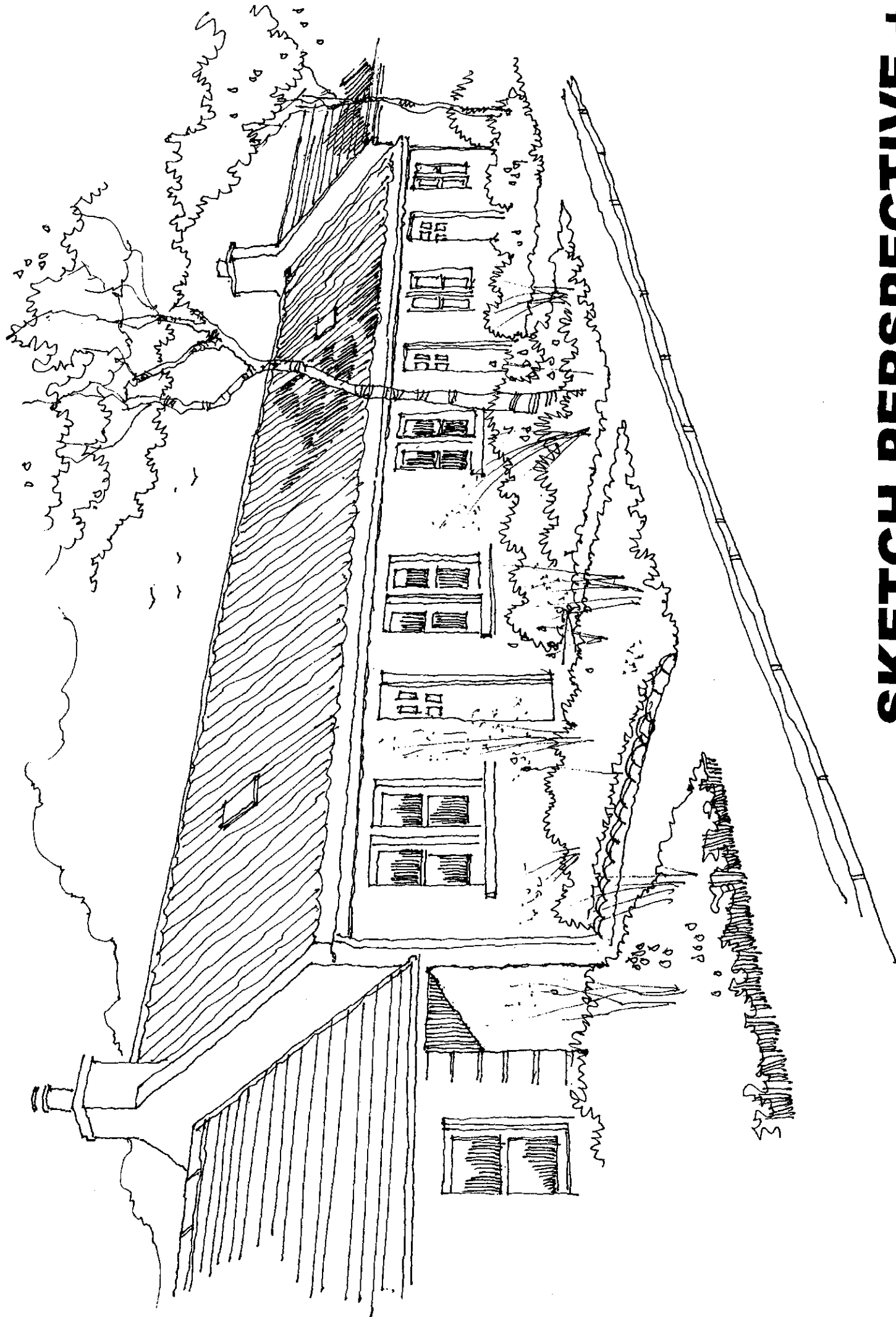
site - from the south east



the row - from the south east



pend detail

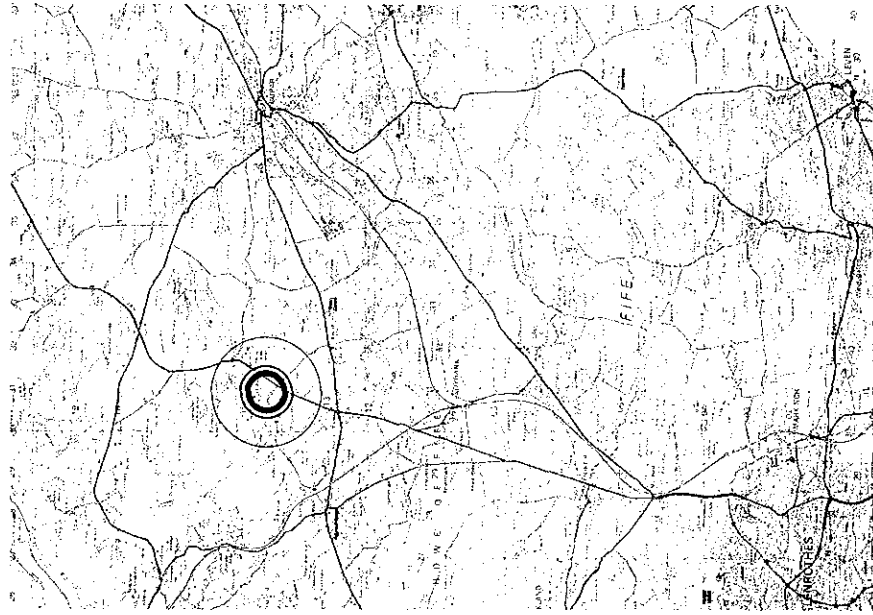
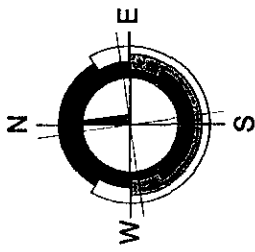
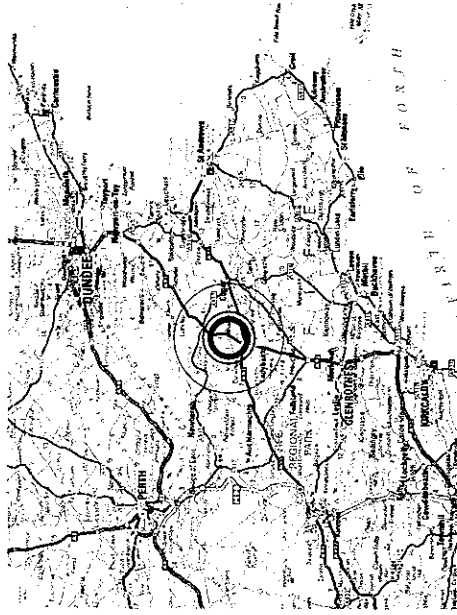


SKETCH PERSPECTIVE + PHOTOGRAPHS

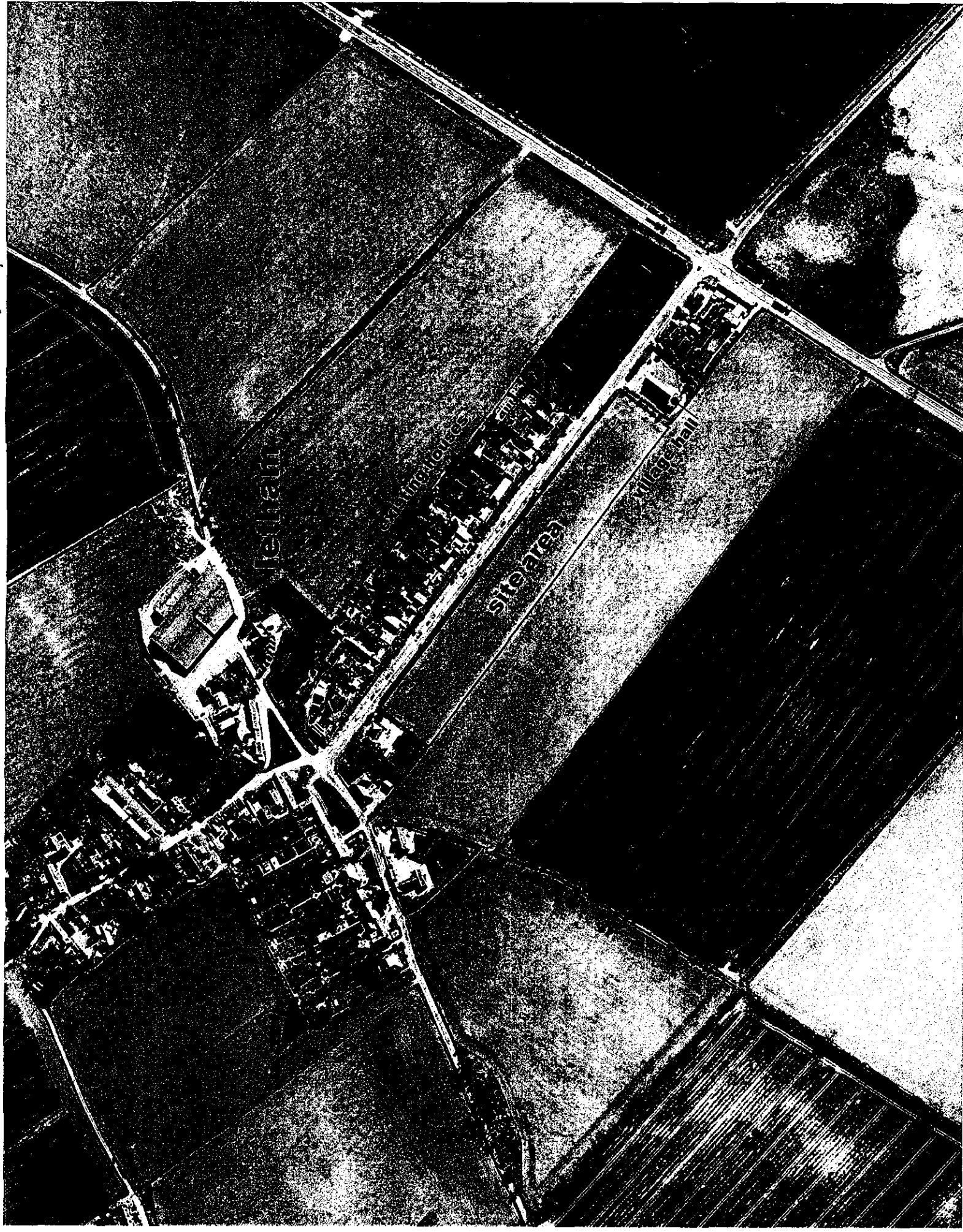
JOB NO. 4763

scale: n.t.s. date: April 2005

15/03/2017



location maps n.t.s



LOCATION PLAN
JOB NO. 4763
scale: n.t.s. date: April 2005