

Fife MatTERS



Finalised Fife Structure Plan 2006-2026

Approved by Fife Council
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for submission to Scottish Ministers



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-  Strategic Development Area
-  Other Strategic Land Allocation
-  Rosyth International Gateway
-  Strategic Employment Land
-  Cupar Retail Park
-  Green Belt
-  District Town Centre
-  Sub Regional Town Centre
-  Existing Railway Network
-  Potential Railway Network
-  Cupar Relief Road
-  Principal Road
-  Motorway
-  Multi Modal Crossing
-  Coastal Development Zone
-  South Fife Economic Development Zone
-  Mid Fife Environmental Improvement
-  Area of Search for Wind Turbine Development

Key Diagram

1. INTRODUCTION

- 1.1 Scottish Planning Policy (SPP) 1: The Planning System requires all Development Plans to contain an Action Plan that should be updated every 2 years. The aim of the Action Plan is to improve the level of commitment to the Development Plans by other public and private bodies responsible for much of their delivery. The Action Plan is not, however, subject to Ministerial approval.
- 1.2 The use of “linked action plans that set out the activities to be undertaken to implement development” is promoted in SPP2: Economic Development. The Development Plan framework is supported by the Action Plan where it sets out which activities require to be undertaken to bring forward business developments and to co-ordinate and deliver the necessary infrastructure.
- 1.3 SPP3: Planning for Housing requires the Structure Plan to identify the overall housing land requirement for a period of 12 years from the expected date of approval of the Plan. It should provide a broad indication of the scale of housing land requirement and location of housing development beyond year 12, preferably up to year 20. SPP3 also promotes the preparation of an Action Plan that should set out, for up to year 12, how the implementation will be achieved and address any critical issues of phasing, infrastructure provision, the removal of constraints, land acquisition and the preparation of development briefs.
- 1.4 Local Plans implementing the Structure Plan Housing Requirement must provide sufficient effective land to meet the housing land requirement for at least 5 years from the date of adoption and should also identify further sites to meet requirements in the medium term. The Structure Plan identifies Strategic Development Areas and other Strategic Land Allocations that will accommodate a significant proportion of housing need over the 20 years of the Plan. Local Plans have accompanying Action Plans that give the requirements and phasing of development.
- 1.5 This Action Plan focuses on strategic actions required to implement the Plan Strategy, supported by reference to the need for Local Plans and master plans to implement requirements at the local and detailed level. This is consistent with the intention that structure plans should focus on strategic housing, employment and transport issues.
- 1.6 The Action Plan focuses on strategic services and infrastructure, which includes transportation schemes. It sets out the background to the partnership approach which has shaped the Finalised Structure Plan 2006-2026 and which will be crucial to the achievement of its long-term strategy for Fife.
- 1.7 The actions required to implement the Plan are set out in four schedules:
 - Schedule 1 sets out the indicative programme for Local Plan Adoption
 - Schedule 2 outlines the activities required to ensure delivery of the Strategic Development Areas
 - Schedule 3 lists the key transport infrastructure proposals and phasing
 - Schedule 4 identifies the areas of key policy implementation through Local Plans

2. PLANNING TO DELIVER

- 2.1 The 20-Year Structure Plan requires the timely provision of infrastructure and services to support the development promoted within the Plan, particularly the Strategic Development Areas. To achieve this there is a need to highlight required infrastructure as early as possible, to give the providers of required infrastructure and services confidence to commence early planning and timely implementation. In preparing the Plan, service and infrastructure providers were consulted at an early stage in the strategic location selection process. Further discussions will take place on the more detailed aspects of the preferred Strategic Development Area sites through masterplanning and through the preparation of the Local Plans. It is at this masterplanning stage that the list of key infrastructure requirements will be finalised and options for developer requirements considered.
- 2.2 For all Strategic Development Areas, master plans will be produced. It is intended that these will encompass:
- High level visions and concepts
 - Detailed land use plans
 - Design frameworks
 - Costed planning requirements
 - Business Plans for each of these requirements
 - Delivery Plans; and
 - Phasing Plans
- 2.3 The master plans will sit alongside Local Plans and provide a more detailed framework for the implementation of these major developments. Detailed planning briefs will also be prepared for individual sites within the major development areas. Together, the master plans and briefs will seek to secure high quality, sustainable developments that will provide a legacy of excellence for early 21st century town planning in Fife, as well as securing substantial contributions for public infrastructure investment.

3. A PARTNERSHIP APPROACH

The Fife Partnership and Other Agencies

- 3.1 Community Planning provides an important means of identifying the demands on and for community services and the role of Community Planning is recognised in SPP1. The Fife Partnership involves the public, private and voluntary sectors, and is responsible for the preparation of the Community Plan for Fife. The Development Plan has a key role to play in relation to the development and land use elements of the implementation of the Community Plan.
- 3.2 There are a number of important community requirements needed across Fife, including education, health care services, and affordable and special needs housing. Transport provision is critical to ensuring access to local and strategic services. Close working with Scottish Enterprise Fife to enhance economic development opportunities will continue to be essential to bringing forward a variety of projects.

Transport

- 3.3 Key Transport infrastructure projects will require to seek funding from a number of sources such as the Cities Growth Fund for proposals relating to travel to the cities of Dundee or Edinburgh, Rural Transport Fund and Freight Facilities Grant. Other funding or contributions may be available from the new Statutory Regional Transport Partnerships, the Bus Route Development Grant, the Rail Industry, Scottish Enterprise Fife, and through developer contributions.

- 3.4 The SESTRAN Integrated Transport Corridors Study (SITCoS) has identified a number of transport infrastructure proposals and complementary measures that seek to improve accessibility locally and regionally, as well as achieve modal shift towards use of public transport and to reduce the numbers of single occupancy commuting vehicles. The output from the Corridors Study is the key source of information on the phasing and timescales of measures.
- 3.5 A range of key transport proposals is outlined in Schedule 3. These transport proposals are also identified in relation to Strategic Development Areas, with details identified through Local Plans and masterplanning. Fife Council commissioned work from SIAS in 2003 on the '20 Year Structure Plan for Fife – Transportation Assessments of Development Scenarios' (SIAS, December 2003). This work included indications of the relative impact on the transport network of a number of different development scenarios and assisted in identifying where developer contributions would be required. Further work by SIAS to support the Development Plan has been undertaken to inform masterplanning.

Water and Drainage

- 3.6 Fife Council, in preparing the Structure Plan, has worked closely with Scottish Water to identify where existing networks will require expansion, to assist in planning for and financing infrastructure development in Fife. To this end, Fife Council has been involved in providing information on future development to assist Scottish Water in formulating its Quality and Standards III capital programme for 2006-2014.
- 3.7 A key issue to be addressed in the Structure Plan is the limited provision within Scottish Water capital programmes for servicing new development. We therefore need new and alternative ways of ensuring provision of water and sewerage infrastructure, including substantial developer contributions. Constrained sites raise issues of delivery and ensuring that the Structure Plan strategy can be implemented.

Affordable and Special Needs Housing

- 3.8 Fife Council is committed to creating mixed and balanced communities and to ensuring that every household has access to a home of reasonable quality. Consequently it is important to meet the needs of those who cannot compete in the open market. The importance of affordable housing is also highlighted in the Local Housing Strategy (LHS).
- 3.9 In 2004, the Council commissioned a new Housing Needs and Affordability Study to provide an updated assessment of the need for new affordable housing in Fife, including special needs. In total it identified a need for just under 5,000 new affordable houses. This has helped to shape the Structure Plan's approach to affordable housing.
- 3.10 The Council is pursuing a range of measures to address this shortfall and the planning system can make a contribution, although it cannot totally address the need. Percentage requirements for each of the four housing market areas in Fife have been set out in Policy H4. It will be important to monitor progress in meeting the shortfall of affordable housing and consequently these percentages will be reviewed and then updated through the Action Plan.
- 3.11 Securing affordable and special needs housing will require commitment by and co-operation between a number of organisations, including Fife Council, Communities Scotland, the housebuilding industry, developers, registered social landlords and landowners and this will be actively promoted.

Education

- 3.12 Fife Council is already committed to a mixed economy of funding sources for education provision. Some capital projects are funded through traditional means over a number of years, whilst others are being delivered using PPP mechanisms. In the development of the strategic land releases, where required, the provision of secondary, primary and community schools will be required as essential infrastructure where the need for these facilities is necessitated by the development. Improvements to existing facilities, where appropriate, will also be sought. The exact requirements for each land release will be identified through Local Plans and the masterplanning process. Anticipated funding arrangements are highlighted for each of the land releases in Schedule 2.

Community Facilities

- 3.13 The provision of community facilities to serve new development is a key factor in creating sustainable communities. Fife Council's Community Services provides a broad range of cultural, learning, recreational, sporting and social opportunities in communities throughout Fife and will be closely involved with the production of Local Plans and master plans to determine facilities appropriate to each location. Delivery of community facilities, both in terms of capital works and running costs, will require developer funding, which will be considered in detail at the masterplanning stage.

Health Care

- 3.14 Fife Council's Community Care Plan outlines objectives and priorities for community care. The document highlights changes in healthcare policy and the need to provide quality services more economically. It also identifies an expected increase in demand for services arising from the projected growth in the number of older people. Healthcare provision in Fife is the responsibility of the Fife Primary Care NHS Trust, which provides primary care such as local doctor and dentist services, and Fife Acute Hospitals NHS Trust, which is responsible for providing hospital services. Fife NHS Board is the body responsible for funding the Trusts.
- 3.14 Fife Health Board's Health Improvement Plan (HIP) 1999-2007 covers a range of health and related matters. The document emphasises the need to make services more accessible to those without cars, and restates a commitment to promoting care in the community.
- 3.16 Areas of new housing development are expected to require the provision of additional primary care facilities, either through existing health centres, extensions to these centres or through the provision of new facilities. Healthcare providers will identify what is required. Liaison between Fife Council, the healthcare providers and developers is needed to ensure that the requirement for land and premises is met through the Local Plan and master plan processes.

4. ACTION PLAN SCHEDULES

- 4.1 The Action Plan Schedules deal with the key proposals relating to delivery of the Structure Plan proposals. The Schedules outline the action necessary to implement the Structure Plan. To align with guidance from the Scottish Executive on the preparation of Action Plans, the Schedules cover up to 12 years from the date of Plan Approval. To fit with Housing Land 5-year periods, this broadly indicates 15 years, up to 2021. Action Planning for the final 5-year period of the Structure Plan will be progressed through the biennial Action Plan review process.
- 4.2 **Schedule 1** shows the indicative programme for Local Plan preparation and adoption.

- 4.3 **Schedule 2** lists Strategic Development Areas and required work, anticipated phasing and details on currently known required works, either by partners or with partners and Fife Council Services.
- 4.4 **Schedule 3** gives detail on Transport Proposals. Ongoing studies will yield further proposals including phasing timescales.
- 4.5 **Schedule 4** outlines the key policies to be implemented via Local Development Plans.

5. MONITORING AND REVIEW

- 5.1 The Action Plan will be formally reviewed every two years. As with the Development Plan, it will be kept under continuous review to ensure that it remains relevant and up-to-date. The monitoring and review activity associated with the Action Plan will complement the continuous monitoring activity relating to the Structure Plan and other Development Plans, consistent with good practice and Best Value.
- 5.2 Monitoring activity will include the annual Housing Land Audit and Urban Capacity Study produced by Development Services, together with work by other Council Services, such as the State of Fife Report. The progress of the Planning (Scotland) Bill, possible changes to the tax regime and other legislative change will also inform biennial reviews.

Schedule 1: Indicative Programme for Local Plan Adoption

LOCAL PLAN	NOI*	DRAFT	FINALISED	ADOPTION	MAJOR STRATEGIC ISSUES	PROGRESS
St Andrews and East Fife Local Plan	July 2003	March 2005	Mid 2006	2007	Affordable Housing Strategic Housing Land Supply Transportation Infrastructure Strategic Employment Land Supply Education Facilities Employment Land (generally) Green Belt Tourism	Finalised Plan to Committee May 2006
Kirkcaldy and Mid Fife Local Plan	December 2005	March 2007	2008	2009	Strategic Housing Land Supply Strategic Employment Land Supply Transportation Infrastructure Education Facilities Links to Edinburgh Employment Land (generally) Town Centre Regeneration Stabilising Mid-Fife Population	Pre-plan consultation exercise 23 January-24 March 2006
Dunfermline and West Fife Local Plan	2007	2008	2009	2010	Strategic Housing Land Supply Strategic Employment Land Supply Strategic Land Allocations Edinburgh City Region Town Centre Regeneration Transportation Infrastructure Affordable Housing Education Facilities Employment Land	
Minerals Subject Plan	March 2001	October 2001	May 2002	February 2004	Minerals Structure Plan commitment to review Plan by 2007	
Core Path Plan [Preparation of the Core Path Plan is a duty set out under S.17 of the Land Reform (Scotland) Act, 2003]	N/A	February 2008	N/A	2009	Transportation Infrastructure Community Regeneration Tourism	

Note: NOI* – Notice of Intent to Prepare Plan

Schedule 2: Strategic Development Areas

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
Dunfermline Strategic Development Area	Land stabilisation	Medium term [prior to 2011]	Developer funded	Stability problems from past coal mining. Stabilisation through opencast or infill to be considered through masterplanning process.	
	Water and Drainage	Medium term [prior to 2011]	Developer funded /contributions	No Scottish Water commitment. Funding to be considered through masterplanning process.	
	Rosyth Bypass and other Strategic transport improvements	Medium term [prior to 2016]	Scottish Executive Funding with developer contributions	(See Schedule 3).	
	Distributor/Ring Road	Medium term [prior to 2016]	Developer contributions		
	Schools	Medium term [2010-2018]	Developer funded /contributions	Provision of primary schools and contributions to secondary school. Details to be considered through masterplanning process.	
	Serviced Employment Land (80 ha)	Medium term [2010-2018]	Developer contributions/ others	Details to be determined and other funding mechanisms to be considered at masterplanning stage.	
	Healthcare	Medium term [2010-2018]	Developer funded	Details to be determined at masterplanning stage.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
	Structural landscaping	Medium term [prior to 2011]	Developer funded	Details to be determined at masterplanning stage.	
	Integrated open space	Medium term [2010-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Community facilities	Medium term [2010-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Public Art	Medium term [2010-2018]	Developer funded	Percentage for Art	
	Segregated public transport corridor	Medium/Long term [prior to 2016]	Developer funded	Part of wider scheme through Forth Bridgehead Area (see Schedule 3).	
	Local Transport Infrastructure	Medium/Long term [2010-2026]	Developer contributions	Details to be determined at masterplanning stage.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
Lochgelly Strategic Development Area	Land stabilisation	Short term [2006-2009]	Developer funded	Details to be considered through masterplanning process.	Masterplan Brief: <ul style="list-style-type: none"> ▪ Committee Approval, November 2005 Consultation: <ul style="list-style-type: none"> ▪ December 2005 – March 2006
	Water and Drainage	Short term [2006-2009]	Developer funded /contributions	No commitment from Scottish Water.	
	Local road upgrades	Short/Medium term	Developer funded	Part of Town Centre Action Plan.	
	Gateway enhancements/ Public Art	Short/Medium term [2006-2018]	Developer funded	Percentage for Art.	
	Town Centre car park	Short/Medium term [2006-2018]	Developer contribution	Part of Town Centre Action Plan.	
	Town Centre Facelift	Short/Medium term [2006-2018]	Owner contribution	Part of Town Centre Action Plan.	
	Town Centre Civic Space	Short/Medium term [2006-2018]	Developer contributions	Part of Town Centre Action Plan.	
	Lochgelly Centre refurbishment	Short/Medium term [2006-2018]	Developer contributions	Part of Town Centre Action Plan.	
Replace redeveloped employment floorspace	Short/Medium term [2006-2018]	Developer funded	Details and phasing to be determined through masterplanning.		

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
	Structural landscaping	Short/Medium term [2006-2018]	Developer funded	Details and phasing to be determined through masterplanning.	
	Schools	Medium term [2010-2018]	Developer funded /contributions	Provision of primary schools and contributions to secondary school. Details to be considered through masterplanning process.	
	Serviced Employment Land (25 ha)	Medium term [2010-2018]	Developer funded /contribution	Forms part of mixed development. Details to be determined at masterplanning stage.	
	New car park and enhanced access to rail station	Medium term [2010-2018]	Developer funded	Details and phasing to be determined through masterplanning.	
	Healthcare	Medium term [2010-2018]	Developer funded	NHS Review underway. Developer funding necessary.	
	Integrated open space	Short-Long term [2006-2026]	Developer funded	Details and phasing to be determined through masterplanning.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
Kirkcaldy South-West Strategic Development Area	Possible land stabilisation	Medium term [2010-2018]	Developer funded	Possible stability problems from past coal mining.	
	Redhouse Junction upgrade	Medium term [2010-2018]	Developer contributions	Anticipated increase in traffic from development.	
	Chapel Junction Upgrade	Medium term [2010-2018]	Developer funded	Anticipated increase in traffic due to development.	
	Improvements to Local Road Network	Medium term [2010-2018]	Developer funded	Local junction improvements, to be determined by transport assessments.	
	Water and Drainage	Medium term [2010-2018]	Developer funded	No commitment from Scottish Water.	
	Schools	To be determined	Developer funded /contributions	Provision of primary school and contributions to secondary school. Details to be considered through masterplanning process.	
	Public Art	Medium term [2010-2018]	Developer funded	Percentage for Art.	
	Community facilities	Medium term [2010-2018]	Developer funded	Details and phasing to be determined through masterplanning.	
	Healthcare	Medium term [2010-2018]	Developer funded	Details and phasing to be determined thorough masterplanning.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
	Structural landscaping	Medium term [2010-2018]	Developer funded	Details and phasing to be determined through masterplanning.	
	Integrated open space	Medium term [2010-2018]	Developer funded	Details and phasing to be determined through masterplanning.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
Kirkcaldy East Strategic Development Area	Local road improvements	Short term [2006-2009]	Fife Council/ developer contributions	No funding committed. Developer contributions required.	Report to Central Area Development Committee, Spring 2006
	Water and Drainage	Short term [2006-2009]	Developer funded	No commitment from Scottish Water.	
	Structural landscaping	Short term [2006-2009]	Developer funded	Details and phasing to be determined through masterplanning.	
	Possible site stabilisation	Short/Medium term [2006-2018]	Developer funded	Possible stability problems from past coal mining. Details to be determined through masterplanning.	
	Redhouse Junction upgrade	Short/Medium term [2006-2018]	Scottish Executive	No current funding commitment. Developer funding may be required.	
	Standing Stane Link Road	Short/Medium term [2006-2018]	Developer funded	Route to be determined through masterplanning.	
	Schools	Short/Medium term [2006-2018]	Developer funded/ contributions	Provision of primary schools and contributions to secondary school.	
	Rail Halt	Short/Medium term	Developer funded	Location on East Coast Main Line still to be determined.	
	Land for Business use (40 ha)	Short/Medium term [2006-2018]	Private Sector	Kingslaw currently identified to provide, masterplanning stage will clarify position and details.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
	Public Art	Short/Medium term [2006-2018]	Developer funded	Percentage for Art.	
	Community facilities	Short/Medium term [2006-2018]	Developer funded	Details and phasing to be determined through masterplanning	
	Healthcare	Short/Medium term [2006-2018]	Developer funded	Details and phasing to be determined through masterplanning	
	Integrated open space	Short/Medium term [2006-2018]	Developer funded	Details and phasing to be determined through masterplanning.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
Levenmouth Strategic Development Area(s)	Land stabilisation	Short term [2006-2009]	Developer funded	Site investigation and treatment required. Not considered to be a significant constraint.	Report to Central Area Development Committee, spring 2006
	Water and drainage	Short/Medium term [2006-2018]	Developer funded	Capacity may be available. Details to be determined at masterplanning stage.	
	Serviced Employment Land (15 ha)	Short/Medium term [2006-2018]	Scottish Enterprise	Forms part of mixed development. Details to be determined at masterplanning stage.	
	Schools	Short/Medium term [2006-2018]	Developer funded /contributions	Provision of primary school and contributions to secondary school.	
	Public Art	Short/Medium Term [2006-2018]	Developer funded	Percentage for Art.	
	Town Centre improvement	Short/Medium Term [2006-2018]	Developer contributions	Part of regeneration plan.	
	Community facilities	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Healthcare	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
Structural landscaping	Short term [2006-2009]	Developer funded	Details to be determined at masterplanning stage.		

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
	Integrated open space	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Levenmouth Rail line reopening and new station	Medium term [2010-2018]	Developer contributions	Details to be determined at masterplanning stage and through Local Development Plan. Requires agreement with Scottish Executive/Rail Industry.	
	Strategic Road improvements	Medium term [2010-2018]	Developer funded	Details of SDA to be identified through masterplanning.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
Cupar Strategic Development Area	Water and drainage	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Serviced employment land	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Schools	Short/Medium term [2006-2018]	Developer funded /contributions	Provision of primary school and contributions to secondary school.	
	Strategic road improvements	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Northern Relief Road	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Public Art	Short/Medium term [2006-2018]	Developer funded	Percentage for Art.	
	Community facilities	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Healthcare	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Structural landscaping	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Integrated open space	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
	Retail and commercial development	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	

STRATEGIC LAND ALLOCATIONS	REQUIRED INFRASTRUCTURE DEVELOPMENT	REQUIRED KEY INFRASTRUCTURE PHASING	PRIMARY FUNDING AVAILABLE	COMMENTS	PROGRESS
St Andrews Strategic Development Area	Water and drainage	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Serviced employment land	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Schools	Short/Medium term [2006-2018]	Developer funded /contributions	Provision of primary school and contributions to secondary school.	
	Link road	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Local transport improvements	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Public Art	Short/Medium term [2006-2018]	Developer funded	Percentage for Art	
	Community facilities	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Healthcare	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Structural landscaping	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	
	Integrated open space	Short/Medium term [2006-2018]	Developer funded	Details to be determined at masterplanning stage.	

Schedule 3: Key Strategic Transport Infrastructure Proposals

INFRASTRUCTURE PROPOSAL	LOCAL PLAN AREA	PHASING REQUIRED (See Footnote)	RELATED PROPOSED STRATEGIC DEVELOPMENT	PRIMARY FUNDING	COMMENTS
Southbound High Occupancy Vehicle (HOV) Lane, M90/A90, Halbeath to Forth Road Bridge	West Fife	Short term [2006-2009]	Strategic Connectivity	Scottish Executive funding	Additional land on A90 between Admiralty and Ferrytoll under construction.
Park & Ride and/or Choose facilities/interchange at Rosyth	West Fife	Short term [2006-2009]	Local/Strategic Accessibility	Scottish Executive funding	
Park & Ride and/or Choose facilities/interchange at Markinch	Mid Fife	Short term [2006-2009]	Strategic Land Allocation through Local Plans	Public funding	Awaiting final confirmation of funding.
Transport link options to the rail network to St Andrews	East Fife	Short term [2006-2009]	Local/Strategic Accessibility	Further study will determine feasibility/option/costs	Options to be considered further through Local Transport Strategy. Potential corridor alignments in St Andrews safeguarded in Local Plan.
Park & Ride and/or Choose facilities/interchange at Halbeath, Dunfermline	West Fife	Short/ Medium term [2006-2018]	Dunfermline Strategic Development Area	Scottish Executive funding	
Park & Ride and/or Choose facilities/interchange at Dalgety Bay (extension)	West Fife	Short/ Medium term [2006-2018]	Local/Strategic Accessibility	Public funding	
Redhouse (A92T) to Gallatown corridor improvements, including Standing Stane link to Redhouse	Mid Fife	Short/ Medium term [2006-2018]	Kirkcaldy East Strategic Development Area	Scottish Executive funding plus developer contributions	Awaiting output from consultants' study, which is considering the costs and feasibility of three potential routes.

INFRASTRUCTURE PROPOSAL	LOCAL PLAN AREA	PHASING REQUIRED (See Footnote)	RELATED PROPOSED STRATEGIC DEVELOPMENT	PRIMARY FUNDING	COMMENTS
Park & Ride and/or Choose facilities/interchange at St Andrews	East Fife	Short/ Medium term [2006-2018]	Strategic Land Allocation through Local Plan	Public funding plus developer contributions	
Rosyth Bypass (A985)	West Fife	Medium term [2010-2018]	Dunfermline Strategic Development Area	Scottish Executive/ public funding plus developer contributions	The Local Transport Strategy programmes this for beyond 2016. A Route Action Plan Project for the A985 Kincardine-Rosyth is underway.
New rail station at Dunfermline South	West Fife	Medium term [2010-2018]	Dunfermline Strategic Development Area	Public funding plus developer contributions	
Port and related cross-Forth Ferry Service infrastructure at Kirkcaldy or Burntisland	Mid Fife	Medium term [2010-2018]	Strategic Accessibility	Public funding	Ferry Study completed. Capital infrastructure and revenue funding being considered.
Levenmouth passenger rail line reopening and land for new stations	Mid Fife	Medium term [2010-2018]	Levenmouth Strategic Development Area	Developer funded	Consultants are undertaking feasibility studies, to be reported to Central Area Development Committee in Spring 2006.
New rail station at Kirkcaldy East	Mid Fife	Medium term [2010-2018]	Kirkcaldy East Strategic Development Area	Developer funded	Details to be determined at masterplanning stage. Potential for bus interchange.
Chapel junction upgrade, A92(T)	Mid Fife	Medium term [2010-2018]	Kirkcaldy Strategic Development Areas	Scottish Executive/ public funding plus developer contributions	
New rail station (or refurbished) at Burntisland	Mid Fife	Medium term [2010-2018]	Strategic Land Allocation through Local Plans	Public funding plus developer contributions	

INFRASTRUCTURE PROPOSAL	LOCAL PLAN AREA	PHASING REQUIRED (See Footnote)	RELATED PROPOSED STRATEGIC DEVELOPMENT	PRIMARY FUNDING	COMMENTS
Improvements to Bankhead Roundabout (including bus priority)	Mid Fife	Medium term [2010-2018]	Strategic Land Allocation through Local Plans	Public funding plus developer contributions	
Park & Ride and/or Choose facilities/interchange at Tay Bridgehead	East Fife	Medium term [2010-2018]	Strategic Land Allocation through Local Plans	Public funding	Being considered in conjunction with a review of the tolling strategy for the Tay Road Bridge.
New rail station at Wormit	East Fife	Medium/ Long term [2010-2026]	Strategic Land Allocation through Local Plans	Public funding plus developer contributions	
Segregated public transport corridor through Forth Bridgehead Area, including Dunfermline Eastern Expansion Area and South/ West/North Dunfermline	West Fife	Medium/ Long term [2010-2026]	Dunfermline Strategic Development Area	Public funding plus developer contributions	To include potential to link to further Forth crossing.
Passenger rail on Dunfermline-Kincardine-Alloa-Stirling line	West Fife	Medium/ Long term [2010-2026]	Improvement to Central Scotland Rail Network	Public Funding/Rail Industry	Passenger and Freight Line. Bill in Scottish Parliament.
Dunfermline Rail Chord	West Fife	Medium/ Long term [2010-2026]	Improvement to Central Scotland Rail Network	Public/Rail Industry	Requires Scottish Executive/Rail Industry agreement.
Dunfermline Western Distributor	West Fife	Medium/ Long term [2010-2026]	Dunfermline Strategic Development Area	Public funded and developer contribution	SIAS Study* as above.
Cupar Northern Distributor	East Fife	Medium/ Long term [2010-2026]	Cupar Strategic Development Area	Developer funded	Growth and Transport Options to be considered through Local Plan and Area Transport Plan.

INFRASTRUCTURE PROPOSAL	LOCAL PLAN AREA	PHASING REQUIRED (See Footnote)	RELATED PROPOSED STRATEGIC DEVELOPMENT	PRIMARY FUNDING	COMMENTS
New rail station at Newburgh	East Fife	Medium/ Long term [2010-2026]	Strategic Land Allocation through Local Plans	Scottish Executive/Rail Industry/public funding	Awaiting output from Consultants' study. Requires Scottish Executive/Rail Industry approval.
New multi-modal Bridge and related approach networks at Queensferry	West Fife	Long term [2018-2026]	Strategic Accessibility	Scottish Executive funding/tolls	Report awaited on condition of Forth Road Bridge and implications for future development.

Schedule 4: Key Policy Implementation through Local Plans

POLICY/ PROPOSAL	ACTION	LOCAL PLAN	PURPOSE
Development Strategy			
Policy SS1	Identify land to meet planned needs, taking account of physical and other constraints. Where required, include master plans, which specify phasing, scale and siting of development.	All	To ensure that all relevant factors are taken into account so that land allocated can be developed. To ensure that all new development is properly planned.
Policy SDA1	Definition of the Strategic Development Areas, their phasing and mix of uses.	All	To ensure a consistent, co-ordinated approach to the planning of Fife's future strategic development.
Policy BL1	Support for rehabilitation and re-use of brownfield land.	All	The promotion in Local Plans of early redevelopment/re-use of derelict and vacant land.
Policy DC1	Identification of essential community infrastructure and requirement for developer funding to meet shortfalls.	All	To ensure essential community infrastructure requirements are identified at the earliest possible stage for developers to be aware of what is expected as a minimum.
Proposal DC1	Identify community infrastructure to be provided by developers in Strategic Land Allocations.	All	To identify additional requirements specific to Strategic Land Allocations and to ensure that infrastructure considered necessary to support new development is provided.
Strategic Infrastructure			
Policy C1	To ensure that development is not constrained by lack of water and drainage, existing available infrastructure is fully utilised and that the programmes drawn up by Scottish Water secure the Strategy. Healthcare proposals supported in sustainable locations, supported by public transport. Positive provision for ICT in Local Plans.	All	To ensure that adequate water and drainage services are provided at the right time to ensure development to implement the Strategy. To ensure development takes place in areas where infrastructure is available.
Employment			
Policy E1	Identification of existing and proposed strategic employment sites and a 7-year supply in settlements over 5,000 population and in clusters within rural areas. Further sites for Class 4 office use identified and safeguarded in sub-regional and district centres. Sites for hotels identified throughout Fife.	All	To maintain supply of marketable strategic employment land over plan period and beyond and ensure an adequate supply of employment land is brought forward throughout Fife. To ensure that appropriate sites are identified for office and hotel development.

POLICY/ PROPOSAL	ACTION	LOCAL PLAN	PURPOSE
Proposal PE1	Identification of the location of future employment land.	All	To work towards achieving mixed communities and assisting rural regeneration.
Town Centres and Retailing			
Policy S1	Direction of retail and leisure development will be directed towards sub-regional and district town centres.	All	To co-ordinate and target retail and leisure investment towards the sub-regional town centres of Dunfermline and Kirkcaldy and the district town centres of Glenrothes, Cupar, St Andrews, Leven and Cowdenbeath.
Policy S2	Identification of retail proposals and criteria for assessment.	All	To guide major retail development to Dunfermline and Kirkcaldy in first instance and identify retail proposals through Local Plans.
Proposal PS1	Provision made for Cupar Retail Park and for expansion of retail within Kirkcaldy town centre and for non-food retail at Chapel Retail Park, Kirkcaldy.	Mid & East Fife Areas	To identify through the St Andrews & East Fife Local Plan a site for a retail park specialising in bulky goods, and provision through the Kirkcaldy and Mid Fife Local Plan for expansion of retail within Kirkcaldy town centre.
Housing			
Policy H1	Identification of land to meet housing land requirement 2006-2026.	All	To ensure that housing land supply is maintained by bring forward new strategic locations and other sites.
Proposal H1	Identification of land to meet housing land requirement 2006-2026, by Housing Market Area	All	To identify the housing land requirement for the Plan period by Housing Market Area and scale of sites to be identified.
Proposal H2	Identification of Strategic Land Allocations.	All	To identify the general location and phasing for the Strategic Development Areas and the total requirement in other strategic land allocations.
Policy H2	Provide range of sites in each Housing Market Area. Allocate brownfield sites, sites for affordable and special needs housing; sites with good access to jobs and services, and sites well served by public transport.	All	To ensure that land for housing, including affordable and special needs housing, is planned and delivered in a sustainable manner.
Policy H3	Phasing release of large-scale housing land sites.	All	To control release of greenfield sites to maximise use of brownfield sites. To ensure sites can be serviced and ensure their fit in the locality. To provide for a review of the delivery of sites by revising phasing.

POLICY/ PROPOSAL	ACTION	LOCAL PLAN	PURPOSE
Policy H4	The provision and retention of Affordable Housing. The following requirements will apply at housing market area level: <u>Dunfermline</u> 25% except for the Locality areas of Kelty, Benarty, Lochgelly and Cowdenbeath, where it will be 5%; <u>Cupar</u> 20%; <u>St Andrews</u> 30%; and <u>Kirkcaldy</u> 10% except for the Locality areas of Methil and Buckhaven, where 5% will apply and Kirkcaldy itself where 15% will apply.	All	To ensure that an appropriate mix of housing is delivered for all of Fife's residents.
Policy H6	Density of residential development.	All	Ensure the efficient, sustainable use of land appropriate to its given location and facilitate greater opportunities for public transport usage.
Transportation			
Policy T2	Safeguard existing and potential transport routes.	All	Ensure that existing and future transport routes are maintained for current and future use.
Proposal PT1	Identification of land for specific transport proposals.	All	Ensure viability of long-term future transport proposals is delivered through identification and safeguarding of suitable land.
Proposal PT2	Identification of requirements and preparation of a masterplan for Rosyth Port and waterfront area.	West Fife Area	Ensure that all proposals are appropriate and that Rosyth is tackled in a holistic fashion.
Energy			
Policy R1	Definition of broad search areas and criteria for considering suitability of wind farm proposals.	All	Ensure that a consistent, co-ordinated, Fife-wide approach is maintained for all wind turbine proposals.
Minerals			
Policy M2	Encourage contributions to a Fife minerals trust fund.	Minerals Local Plan	Negotiate royalties from mineral extraction operations and administer funds to appropriate community projects.
Policy M3	Identification of a 10-year land bank supply for construction aggregates.	Minerals Local Plan	Ensure any mineral extraction is accounted for and does not outstrip long-term supply requirements.
Policy M4	Identification of the criteria where opencast coal operations will be deemed appropriate.	Minerals Local Plan	Direct proposals to more acceptable locations and avoid unacceptable environmental impacts.
Waste Management			
Policy W1	Identification of Strategic Waste Management Facilities.	All	Ensure adequate Fife-wide provision and within each of the three areas.

POLICY/ PROPOSAL	ACTION	LOCAL PLAN	PURPOSE
Environment			
Policy ENV1	Identification of Green Belt at St Andrews and Dunfermline.	West & East Fife Areas	To ensure that Green Belt is identified and planned development guided to appropriate locations.
Policy ENV2	Identification of International Nature Conservation Sites to be protected.	All	To ensure that development impinging on international sites is only permitted in exceptional circumstances.
Policy ENV3	Identification of National Nature Conservation Sites to be protected.	All	To ensure that development impinging on national sites is only permitted in exceptional circumstances.