

# Fife MatTERS



## **Finalised Fife Structure Plan 2006-2026**

Approved by Fife Council  
27 April 2006  
for submission to Scottish Ministers



FINALISED FIFE STRUCTURE PLAN 2006 – 2026  
SUSTAINABILITY APPRAISAL AND  
STRATEGIC ENVIRONMENTAL ASSESSMENT

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**Finalised Fife Structure Plan 2006-2026**

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## **SECTION 1 - NON-TECHNICAL SUMMARY**

### **1.0 Introduction**

- 1.0.1 Fife Council places great importance on ensuring development in Fife is sustainable and makes as positive a contribution as possible to the natural and built environments. The Fife Development Plan seeks to provide positive guidance to secure sustainable development and Fife Council has undertaken Sustainability Appraisals of the Structure Plans produced since 2000, on a voluntary basis, continuously improving its appraisal methods.
- 1.0.2 It is considered that there is no statutory obligation on Fife Council to undertake a Strategic Environmental Assessment of the Fife Structure Plan 2006 – 2026. It is considered that the production of the Plan started prior to the date and submitted prior to the dates specified in the Regulations (See Paragraph 2.2.2.) However, Fife Council has undertaken this Sustainability Appraisal of the Finalised Fife Structure Plan 2006 – 2026, which includes a Strategic Environmental Assessment of the Finalised Plan thereby building on Fife's good practice.
- 1.0.3 This document comprises the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Finalised Fife Structure Plan 2006–2026. The Strategic Environmental Assessment has been prepared taking account of The Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 (the Regulations). The Sustainability Appraisal tables in Appendix C included both SA and SEA factors. Items 1 – 11 inclusive are SEA factors whilst items 12 – 16 inclusive are SA factors. The form and content this document has been guided by the Scottish Executive SEA Template dated September 2005.
- 1.0.4 The Finalised Fife Structure Plan is the strategic part of the Fife Development Plan. It takes account of international, UK and Scottish guidance and contributes to implementing Fife Council's internal guidance in the Fife Community Plan. Details of the plans, programmes and objectives considered in preparing the Finalised Fife Structure Plan are set out in Appendix A. It also includes details of how the Scottish Executive Planning Policy Guidance and Planning Advice Notes are implemented by the Finalised Plan and, where appropriate, by Local Plans.
- 1.0.5 The Structure Plan is submitted for approval by the Scottish Ministers and, once approved, provides the strategic framework for the preparation of Area and Subject Local Plans and is a material factor in determining planning applications. The Local Plans will be the subject of separate Strategic Environmental Assessments.

## **1.1 The Finalised Fife Structure Plan Strategic Environmental Assessment**

- 1.1.1 The environment of southern part of Fife has been shaped by range of activities, notably the extraction of coal and other industrial activities resulting in derelict and contaminated land. The northern part is more rural in nature shaped by the effects of agricultural and forestry industries. The Plan seeks to ensure this is re-used in preference to using greenfield land where ever possible. Some areas suffer from poor quality environments and objectives relate to securing regeneration by looking forward and providing new residential development and employment opportunities. There are concerns that any new growth will exacerbate existing congestion in the bridgehead but the Finalised Plan seeks to address this through greater emphasis on improved accessibility to a range of modes of transport, especially public transport. The Finalised Plan seeks to ensure the change is planned to secure the maximum positive benefits are derived from new development.
- 1.1.2 The policies and proposals set out in the Finalised Fife Structure Plan operate in conjunction with other Development Plan (i.e. Local Plan) policies to address planned development scenarios. Whilst individual policies and/or proposals may not appear to score well when assessed against a particular criteria, these policies will be supported by others in the Development Plan as a whole to ensure that the environment is afforded the maximum possible protection. In justifying the score for an assessment of a policy or proposal the influence of other appropriate policies and/or proposal on the score has been clearly indicated.
- 1.1.3 The method used for the environmental assessment is based on a rigorous framework for assessing the nature of the impact and likely timescale consistent with the requirements of the Regulations. This SEA document justifies the individual scores of the individual policies and proposals against the criteria listed in Schedule 2 (6.a-e) of the Regulations. The synopsis is set out in Appendix B. In most instances (--) (58%) it was anticipated there would be no significant effects. 22% were considered to be slightly positive (+/--) while 13% were considered to be positive (+). There are very few policies and proposals considered (2%) to have significant negative effects (-) while the balance of 5% were distributed between slightly negative and the other categories.
- 1.1.4 The Sustainability Appraisal of the Finalised Structure Plan is based on the assessment of the policies and proposals of the Consultative Draft Structure Plan. Each, policy and proposal of the finalised Structure Plan is assessed against 16 factors. (See Section 4.2.) Items 1 –11 have been used to inform the SEA and items 12 – 16 address SA issues. Proformas providing details of the appraisal of each policy and proposal are at Appendix C.

## **1.2 Alternatives**

1.2.1 The evaluation of alternative strategies and potential strategic development areas was largely completed prior to the publication of the Consultative Draft Structure Plan. Section 4 sets out the justification for the strategy adopted in the Draft Plan and carried forward into the finalised plan and approaches considered but which have not been pursued because they are not environmentally acceptable or would result in development that is unsustainable. Section 4 indicates the process used to select the development areas from a range of alternatives, including those proposed by consultees, prior to the selection of the Strategic Development Areas in the Finalised Fife Structure Plan.

## **1.3 Overall Conclusions of Assessment and Appraisal**

1.3.1 The policies and proposals contained the Finalised Fife Structure Plan, in conjunction with other Development Plan policies and proposals, will ensure that new planned development and other new proposals will be sustainable and avoid significant negative environmental effects. It is also considered that this will be greatly assisted by adopting master planning techniques required to implement the Structure Plan as this will ensure proposals are considered in detail and all relevant environmental factors are taken fully into consideration in planning for new development.

1.3.2 The Sustainability Appraisal confirms that the Finalised Plan provides a clear, focussed strategic framework that will provide a strong basis for taking Fife forward over the period 2006 – 2026 and other positive factors listed in paragraphs 2.31 and 2.32. The main impacts are identified as relating to unsustainable travel patterns the Plan may contribute to if no actions are taken to address the growing trends. However, the Plan, in conjunction with the Local Transport Strategy, seeks to reduce unsustainable dependence of the private car and is strongly supportive of solving the problems caused by commuting by measures to secure greater accessibility to a range of modes of public transport. Measures such as increasing employment opportunities in Fife can contribute to reducing unsustainable levels of commuting.

1.3.3 The SA confirms that the Plan addresses the need to provide sustainable new housing designed to increase the sustainability of Fife's settlements by seeking to meet recognised needs including the provision of affordable housing.

- 1.3.4 The potential loss of landscape quality/countryside and open land is allied to the loss of soil. Whilst the losses will be minimised by the promotion of the use of brownfield sites, greenfield sites will result in the removal and loss of topsoil and subsoil. Remedial action needs to be secured and would be most appropriately dealt with through a detailed Local Plan policy to secure re-use soil on site (for gardens / landscaping etc.) or, if not possible, seeking beneficial re-use elsewhere. Surplus topsoil and subsoil could be used on brownfield sites and, possibly, on mineral extraction/landfill site restoration works where soils have been not been retained.
- 1.3.5 The use of detailed master plans advocated in the Plan will ensure that the landscape quality issues can be fully addressed to meet the planned needs are delineated ensuring any possible adverse environmental impact is minimised.
- 1.3.6 There is also potential for some negative environmental effects on the water environment. However, the negative impacts can be fully addressed and prevented at the detailed master planning and planning permission stages through the implementation of the appropriate Local Plan policies on Sustainable Urban Drainage Systems and flooding.
- 1.3.7 This Sustainability Appraisal and Strategic Environmental Appraisal of the Finalised Fife Structure Plan 2006 to 2026 has been undertaken on a voluntary basis to demonstrate Fife Council's commitment to producing planning guidance which seeks to secure sustainable and environmentally sound development. This document identifies the commitment to monitoring of the Plan and this will assist subsequent Reviews to make any necessary improvements to increase the sustainability and environmental performance of new development.

#### 1.4. **Consultation Period**

- 1.4.1 The consultation period for this document will run concurrently with that for the Finalised Structure Plan
- 1.4.2 Comments should be sent to:

The Scottish Ministers  
Scottish Executive  
Planning Division  
Area 2 H  
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## **2.0 INTRODUCTION**

### **2.1 Strategic Environmental Assessment Purpose of Environmental Report**

2.1.1 Directive 2001/42/EC on Strategic Environmental Assessment (SEA) came into force on 21st July 2004. It requires Member States to assess the likely significance of plans and programmes prior to their adoption, providing for the assessment of strategic environmental considerations at an early stage of the decision-making process. The objective of the SEA Directive is “to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development” (Article 1).

2.1.2 The Directive requires the carrying out of an environmental assessment of plans and programmes which are likely to have significant environmental effects and which set the framework for future development consent. The Directive defines environmental assessment as a procedure comprising:

- Preparing an Environmental Report on the likely significant effects of the draft plan;
- Carrying out consultation on the draft plan and the accompanying Environmental Report;
- Taking into account the Environmental Report and the results of the consultation in decision making; and,
- Providing information when the plan is adopted and showing how the results of the environmental assessment have been taken into account.

2.1.3 The environmental report must identify, describe and evaluate the likely significant effects on the environment of implementing the plan and reasonable alternatives. Annex 1 of the Directive details the information to be included in the environmental report, which can be summarised as:

- An outline of the contents and objectives of the plan and its relationship to other plans;
- Current environmental characteristics/conditions, including any existing environmental problems, and the their likely evolution without the implementation of the plan;
- Likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between these factors;
- Mitigation measures;
- Reasons for selecting alternatives considered;
- Description of monitoring measures; and,
- Non-technical summary.

2.1.4 The environmental report and the outcome of the consultation process must be taken into account during the preparation of the plan, prior to its adoption.

## **2.2 Finalised Fife Structure Plan and the SEA Regulations**

2.2.1 'Fife Matters', the Consultative Draft Structure Plan was published in March 2005, accompanied by a Sustainability Appraisal which took account of available SEA guidance at that time. The Scottish Executive's Interim Planning Advice on "Environmental Assessment of Development Plans", "A Draft Practical Guide to the Strategic Environmental Assessment Directive" and the Draft Environmental Assessment (Scotland) Bill 2004 therefore informed the Appraisal. The Draft Plan and its supporting documentation, including the Appraisal, was the subject of 8 weeks of public consultation.

2.2.2 The Finalised Structure Plan was approved by Fife Council in April 2006 and submitted to the Scottish Ministers in June 2006 for their Approval. It will consequently fall outwith the time frame where SEA would be a legal requirement, being submitted to the procedure for adoption before 22 July 2006 (Circular 2/04, para. 3). Although there is no legal obligation for SEA, Fife Council is keen to follow best practice and produce a robust development plan framework. This report has therefore been prepared in keeping with the spirit of the Directive, to assess the key effects of the amendments proposed from the Draft to the Finalised Structure Plan.

## **2.3. Sustainable Development and SEA**

2.3.1 Fife Council is committed to sustainable development. The Scottish Executive describes the basic aim of sustainable development as:  
*"Securing the future, acknowledging that achieving economic growth has to be done in such a way that it does not harm the environment or squander the natural resources we depend on, and having to distribute the wealth it creates to improve quality of life and to eradicate poverty."*

Having undertaken sustainability appraisals of the Approved Structure Plan 2002 and the Draft Structure Plan 2006-2026, Fife Council has sought to maintain a sustainable development perspective in relation to the appraisal of the Finalised Structure Plan. This report broadens the scope of SEA to include assessment of the social and economic effects of the plan, in addition to environmental effects, in recognition of their interdependence.

## 2.4. Legislative Requirements

2.4.1 The SEA process is now governed by the Environmental Plans and Programmes (Scotland) Regulations 2004 ([www.scotland-legislation.hmso.gov.uk/legislation/scotland/ssi2004/20040258.htm](http://www.scotland-legislation.hmso.gov.uk/legislation/scotland/ssi2004/20040258.htm)).

2.4.2 The production of the Environmental Report is a core requirement of SEA. The report must take into account the contents and level of detail in the Plan, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment. SPP1: The Planning System sets out the recommended content and function of Structure Plans. Paragraph 32 states that “under current arrangements, structure plans should provide a long-term vision, looking forward for at least 10 years, as part of an overview of an area’s development requirements, considering the functions and inter-relationship of places, expressing the settlement strategy of an area and identifying priorities for urban and rural regeneration. Policies should:

- Identify the overall supply of land to meet the requirement for development;
- Reflect and identify priorities for the provision of infrastructure,
- Identify limitations on development;
- Support and encourage sustainable patterns of travel; and,
- Promote the protection and enhancement of the built and natural environment.”

2.4.3 Local Plans set out detailed policies and specific proposals for the development and use of land that should guide day-to-day planning decisions, identifying effective opportunities for development and encourage investment in an area. Assessment of Local Plans is therefore the most appropriate level for addressing issues relating to the following areas, which are not appropriately dealt with in the Structure Plan:

- The allocation of land relating to different development types e.g. housing, business and industry, retailing, transport, leisure and recreation and mineral extraction;
- The conservation of the built, natural and cultural heritage;
- The improvement of the physical environment;
- Integrated transport issues; and,
- Urban and rural regeneration.

2.4.4 The key facts relating to the Finalised Structure Plan are set out in Table 1 below.

**Table 1: Key facts relating to the Finalised Structure Plan**

<b>Responsible Authority</b>	Fife Council
<b>Title of Plan</b>	Finalised Structure Plan 2006-2026
<b>Purpose of Plan</b>	<p>It is a statutory requirement in terms of the Town and Country Planning (Scotland) Act 1997 to maintain an up-to-date Development Plan. The Approved Fife Structure Plan 2001-2011 contains in Proposal PW1 a commitment to review the Plan prior to 2006. The Finalised Plan fulfils this role and provides longer-term strategic guidance necessary to give a more certain future for new investment and development.</p> <p>The Finalised Fife Structure Plan will provide the strategic framework for the preparation of the 3 Area Local Plans and a review of the Fife Minerals Subject Local Plan.</p> <p>The Finalised Fife Structure Plan will provide the strategic framework for the development control process.</p>
<b>Plan Subject</b>	The Finalised Structure Plan is a strategic land use document.
<b>Plan Period</b>	2006 to 2026
<b>Frequency of Updates</b>	The Fife Structure Plan is the strategic part of the Fife Development Plan and will be updated on a 5-year basis through the forthcoming City Region Strategic Development Plans and other Fife-wide strategies, including the Fife Community Plan. The Fife Development Plan consists of the Structure Plan and Adopted Local Plans. Fife Council is in the process of preparing 3 Area Local Plans and intends to replace the Fife Minerals Subject Local Plan during the life of the Structure Plan.
<b>Plan Area</b>	The Plan covers all of the area administered by Fife Council.
<b>Plan Status</b>	The Finalised Plan will, when approved, replace the Fife Structure Plan 2002. A Statement of Intent to Prepare the Replacement Structure Plan was published in January 2003. The Draft Plan and supporting documents were published in March 2005 and were the subject of extensive public consultation for a period of 8 weeks. Details of the public consultation exercise are contained in the Finalised Structure Plan Publicity and Consultation

	<p>Statement.</p> <p>The Draft Plan and its supporting documents were prepared taking full account of the requirements of current legislation and guidance. The contents of the Draft Plan were the subject of a Sustainability Appraisal, which took account of the Scottish Executive's Interim Planning Advice on "Environmental Assessment of Development Plans", "A Draft Practical Guide to the Strategic Environmental Assessment Directive" and the draft Environmental Assessment (Scotland) Bill, 2004.</p> <p>The comments received in response to the Draft Plan, together with changes in circumstances with regard to environmental legislation and guidance and other material factors, have been fully taken into account in producing the Finalised Plan. This will be submitted to the Scottish Ministers in June 2006.</p>
<p><b>Plan Purpose</b></p>	<p>The Structure Plan sets the context for Local Plans and for public and private sector investment in Fife. The principal objective is to ensure that new development is planned and sustainable and that growth is directed and managed to achieve the vision for Fife in 2026 to be:</p> <p style="padding-left: 40px;">"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 375,000 and is still expanding. A place where people can achieve their full potential through education, skills and career development."</p>

## 2.5 SEA activities to date

**Table 2** summarises the SEA activities to date in relation to **Finalised Fife Structure Plan 2006–2026**

**Table 2: SEA Activities to date (March 2006)**

<b>SEA Action/Activity</b>	<b>When carried out</b>	<b>Notes</b>
Finalised Fife Structure Plan 2001-2011 Sustainability Appraisal	2001	Submitted together with Finalised Fife Structure Plan to Scottish Ministers.
Draft Fife Structure Plan 2006 -2026 Sustainability Appraisal	Late 2004	Issued for public consultation between March and May 2005. Limited number of responses.
Submission of Scoping Report on Finalised Fife Structure Plan to SEA Gateway	30th November 2005	In view of Fife Council's opinion on the status of the Fife Matters SEA, which is that there is no legal obligation to undertake the SEA, the Scoping Report was submitted in the spirit of the legislation and in accordance with the statutory regulations.
Responses from Consultation Authorities	Received 5 <sup>th</sup> January 2006.	Comments considered and incorporated into the SEA where appropriate.

### **3.0 SECTION 3 - Finalised Fife Structure Plan 2006–2026 and its Context**

#### **3.1. Outline and objectives of Finalised Fife Structure Plan 2006–2026**

3.1.1 The Vision for Fife is set out in the Fife Community Plan 'A Stronger Future 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 at least 375,000 and is still expanding. A place where people can achieve their full potential through education, skills and career development.”***

3.1.2 The Finalised Structure Plan identifies the challenges facing Fife and sets out a comprehensive Development Strategy. This Strategy flows from the Community Plan and takes full account of the National Planning Framework, which sets an international, United Kingdom and Scottish context for the development of Fife.

3.1.3 The Finalised Structure Plan sets out how Fife's economy will grow and population increase from 355,000 to 375,000 by 2026 and to continue beyond that date to grow to 400,000. This will be achieved by focussing strategic housing and employment land allocations on strategic areas including major greenfield extensions to existing settlements together with a number of smaller scale settlement extensions.

3.1.4 The strategy seeks to grow Fife's economy and population, increase connectivity, raise aspirations, improve the range and quality of development, create sustainable communities and safeguard and improve Fife's environment.

3.1.5 The strategy to grow Fife's economy and population is:

- To support the national and Edinburgh City Region economy through the development of a new multi-modal Forth crossing at Queensferry.
- To grow 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 development zone along the North Forth coastline from Rosyth to Methil, linking significant brownfield regeneration opportunities at Inverkeithing Bay 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 assist in delivering the National Planning Framework.
- 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 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 by encouraging diversification of the economy
- To support a new higher education campus to substantially enhance the number of residents holding a degree..
- To continue to develop Rosyth Waterfront as a national port, transport hub and economic growth area.
- To focus retail growth in Dunfermline and Kirkcaldy as sub-regional town centres, Glenrothes, and Cupar as district town centres in particular and consolidate growth in other town centres.
- To further develop St Andrews as a high quality tourist destination and to build on the tourism industry throughout 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 and in a style and form that defines Fife.

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

- To maximise the efficient use of existing Forth and Tay crossings through supporting increased modal shift to public transport and car share.
- To support growth in both the national and metropolitan Edinburgh economies through 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 support the provision of strategic transport improvements outwith Fife which support and improve Fife's economy and connectivity, e.g. an Edinburgh Airport link.



- 3.1.7 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 education sector.
  - To encourage developers to use local labour and provide training and skills development/programmes to expand the skilled workforce in Fife.
  - To work with the private sector to grow the construction sector.
- 3.1.8 The strategy to improve the range and quality of housing is:
- To raise the standard of quality and design in new development. To this end an Urban Design Framework for Fife has been published which will be used to influence changes.
  - To align the range of new housing to meet the needs of the population taking account of demographic changes.
  - To encourage imaginative solutions to increase density through good design and increase the sense of community.
  - 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.
- 3.1.9 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 strategic land allocations within Mid Fife, Dunfermline, Cupar and St Andrews which will provide community facilities, employment land and a choice of different house types and tenure.
  - To sustain jobs in the rural areas and small communities.
  - To implement the development of the strategic development areas to deliver regeneration priorities in partnership with other public service providers and the private sector.
  - Improve the connectivity in rural areas of communities.

3.1.10 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 through the introduction of Green Belt whilst accommodating high quality growth.
- To protect and enhance the character and distinctiveness of Fife's towns and villages.
- To maintain, protect and enhance where possible Fife's natural heritage, biodiversity, built and historic environment, water resources and air quality; and,
- To meet unforeseen challenges and opportunities, such as climate change.

### **3.2. Relationship with other plans, programmes and environmental objectives**

3.2.1 The Finalised Fife Structure Plan requires to take account of International, UK and Scottish Plans, Programmes and Environmental Objectives set out in a range of documents listed in Appendix A. It must also take account of other Fife Council Strategy and Policy documents, in particular the Fife Community Plan which is the overarching document guiding Fife Council and its partner organisations. The Fife Structure Plan, when approved by the Scottish Ministers, provides guidance for the preparation of Area and Subject Local Plans which will be produced and reviewed regularly to provide more detailed planning guidance. The Fife Structure Plan, when approved, will provide strategic policy guidance for the determination of planning applications.

3.2.2 The Finalised Fife Structure Plan must take account of Plans, Programmes and Environmental Objectives of neighbouring authorities to ensure consistency of guidance on a range of topics.

3.2.3 Full details of the relationships with other plans, programmes and environmental objectives are contained in Appendix A. This Appendix also contains a table explaining the linkages between Scottish Executive Guidance and Advice and the policies and proposals contained in the Finalised Plan.

### **3.3 Environmental baseline**

3.3.1 Schedule 2 of the Regulations requires an environmental report including a description of the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of plan or programme, and the environmental characteristics of areas likely to be significantly affected. Table 3 sets out baseline data.

**Table 3: Baseline Environmental Data**

SEA Topic	Indicator	Quantified information (for Fife Council unless otherwise noted)	Comparators and targets	Trend	Issues/Constraints
Biodiversity, flora and fauna, geology/ geomorphology	Areas designated for their international nature conservation importance	Cameron Reservoir (SPA and Ramsar; Isle of May (SPA and SAC); Firth of Tay and Eden Estuaries (SPA, SAC and Ramsar); Forth Islands (SPA); Firth of Forth (SPA and Ramsar) SACs upgarded from candidate to confirmed sites.	140 SPA sites and 238 SAC sites in Scotland (Source: SNH, 2004).	No trend available.	Structure Plan policies ENV2 and ENV3 deal with International and National Status sites. Local Plans deal with sites of local status. Policy ENV4 deals with all sites.
	Areas designated for their national nature conservation importance	54 Sites of Special Scientific Interest (SSSIs) wholly or partly in Fife (numbers unchanged)	1,451 SSSIs in Scotland (Source: SNH, 2003)	No trend available.	Local Plans deal with SSSIs.
	Areas of local nature conservation importance	4 Local Nature Reserves 1,613 hectares 82 Sites of Importance for Nature Conservation (Fife Council, 2002) 6 LNRs cover 1,642.7 hectares (Fife Council 2005.)	-	Increase in designated sites and area covered.	Local Plans deal with SSSIs and LNRs.
	Adoption of Local Biodiversity Action Plan	Fife Local Biodiversity Action Plan – 2 <sup>nd</sup> Edition 2003-2006	1 <sup>st</sup> Edition published 1997.	On target.	Biodiversity Plan has raised awareness of need to protect and enhance flora and fauna.
	Area of land enhanced for biodiversity	12.94hectares – 2002 41.45hectares – 2003 <b>142.58 hectares – 2004</b> <b>196.97 hectares - 2005</b>	Baseline figures from State of the Environment Report 2003/04	Increases on baseline figure year on year 2002 - 2005.	Aim is to improve sites, not just specialist nature areas. Monitoring ongoing.

SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
Population and human health	Population	349,429 (2001 census)	6.9% of Scotland's population	Increase of 2.41% since 1991 (341,199)	Favourable situation.
	Households	150,274 (2001 census)	2,192,246 households in Scotland 6.8%	Increase since 1991 (136,608)	Growth indicates sustained demand in Fife as a whole.
	Population structure	0-17 > 22.1% 18-64 > 61.6% 65+ > 16.2% (Fife, 2001)	0-17 > 21.7% 18-64 > 62.5% 65+ > 15.9% (Scotland, 2001)	Ageing population, above average for 65+	Unfavourable situation.
	Percentage within deprived wards/index of deprivation	Fife has some 24,000 people living in the most deprived 10% of wards in Scotland. Three wards (Smeaton and Overton, Ballingry and Lochore, and Methil) are amongst the most deprived 5%. (Source: Scottish Indices of Deprivation 2003).	Almost 700,000 people live in the most multiply deprived 10% of wards in Scotland (13.7% of the population).	No trend available.	Unfavourable situation.
	Health	Good health – 67.1% Limiting long-term illness – 20.3% (Fife 2001)	Good health – 67.9% Limiting long-term illness – 20.3% (Scotland, 2001)	Following national trend	Neutral
	Vacant and Derelict Land	Fife: 750 ha in 2003 (7% of Scottish total): 648 ha derelict 103 ha vacant 20 sites (18 ha) reclaimed/brought back into use (3% of Scottish total) 12 sites (53 ha) redefined (46% Scottish total) 50 new sites (26 ha) (32% Scottish total) (Source: Scottish Vacant and Derelict Land Survey 2003)	Scotland: Total: 10847 ha Derelict: 7741 ha Vacant: 3107 ha 445 sites (579 ha) reclaimed 63 sites (160 ha) redefined 26 sites (114 ha) naturalised 269 new sites (489 ha)	In Scotland there has been an overall decrease in vacant and derelict land since 2002. In Fife there has been an increase since 2001.	Policy focus on redevelopment of brownfield sites should have positive impact.
	Number of traffic accidents	200 casualties in 2003 (Scottish Executive) 214 casualties in 2004 (Scottish Executive)	278 casualties in 2002	Fluctuates from year to year but overall trend 1994 to 2004 is downwards.	New road design can make positive contributions

SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
Land Water and soil	Density of new housing development	Greenfield (houses / hectare) 2000 - 20.1; 2001 – 26.2; 2002 – 23.0; 2003 – 17.6; 2004 – 17.9 2005 – 16.6 Brownfield (houses / hectare) 2000 – 30.6; 2001 – 41.1; 2002 – 26.2; 2003 - 30.6; 2004 – 23.5; 2005 - 26.4	20 dph – greenfield 56 dph – brownfield (2001)	Trend downwards 2000 – 2005 with greenfield below required minimum target.	Issues of sustainable use of the land resource. Indicator to be further monitored.
	Length of river classified as good quality	45.97% of monitored Fife watercourses classified as good or excellent (SEPA, 2003) 47.50% of monitored Fife watercourses classified as good or excellent (SEPA, 2004)	35.3% of monitored Fife watercourses classified as good or excellent (SEPA, 2002)	Increase in length of watercourses classified as good or excellent quality improving year on year.	Increase reflects improvement in monitoring of watercourses – 15% unmonitored 2002, down to 3.47% 2003.
	Blue flag beaches	4 in Fife 2003 5 in Fife 2005	Only Blue Flag beaches in Scotland	Improving situation	Expenditure on new treatment works and upgrades needs to be maintained.
	Soil quality	Agricultural Land Classification: Class 1 – 1%; Class 2 – 9%; Class 3 – 60%; Classes 4,5,6,7 – 19%; built up area – 11% (source: MLURI, 1996)	-	No trend available.	Built up area will increase over time. Rate of take up can be reduced through increased density and use of brownfield land.
	Land cover	Open countryside – 76.1%; woodland – 10%; wet ground – 1.2%; developed – 10.4%; Other – 2.3% (source: Scottish Office 1995)	-	No trend available.	Scope to increase woodland cover for landscape climate benefits.
	Volume of waste diverted from landfill	Annual recycling rate of over 16% for financial year 2003/04. Annual recycling rate of 25.1% for financial year 2004/2005	Target of 19% recycling/ composting 2004/05 and 23% in 2005/06.	Increase of over 11% on rate for 2002/03. Exceeding target 2004/2005	Controlled release to encourage recycling and reuse. Providing facilities to secure recycling and reuse

SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
	Brownfield sites	Housing land take: 2000 – 23.2ha; 2001 - 11.4ha; 2002 – 33.2ha; 2003 – 20.2ha; 2004 – 15.6ha; 2005 – 22.2ha Employment land take: 2000 – 9.4ha; 2001 – 4.5ha; 2002 – 6.8ha; 2003 – 1.8ha; 2004 – 1.3ha; 2005 – 3.6ha.	-	No overall trend 2000 – 2005.	Structure Plan promotes brownfield development.

SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
<b>Air and climatic factors</b>	Mode of Travel to Work	Car – 65.0% (62.5%) Bus – 10.1% (10.9%) Train – 3.1% (2.3%) Foot – 13.0% (14.4%) Cycle – 1.4% (1.6%) (Source: 2001 (1991) Census)	Car – 58.3% Bus – 14.0% Train – 3.4% Foot – 14.1% Cycle – 1.4% (Scotland, 2001 Census)	Car usage higher than Scottish average and increasing. Note: 1991 Census 10% survey. 2001 100% survey.	Unfavourable situation. Range of public transport improvements being progressed.
	Cross-Forth Traffic	Northbound traffic 2003 – 12,005,151 vehicles	Northbound traffic 2000 – 11,084,253	Increasing annually.	Unfavourable situation, beyond theoretical capacity of bridge.
	Electricity from renewable sources	Fife has 3 hydro schemes on River Leven and a number of small scale applications of a range of technologies. Proposals for new developments emerging.	40% of Scotland's electricity generated from renewables by 2020 (Scottish Executive, 2003)	Gradual increase in use of renewables.	Scope to increase contributions from renewables.
	Car and Van Ownership	150,274 (Fife 2001)	2,192,246 (Scotland 2001)	137,041 (Fife 1991). Increasing car ownership.	More vehicles will lead to more congestion.

SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
<b>Material assets</b>	Housing completions	2003/04 – total of 1,493 completions West Area – 765; Central Area – 588 East Area – 140 2004 – 2005 - total of 1,860 completions West Area – 837; Central Area – 602; East Area - 421	2000/01 – total 1,430 West Area – 753 Central Area – 437 East Area - 240	Rates for all tenures and areas vary from year to year, trend has generally been upwards.	Small sites (4 units or fewer) contribute to the Housing Land Requirement in East Area only.
	Established Land Supply	Established land supply – 10,975 units Effective land supply – 8,765 Non-effective land supply – 2,210 (Housing Land Review, 2004) Established land supply – 10,145 units Effective land supply – 8,370 Non-effective land supply – 1,175 (Housing Land Review, 2005)	Established – 11,386 Effective – 7,417 Non-effective – 3,969 (HLR, 2001)		Fife Council identifies areas. Amount of established land supply dependent on developers.
	Affordable housing	256 units completed 2003 230 units completed 2004	288 units completed on 2002, 110 units completed 2001	No trend available, figures show considerable annual variation.	Need for affordable housing provision, particularly in East and West Fife.
	House prices	Average property price May-July 2004 for Fife/Central/Perth/Tayside £98,980 (Source: Scottish House Price Monitor/Lloyds TSB)	Average Scotland prices, £110,296 for same period.	Lower than national house prices, but increased from £64,900 in 2000.	Despite lower average prices still need for affordable housing.
	Housing tenure	64.7% owner-occupied 23.2% LA/Scottish Homes 4.3% Private Rented 3.2% Housing Association 4.5% Other (2001 Census)	62.6% owner-occupied 21.6% LA/Scottish Homes 5.6% Private Rented 5.6% Housing Association 4.6% Other (Scotland, 2001 Census)	More owner-occupation than national average. Increase from 55.8% for Fife in 1991.	Reflect lack of housing in rented sector.
	Household stock	3.1% vacant (2001 census)	Scotland average 4.0% vacant (2001 Census)	Fife 3.7% in 1991	Regeneration and reuse needed to reduce under utilisation



SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
<b>Cultural heritage and landscape</b>	Listed buildings	Category A – 184 Category B – 3,190 Category C – 1,339 (Total of 4,713: source Fife Council 2002)	In the region of 46,000 listed buildings in Scotland (Source: Historic Scotland)	No trend available. Designation depends on criteria and evaluations of Historic Scotland.	Need to be mindful to protect built heritage and historic environment.
	Conservation Areas	West Fife – 9 Central Fife – 12 East Fife – 26. Total for Fife – 47 (2002)	Situation kept under review in Local Plan preparation process.	Future would depend on criteria for designation.	Need to be mindful to protect built heritage and historic environment.
	Archaeological Sites and Monuments	Sites and Monuments Record holds over 11,000 archaeological sites and monuments. 275 Scheduled Ancient Monuments (2002, Fife Council)	Fife Council has “in-house” archaeological staff providing guidance at all stages of land-use planning process with the emphasis on protecting Sites and Monuments and new finds	It is anticipated that more sites will be identified as a result of investigations associated with proposals for new development.	Need to be mindful to protect built heritage and historic environment.
	Listed buildings at risk	53 buildings in Fife on Buildings at Risk register (Scottish Civic Trust, 2004)	Approximately 1,300 buildings at risk across Scotland (Scottish Civic Trust, 2004)	No trend available.	Scope to reuse redundant buildings.
	Land designated for quality or amenity value	1 Regional Park; 3 Country Parks; 4 Local Nature Reserves	Situation kept under review.	-	Reflects the number of quality natural areas.
	Historic Gardens and Landscapes	15 sites identified in Fife (CCS/SDA, 1989)		No trend available. Future depends on criteria for designation.	Historic Scotland currently updating inventory.

SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
	Areas of Great Landscape Value (AGLV)	A considerable portion of Fife is subject of AGLV status conferred in Adopted Local Plans.		Extent of Areas of Great Landscape Value extended since original designation. Trends for any new designations would require to be established.	Local landscape designations are under review and new designations will be delineated via Local Plan preparation process.

SEA Topic	Indicator	Quantified data	Comparators and targets	Trend	Issues/constraints
<b>Economic development</b>	Employment Rate	Proportion of working age population in employment – 74.0% (November 2003); 77.1% (2004)	Scotland 74.5%	Following national trend.	Action required to increase employment rates.
	Unemployment rate	Average claimant count in Fife - 3.4% (September 2004) – 3.5% (September 2005)	2.8% - Scotland 2.3% - UK	Fife continues to lag behind the rest of Scotland and UK.	Continuing disparity across Fife.
	Business formation	290 new business starts in Fife (1 <sup>st</sup> Quarter, 2003)  640 new VAT Registrations (2004)	302 new starts (1 <sup>st</sup> Quarter, 2002)  675 new VAT registrations 2003	No trend available.  No trend available.	Action required to encourage greater start up rates.
	Business survival rates	Surviving one year after registration – 90.5% (2001)	Scotland average 92.5%	Increase from 87.2 in 1998.	Assess contributions of land use policies to sustain new business
	Gross weekly earnings	Average 2003 - £409.70 2004 - £380.60	Scotland, 2003 - £436.80; 2004 - £384.70	Increase of £42.70 from 2001. Fife figure is 93.8% of Scottish average. Decrease 2003 – 2004.	Good labour pool opportunities for inward investment.
	Working age people in employment, education or training	80.0% of working age people in Fife (Source: Annual Scottish Labour Force Survey 2003/04)	78.2% average for Scotland	No trend available.	Favourable situation.
	Working age employment rate for people with a disability	People in Fife with a disability are in employment 2003/2004 - 48.7% 2005 - 53.1% (Source: Annual Scottish Labour Force Survey 2003/04)	Average for Scotland 2003/2004 - 42.9%; 2005 – 44.5 %	No trend available.	Favourable situation.
	Economic inactivity of people of working age	Economic inactivity rate for Fife 2003/2004 - 20.3%; 2005 - 19.2% (Source: Annual Scottish Labour Force Survey 2003/04)	Average for Scotland 2003/2004 - 22.0%; 2005 – 20.9%	No trend available.	Favourable situation.

### 3.4 Environmental Problems

- 3.4.1 This section explains how existing environmental problems will affect or be affected by **the Finalised Fife Structure Plan 2006–2026**, and whether the plan is likely to exacerbate, reduce or otherwise affect existing environmental problems. Details are set out in Table 4 below.
- 3.4.2 Environmental problems were identified through analysis of baseline data detailed in section 3.3 and Table 3.

**Table 4: Environmental problems relevant to Finalised Fife Structure Plan**

<b>Problem</b>	<b>Supporting Data</b>	<b>Implication for Plan</b>
Poor quality built environment	Indicators of multiple deprivation	Positive promotion of actions to direct action and seek direct funding to the areas requiring regeneration. Securing good quality development by master plans, design briefs and promoting good quality design.
Contaminated Land	Potential sites identified via Contaminated Land Strategy	In view of the fact that most contamination is located in brownfield land, promotion, and where possible, support for re-use and/or redevelopment of brownfield land.
Derelict and vacant land	Survey data gathered by Fife Council	Promotion, and where possible, support for re-use and/or redevelopment of brownfield land.
Road traffic growth	Survey data and forecast of traffic growth	Positive action to promote greater use of public transport and car sharing and seek to attract employment opportunities into Fife thereby reducing need for commuting.

### 3.5 Likely evolution of the environment without the Finalised Fife Structure Plan 2006–2026

- 3.5.1 The Structure Plan has to be up-to-date in order to inform and direct the emerging Local Plans. It has to be based on current data and trends in order to be able to respond to the challenges facing Fife.

- 3.5.2 In the absence of the Finalised Structure Plan, development would still occur but would be less well attuned to environmental and other strategic objectives and priorities. It is likely that new development would be strongly focused on the most economically buoyant and marketable parts of Fife – particularly the Forth Bridgehead and St Andrews and a diminishing number of locations unconstrained by lack of physical infrastructure. This would aggravate problems of traffic congestion and intensify pressures on areas of environmental quality and greenfield land. Progress on restoring vacant and derelict land and improving environmental quality in Mid Fife would probably be more limited.
- 3.5.3 New development would be less well related to public transport infrastructure and opportunities to improve public transport, thus limiting the scope for reducing car dependency and promoting sustainable transport patterns. The identification of Strategic Development Areas for large-scale land releases allows for the delivery of large-scale development in a more considered and controlled manner, making optimum use of developer contributions and existing infrastructure and transport networks. Opportunities to avoid duplication of facilities and achieve economies of scale are afforded by taking a 20-year perspective. Strong likelihood that developers would opt to develop greenfield land and leave brownfield land in a derelict or vacant condition.
- 3.5.4 A failure to identify a range of potential employment sites in Fife and support employment-generating proposals would disadvantage the Fife economy. Weaker economic performance would result in less investment in environmental improvement and the renewal of urban fabric. Investment in infrastructure and environmental enhancement would not be co-ordinated as effectively or focussed sufficiently on Mid Fife.
- 3.5.5 The National Planning Framework provides a national spatial vision to ensure that development of strategic importance is located in the most appropriate location. This strategic and sustainable approach will benefit the environment. Failure to review strategic land use policy for Fife and implement the National Planning Framework would prevent Fife playing its role and fulfilling its potential to contribute to the City Region and Scottish economies.
- 3.5.6 In the absence of the Finalised Structure Plan, predicting future patterns of development and mitigating any negative effects would be more difficult. Land use policy would not reflect recent policy developments and would mean a continuation of current trends. Fife would fail to meet its obligations to ensure that adequate development land is available and would lack policy guidance to address issues of affordable housing and the growth in traffic and commuting.

- 3.5.7 A framework for the future development of Fife until 2011 is set out in the approved Fife Structure Plan 2002. This, together with the Local Plans comprise the Fife Development Plan, which is a material consideration in the decision making process of determining of planning applications for all development proposals considered by Fife Council. The Fife Development Plan takes a very firm approach to protecting the built and natural environment from harmful development and seeks to ensure that all new development is sustainable. It is considered that the future of Fife's built and natural environment should be carefully husbanded.
- 3.5.8 Should the Development Plan framework not be continued beyond the end of 2011 there is a distinct danger that the decision-making process on new proposals submitted as planning applications, if approved, could result in piecemeal unplanned development. Whilst a degree of environmental protection could be achieved by securing compliance with current legislation and national guidance, including the requirement for proposal specific environmental impact assessment, the failure to provide guidance at Fife and local level could result in flawed decisions and resulting environmental damage.

### **3.6 SEA Objectives**

- 3.6.1 Strategic Environmental Assessment is about ensuring, through rigorous consideration of the likely consequences of their being implemented that plans are more environmentally friendly and sustainable, by considering the impact of the draft policies and how they can be revised to address the concerns in the finalised plan or other mitigating measures that are applicable. It requires taking the environment into account at all levels of public sector decision-making. The preparation of the Environmental Report is to assist in understanding the impact the Finalised Structure Plan could have on the environment of Fife, its economy and communities and identify how these impacts will be mitigated. The Directive requires that consideration be given to the likely evolution of the plan area without implementation of the proposed Plan and this set out in section 3.5.
- 3.6.2 The Plan has been systematically evaluated against a number of factors including the range of Government guidance documents with which it must comply, and strategies produced by Fife Council that it can assist in implementing. The method used to undertake the Environmental Assessment of the Plan and the outcomes are set out in section 4.2. In addition Fife Council has undertaken a Sustainability Assessment of the Plan and details of this are also set out in section 4.2

## **4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS AND PROPOSED MITIGATION METHODS**

### **4.1 Alternatives to which SEA was applied**

- 4.1.1 Current Scottish Executive guidance requires that each planning authority area is the subject of a Development Plan framework which is kept up to date and relevant to guide the future of development of that area. The Planning Authority may choose to ignore that guidance and could adopt a do nothing approach and rely on the existing Development Plan which will quickly become out of date and irrelevant. The projected outcomes of the do nothing approach are set out in section 3.5.
- 4.1.2 Having made the decision to keep the Development Plan up to date Fife Council had a choice of re-considering its recently devised strategy as set out in the Approved Fife Structure Plan 2002, which primarily sought to achieve sustainable development, or, adopt other strategies. It was considered that the strategy for the future development of Fife, as set out in the Approved Fife Structure Plan 2002, especially in Policy SS1, provides a suitable and robust framework for ensuring new development is both sustainable and capable of protecting the built and natural environment. This strategy was therefore retained as the basis for the preparation of the Draft Fife Structure Plan 2006 – 2026 and has been carried forward into the Finalised Structure Plan to be submitted to the Scottish Ministers for their consideration.
- 4.1.3 In view of the Scottish Executive guidance that Structure Plans should become more streamlined strategic documents a decision was made to reduce the range of non-strategic topics covered by the Plan. Whilst topics were removed from the Structure Plan (2006 – 2026) much of the Policy guidance contained in Fife Structure Plan 2002 is not removed from the Fife Development Plan, rather it has been translated in to more meaningful Local Plan policies.
- 4.1.4 The Draft Structure Plan 2006 - 2026 was prepared within the framework set by current legislation and planning guidance. The principal issues it is required to address are meeting the needs of forecast population growth, including meeting housing land requirements and providing employment in locations with access to a range of modes of transport, designed to reduce dependency on commuting. The Plan takes account of the need to ensure sustainable use of land, including reuse of derelict and vacant land, and resources to meet the needs of Fife whilst ensuring new development makes a positive contribution to the built and natural environment. In addition, the Plan takes account of the current and anticipated constraints on the availability of infrastructure and facilities and the potential problems associated with sourcing of funding for the provision of necessary new infrastructure and facilities.

- 4.1.5 The major initial choice for Fife Council was the selection of the Plan timescale and from the alternatives of planning for the next 5, 10, 15 or 20 years, the long-term 20-year option was chosen. The 20-year option was approved by Fife Council as it was considered that this timescale would give certainty to those living in Fife, those moving to Fife and those developing in Fife, in line with advice issued by the Scottish Executive. As the Fife Structure Plan 2002 required revision by 2006, the Plan period was set as 2006 to 2026.
- 4.1.6 Setting the timescale for the Plan permitted an evaluation of the housing land and employment land requirements for the 20-year period. It was considered that there was scope, within the constraints of the strategy, to consider how best to provide land to meet the forecast requirements.
- 4.1.7 Two clear alternatives were identified. The options were to disperse development throughout Fife in locations that were extensions to existing settlements with good accessibility to a range of modes of transport, or to concentrate new development into a smaller number of larger-scale development areas that met the same accessibility criteria. The latter approach was preferred as it would best secure planned sustainable development which could be identified in detail through the Local Plan and master planning processes.
- 4.1.8 At the early stages of considering the way forward it was clear that investment in basic infrastructure and services would be required to ensure the plan is implemented. It was clear that this would be required to be provided by those benefiting from the development through developer contributions. It was considered that in order to secure developer contributions, the development industry required certainty about the intentions to be contained in the Development Plan. Together with the other aims of the Plan strategy, this would be best served by concentrating new development into a smaller number of larger-scale development areas.
- 4.1.9 It was also considered that the approach would allow for the areas of strategic importance to be implemented via Local Plan and master planning processes which would provide opportunities for full public participation at all stages including the more detailed local issues of land use.
- 4.1.10 Accessibility to a range of modes of public transport was an important factor in selecting the large-scale strategic development areas. Initially a number of locations on or adjacent to the Fife rail network were considered capable of meeting the selection criteria. A number of areas were selected and were then the subject of a series of rigorous appraisals which led to the selection of the preferred option as set out in the Draft Fife Structure Plan 2005. The preferred option was the subject of public consultation.



- 4.1.11 In a number of areas the local residents and organisations opposed the scale of development proposed. In addition a number of alternative strategic development locations and other sites were proposed by prospective developers and consultees. The alternative locations were fully appraised to determine their potential as strategic development areas as alternatives to those set out in the Draft Plan. Details of the alternatives considered are set out in section 4.3
- 4.1.12 Subsequent to the public consultation period, Fife Council took account of the comments made by local residents, consultees and all other respondees and, together with a further appraisal of the housing and employment land requirements, and selected the preferred option. The Finalised Fife Structure Plan sets out Fife Council's preferred strategic housing and employment land option for the period 2006 to 2026, for consideration by the Scottish Ministers.
- 4.1.13 The Finalised Fife Structure Plan 2006-2026, which is the subject of this Strategic Environmental Assessment (SEA), does not contain any alternative proposals for consideration. The Draft Fife Structure Plan 2005 was the subject of a Sustainability Appraisal which provides a baseline for assessing the changes in the transition for Draft to Finalised Plan and the anticipated environmental and sustainability impact, if any, of these changes.

## **4.2 STRATEGIC ENVIRONMENTAL ASSESSMENT AND SUSTAINABILITY EXERCISE**

### **Introduction**

- 4.2.1 The assessment of the Finalised Fife Structure Plan 2006 – 2026 has been split into two separate appraisal exercises. The first is an environmental impact assessment of the individual policies and proposals in accordance with the appropriate Regulations. The second is a sustainability assessment of the individual policies and proposals using the techniques used to undertake the assessment of the Draft version of the Structure Plan.

### **4.2.2 ENVIRONMENTAL IMPACT ASSESSMENT**

#### **Assessment Methodology**

- 4.2.3 The Scottish Executive SEA Template document set out alternative methods and appropriate proformas and scoring factors for undertaking the assessment of the policies and proposals against the SEA issues identified at Schedule 2 of the Regulations. Fife Council has selected the method demonstrated as Table 5 Option 4 because it is considered to a very comprehensive method of evaluation. An extract of the table is shown below.

**Table 5: Specimen Framework for Assessment**

Objective / Component of Plan	Assessment Criteria											
	1	2	3	4	5	6	7	8	9	10	11	12
Policy SS1: Settlement Strategy	+/-- LT	+/-- LT	+ LT	+/-- LT	+/-- LT	--	--	+ LT	+/--	+/-- LT	+/-- LT	--
Policy SDA1: Strategic Development Areas	+ LT	+/-- LT	+/-- LT	-	--	--	--	+ LT	--	+/--	+/-- LT	--
Policy BL1: Rehabilitation and re-use of Brownfield Land	+ LT	+/-- LT	+ LT	+	+/--	+/-- LT	--	+ LT	--	+	+ LT	--

(Form in Table B1 – Appendix B)

4.2.4 The twelve Assessment Criteria factors shown in the specimen above proforma are:

1. Biodiversity/Flora/Fauna;
2. Population;
3. Risk to Human Health;
4. Soil;
5. Water;
6. Air;
7. Climatic Factors;
8. Material Assessts;
9. Cultural Heritage (inc archaeological and architectural);
10. Landacape;
11. Secondary, cumulative and/or synergistic effects of criteria 1-10; and,
12. Effect on existing environmental problems relating to any areas of a particular environmental importance, such as areas designated pursuant with the Habitats Directive and Birds Directive.

4.2.5 The Scottish Executive SEA Template proforma only shows an example of the results of the assessment in tabular form for all the factors to be evaluated. The results of the assessment of the Finalised Structure Plan is presented in Appendix B in this format. However, to aid transparency to the assessment process the details of the appraisal of each of the twelve factors listed above a further proforma was prepared. This has three columns headed Policy/Proposal, Impact and Justification respectively as shown in the specimen form below.

**Table 6: Specimen Policy / Proposal Scoring**

<b>Objective / Component of Plan</b>	<b>Impact Duration Biodiversity / Flora / Fauna</b>	<b>Justification</b>
Policy SS1: Settlement Strategy	<b>+/-- LT</b>	Policy requires that allocation of land for new development must avoid damage to natural environment features. Long term over life of Plan.
Policy SDA1: Strategic Development Areas	<b>+ LT</b>	Master plans will take account of natural environment issues. Long term over life of Plan.

(Forms in Table B2 in Appendix 2)

4.2.6 Both proformas have been included in Appendix B

### **Scoring**

4.2.7 The potential impact of each policy and proposal on each of the factors was fully considered and a score allocated. The score is indicated using the following symbols which used in both Table B1 and Table B2 in Appendix B

+	significant positive environmental effects
-	significant negative environmental effects
--	no significant environmental effects
?	don't know
+/--	In the positive spectrum if any effect
-/--	In the negative spectrum if any effect
+/-	Could be either positive or negative
+/-/--	Range of possible scores
LT	Long Term
MT	Medium Term
ST	Short Term
P	Permanent
T	Temporary

4.2.8 There is scope to indicate situations where it may not be possible to predict the effect. In scoring the Finalised Structure Plan a combination of the impacts has been indicated where it is considered this is appropriate. For example it is possible, depending on the actual situation, for an effect to be not significant or positive.

4.2.9 Where appropriate the duration of the effect was considered with the options to classify it as long term, medium term or short term. In addition there was scope to indicate whether the effect would be temporary or permanent.

4.2.10 In the matrix each policy and proposal is identified and a score, using the symbols shown above, allocated. In the column to the right of the score a justification is provided for each to the policy or proposal under consideration. In applying the assessment and assigning a symbol / symbols, the assumption is made that the policy/proposal is implemented as intended, that the Development Plan (Structure Plan and Local Plans) is applied as a whole, and if a planning application was made and determined in accordance with the policy/proposal, it's implication would be a set out in the justification.

4.2.11 The scores derived for each of the topics 1 – 10 inclusive were entered into Table B2 in Appendix B and this partially completed matrix was used to assist the scoring of topic 11, the cumulative effect.

#### **4.2.12 Environmental Assessment Result – Summary**

4.2.13 The details of the assessment exercise are contained in Appendix B

4.2.14 The assessment is made on the basis that there is potential for new development or re-development to cause damage all or some of the component parts of the Fife environment. However the powers bestowed by planning legislation provides the opportunity to protect many of these factors. Where, for over-riding reasons, protection cannot be afforded the Plan seeks to ensure that enhanced compensatory measures will be secured.

4.2.15 The assessment confirms that the Finalised Plan provides a clear and focussed strategic framework which will provide a strong framework for taking Fife forward during the period 2006 – 2026 in manner which will not result in net long term damage to the component parts of its environment.

4.2.16 The assessment has been made on the basis of best information available at the time of assessment. Should accepted evidence emerge during monitoring of the Plan which questions the basis of the decisions made in the assessment a re-evaluation will be undertaken.

4.2.17 The framework for decision making provided by the settlement strategy policy will ensure that a wide range of factors will be fully assessed in implementing the Plan via the Local Plan and Master Planning Process. In addition the policy provides for the rigorous framework for evaluation of development proposals submitted for determination in planning applications.

## **Main Findings of Assessment**

- 4.2.18 The main impact of implementing the Finalised Structure Plan strategy relates to the impact on the soil of the greenfield sites which will be required in many locations, despite the Plan's emphasis on using brownfield land where and when possible. This impact could be ameliorated by ensuring that the soil removed is either re-used on site (in gardens or landscaping / open space areas) or moved to (say) brownfield sites including mineral extraction sites and landfill sites which are lacking soil for restoration purposes. This would assist in their restoration making a positive contribution to reducing the amount of brownfield land as an alternative to redevelopment, especially in rural areas.
- 4.2.19 It is considered that the re-use would best be considered on a site by site basis at the time of determining planning permissions and that the decision making framework would be most appropriately set by an appropriate Local Plan Policy

### **4.2.20 SUSTAINABILITY APPRAISAL**

- 4.2.21 This section of the report sets out the Sustainability Criteria that form the basis for the appraisal of the objectives and policies contained in the Finalised Plan. The Sustainability Criteria are as outlined in the SEA Directive and Interim Planning Guidance, namely: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- 4.2.22 It is the aim of the appraisal to assess the potential impacts of the Finalised Plan. This is achieved by assessing the Finalised Plan against the sustainability criteria. In devising the criteria, which were tested by assessing the Draft Plan, the Council worked with an internal group and an external consultant to agree criteria that would fulfil the requirements of the Directive and include the key social and economic aspects of the Finalised Plan. These criteria were then circulated to a range of key consultees for comment.
- 4.2.23 Some of the criteria adopted combine elements set out in the Directive. Socio-economic criteria are based on key elements of the development strategy. All were selected to avoid duplication, to focus on significant, likely effects and issues relevant to and within the control of land use planning. These have been reviewed in light of progress with the SEA Bill and have been applied to the process of finalising the Plan.
- \*In applying the criterion the question asked if each case is as follows: "Assuming the policy is implemented as intended, that the development plan is applied as a whole, and if a planning application was made and determined in accordance with this policy."*

**Table 7: Criterion used for Sustainability Appraisal**

Ref.	Objective	Criterion *see note above
1	Protect and use soils in a sustainable way	Is the aim/policy/proposal likely to significantly help to protect soils or encourage the sustainable use of soils, or have adverse effects on soils?
2	Protect and enhance the water environment including coastal and river systems	Is the aim/policy/proposal likely to significantly help or enhance the water environment, e.g. by encouraging SUDS, reducing the risk of water being polluted or the need for flood defence works, or is it likely to have significant adverse effects in the water environment?
3	Protect, enhance and where necessary restore (specified) species and habitats	Is the aim/policy/proposal likely to significantly help to protect species especially protected by law or species identified in national or local BAPs, or to protect, enhance or restore designated nature conservation sites and/or habitats which are identified in national or local BAPs, or is it likely to have significant adverse effects on them?
4	Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	Is the aim/policy/proposal likely to significantly help to protect, enhance or restore, or is it likely to significantly damage or diminish landscape character, local distinctiveness or scenic value or the enjoyment and understanding of the landscape?
5	Regenerate degraded environments	Is the aim/policy/proposal likely to make a significant contribution to the regeneration/ restoration of derelict, contaminated or otherwise degraded environments or is it likely to increase the area or degradation of such land?
6	Protect, enhance and where appropriate restore building character and townscape	Is the aim/policy/proposal likely to significantly help to protect, enhance or restore, or is it likely to significantly damage or diminish building character or townscape or its enjoyment and understanding?
7	Protect, enhance and where necessary restore the historic environment	Is the aim/policy/proposal likely to significantly help to protect, enhance or restore, or is it likely to significantly damage or diminish the historic environment and its enjoyment and understanding?
8	Reduce energy consumption	Is the aim/policy/proposal likely to significantly help to reduce energy consumption or increase it?
9	Reduce the need for travel and journey length	Is the aim/policy/proposal likely to significantly help to reduce the need to travel or reduce journey length or is it likely to significantly increase travel?
10	Reduce waste	Is the aim/policy/proposal likely significantly help to reduce waste including by re-using existing buildings or is it likely to increase waste arisings?
11	Protect the environment from pollution	Is the aim/policy/proposal likely to significantly help to protect the environment from pollution, including by avoiding potentially polluting developments in sensitive locations, or is it likely to increase the risk of pollution?
12	Improve accessibility and interconnection	Is the aim/policy/proposal likely to significantly help to improve accessibility to services, facilities, travel choices or education and training opportunities?
13	Protect and enhance town centres	Is the aim/policy/proposal likely to significantly help to maximise use of buildings and infrastructure in town centres or to assist in maintaining their position as retail areas through encouraging vitality, viability and choice?

14	Improve the quality, range and condition of housing	Is the aim/policy/proposal likely to significantly help to improve the quality, range and condition of housing that is available to everyone (including design, energy efficiency, barrier-free, affordability)?
15	Reduce unemployment in Fife, particularly in its regeneration areas	Is the aim/policy/proposal likely to significantly support, protect or increase employment opportunities in Fife, especially in identified regeneration areas in mid Fife? (Providing range of sites, choice of locations to support indigenous growth and attract new business?)
16	Making communities stronger and safer	Is the aim/policy/proposal likely to significantly support enhancement of community involvement, reduce fear of crime/other community safety issues and contribute to healthier communities?

### **Assessment Methodology**

4.2.24 The adopted methodology reflects the requirements of the SEA Directive and Fife's experiences of Sustainability Appraisal, developing further the clearly constructed methodology.

### **Assessment Pro-Forma and Matrices**

4.2.25 Pro-formas were developed for the assessment. These are based on matrices developed for Sustainability Appraisal of Fife Structure Plan 2002 and allow for additional information, comments and recommendations to be recorded. A pro-forma was completed for each of the Draft Plan's policies and proposals, testing them against the sustainability criteria adopted.

4.2.26 The matrix ensures consistency and assists in identifying likely impacts. It comprises three main parts:

#### 1. Scoring

Use of symbols to measure the likely contribution to or impact of the policy/proposal upon achieving the sustainability objective.

#### 2. Commentary

Within the matrix, a box for brief comments and a summary is incorporated to provide additional information about the contribution of impact.

#### 3. Recommendation

Recommendation of how the aim/policy/proposal could be amended to improve its contribution towards sustainable development.

### **Scoring**

4.2.27 Within the matrices, the likely impact of each policy and proposal on the sustainability criteria was systematically recorded using the following symbols:

<b>+</b>	Positive contribution to achieving sustainability objective
<b>+/0</b>	Positive contribution to achieving sustainability objective is likely, though limited
<b>+/X</b>	Both positive contribution or impact
<b>X/0</b>	Adverse impact upon achieving sustainability objective, although likely to be limited
<b>X</b>	Adverse impact upon achieving sustainability objective
<b>?</b>	Uncertainty in predicting contribution or impact
<b>-</b>	Outwith scope of policy/objective

4.2.28 In applying the criterion and assigning a symbol, the assumption is made that the policy/proposal is implemented as intended, that the development plan is applied as a whole, and if a planning application was made and determined in accordance with this policy/proposal, it's impact/contribution would be. The appraisal further assumes that all development will to some degree generate traffic or increase traffic movement and increase overall energy use, but the degree or significance depends on the size and details of the development. Most development's impact on biodiversity will be dependent on the design details.

4.2.29 The completed proformas are contained in Appendix C. In order to assist the reader the header of the proforma indicates the relationship with, and any changes to, the policy or proposal from that contained in the Draft Plan.

### **Appraisal Results - Summary**

#### **4.2.30 Final Appraisal/Overview**

- The assessment confirms that the Finalised Plan provides a clear, focussed strategic framework that will provide a strong basis for taking Fife forward over the period 2006-2026.
- The assessment acknowledges inherent, unavoidable tensions between environmental issues and achieving social and economic goals and will contribute towards highlighting the main issues that need to be considered in making decisions on development and locations for the Finalised Plan.
- It is evident that all conflicts of interest cannot be avoided, but we can make decisions against a background of best information.
- The Finalised Plan's 20-year timeframe should allow for the thorough and comprehensive planning of the Strategic Development Areas and medium-scale development proposals. Further assessment is required to allow more thorough consideration of impacts once specific sites are identified.
- The proposed development strategy will avoid piecemeal, disjointed development and create a more sustainable settlement pattern for Fife where people will want to live, work and visit.



- Developing external links and improving connectivity can help to promote a more sustainable settlement pattern and physical infrastructure. However, there are likely to be potential negative effects on climate, landscape, biodiversity and air quality. These issues should be addressed at the EIA stage of individual projects.
- The strategic objectives seek to achieve an appropriate balance between environmental, economic and social considerations.

#### 4.2.31 The main impacts of implementing the strategy relate to:

Increased car use gives rise to associated concerns about with attendant increases in air pollution and congestion. The growth of car use is expected to continue to increase as before but the new development proposed in the Plan is not expected to accelerate this growth. However, the Finalised Plan seeks to address these concerns by the planning of new development in close proximity to a range of transport modes, especially public transport and providing for mixed development to reduce the need for long-distance commuting. Other mechanisms such as car share schemes are promoted by the Plan to reduce commuting. Possible loss of landscape quality/countryside and open land

#### 4.2.32 The assessment has focused on significant effects likely to be generated by the plan and under planning controls, not those outwith the planning system and controlled by other statutory bodies.

#### 4.2.33 The Sustainability Appraisal identifies that a main issue of concern is the unsustainable travel patterns the Plan may contribute to if no actions are taken to address the growing trends. The Plan, in conjunction with the associated Local Transport Strategy, seeks to reduce dependence of the private car and is strongly supportive of solving the problems caused by commuting by the provision of greater accessibility to a range of modes of public transport. The Plan also recognises that this alone cannot meet future needs and that there remains a requirement for new transport infrastructure to provide for national as well as more localised transportation needs. Other measures such as seeking to increase the number of employment opportunities in Fife can contribute to reducing unsustainable levels of commuting.

#### 4.2.34 The potential loss of landscape quality/countryside and open land is allied to the loss of soil. The Plan seeks to minimise the requirement for greenfield land which will contribute to reducing the potential losses and it positively promotes the rehabilitation of brownfield land, another positive balancing factor. The use of detailed master plans advocated in the Plan will ensure that the landscape quality issues can be fully addressed when the areas to developed to meet the planned needs are delineated ensuring any possible adverse environmental impact is minimised.

### 4.3 (a) Assessment of Alternative Strategies – Summary

4.3.1 The table below sets out the approach used in selecting the strategy which was included in the Draft Fife Structure Plan and has been carried forward as the strategy for the Finalised Fife Structure Plan.

**Table 8: Assessment of Alternative Strategies**

Options	Chosen	Justification for Choice
Whether or not to Review Fife Structure Plan 2002 (FSP)	Review with a view to preparing replacement Plan.	The approved FSP contained a commitment to review Plan to 2011 and beyond prior to 2006. Scottish Executive guidance requires Development Plans to be up to date and relevant. Do nothing scenario explained at section 3.5 is considered not to be a feasible option.
Life of Plan with alternatives of 5,10,15 or 20 years duration.	Plan life was set at 20 years (2006 – 2026)	It was considered that the FSP gave guidance to 2011 and a review 2006 - 2011 would have too short a life given the emerging issues of infrastructure availability and developer confidence. A consideration of the options concluded that the 20 year option provided a sound basis for forward planning which would give long term confidence to all parties, especially the development industry which could be required to make contributions to funding required to cross service thresholds required to release long term developments opportunities. A longer term Structure Plan affords more opportunity for public involvement in detailed decisions, via Local Plans and masterplans and offers greater scope for securing planned, sustainable, development with associated benefits for the built and natural environment.

<b>Options</b>	<b>Chosen</b>	<b>Justification for Choice</b>
Whether to review whole FSP or selected aspects.	To review the main issues which require guidance and provision to be kept under review and ensure adequate current provision. i.e. housing, economy (including employment land), transport. To retain a similar policy approach to that in FSP for all other topics.	Fife Council is required to provide land to meet the housing land requirement and to work towards improving economic well being. The transport trends indicated growth in users and highlighted problems which required to be addressed to secure long term benefits. Many of the policies and proposals in FSP do not require change to continue to ensure the built and natural environment of Fife is fully protected.
Increase or decrease the strategic content of the Plan.	Restricting the range of topics to the most important strategic issues.	Scottish Executive advice on the form and content of the Development Plan has encouraged the production of briefer more strategic Structure Plans. As Fife is a unitary Planning Authority a decision was made to produce a more strategic Structure Plan and transfer policies from FSP to Local Plans. It is also considered that a more focussed Structure Plan affords more public involvement in the decision making process of making the choices on the key factors would impact on their future wellbeing.

<b>Options</b>	<b>Chosen</b>	<b>Justification for Choice</b>
To integrate or not to integrate land use and transport planning.	To integrate land use and transport planning.	Fife's relationship with its neighbours results in commuting which generates concerns about car borne commuting. For this reason land use planning requires to be fully integrated with transport planning within the Scottish and Economic Region context. In addition Scottish Executive requirements to reduce reliance on private transport necessitated greater emphasis on transport planning, especially the provision of public transport.
To meet predicted demand or seek to use allocations to favour areas requiring new development especially Mid Fife.	To seek to use allocations to favour areas requiring new development especially Mid Fife.	The Plan presented the opportunity to address the problems largely confined to Mid-Fife. The Plan seeks to boost the area by providing additional new employment opportunities and additional new housing land allocations above that which would meet local need.
Disperse development or concentrate development in a few specific areas with good accessibility to a range of modes of public transport.	Concentrate development in a few specific areas.	By adopting this approach the land release is restricted to a number of large areas, in close proximity to existing settlements, with good accessibility to a range of modes of public transport. This approach is considered to have additional benefits in allowing mixed development and a degree of certainty over the long term planning of the area which will secure greater benefits from expenditure on new infrastructure.

Options	Chosen	Justification for Choice
Extend existing settlements and/or create new settlements	Extend existing settlements	Extending existing settlements provided the opportunity to make them more sustainable and provide new development which would benefit these areas. New settlements would be unsustainable, probably commuter dominated, developments without access to existing facilities and services.
Brownfield Land or Greenfield land	Concentrate on using brownfield land whilst accepting restricting greenfield land release to minimum necessary.	Placing an emphasis on brownfield land re-uses sites / buildings which may contribute to reducing environmental damage and conserve greenfield sites protecting the natural environment.

#### **4.3 (b) Assessment of Alternative Strategies – cumulative and synergistic effects**

4.3.2 The strategy selected and set out in the Finalised Fife Structure Plan is considered to provide a framework to secure sustainable development of Fife over the period 2006 – 2026. It is considered that alternative strategies would not have met the needs of Fife and could have resulted in competing pressures for development and the infrastructure and service resources to support it.

#### **4.3 (c) Assessment of Alternative Strategies, compatibility with other plans and programmes**

4.3.3 Many of the alternatives (eg. do nothing; plan for 5 years; separate land use and transport planning) considered would not have satisfied Scottish Executive Guidance on land use and transport planning and other Scottish Executive and Fife strategies.

#### **4.3 (d) Assessment of Alternative Strategies – Policy carried forward from Approved Structure Plan**

- 4.3.4 The policy guidance on following topics contained in the Finalised Structure Plan remains largely unchanged from that in the Approved Fife Structure Plan 2002.
- Employment Land – Policy supports protection of existing sites and the provision of new sites over the life of the Plan. Other policies on business and employment similar to Approved Plan.
  - Town Centres and Retailing – Policy supports the sequential approach set out in Scottish Executive Guidance, strongly supports town centres as location for retail and leisure uses and guides provision of new retail floorspace.
  - Transportation – Policy is similar to Approved Plan setting guidance for new development, indicating where new provision is to be secured and protecting identified routes. Support for moving freight from roads continued.
  - Renewable Energy – similar policy.
  - Minerals – Similar policy. Additional policy on establishment of Fife wide Minerals Trust.
  - Waste Management – similar guidance for potential developers.
  - Safeguarding Fife’s Environment – Green Belt policy retained. New policies on brownfield land and design quality . Nature conservation policies slightly modified to take account of new legislation. Forestry policy largely unchanged. Countryside access amended to take account of new legislation.
  - Infrastructure – Policy similar to Approved Plan.

#### **4.3 (e) Assessment of Alternative Strategies – Policy carried forward from Approved Structure Plan in Local Plans**

- 4.3.5 The following topics (listed in Paragraph 4.3.6) were not carried forward into the Finalised Fife Structure Plan from the Approved Fife Structure Plan 2002. These topics are being addressed in the area Local Plans.
- 4.3.6 Farm Diversification; Visitor Development; Protecting the Tourist Industry; Kincardine Power Station site; Housing in the Countryside; Superstores (time dated to 2006); Flooding and Coastal Erosion; Sport, Recreation and Open Space; Golf Courses; Built Heritage – National and Local; Archaeological Protection; Development in the Countryside; Agricultural Land; Defining the Coastal Zone and Development on the Coast; Other Renewables; and, Combined Heat and Power.

#### **4.3 (f) Assessment of Potential Strategic Development Areas Areas Not Selected**

- 4.3.7 The forecast housing and employment land requirements for 2006 to 2026 necessitated identification, in strategic terms, of an adequate land supply. The preferred strategy is to concentrate major new land releases for the Plan period into a small number of large scale extensions to existing settlements (Strategic Development Areas (SDAs)). These areas have good accessibility to a range of modes of transport and are located where regeneration benefits are likely to accrue. The strategy for the development in Fife 2006 – 2026 is explained in section 4.3(a). Fife Council approved the principles for the preferred strategy in January 2003. Details of the process of selecting areas for inclusion in the Finalised Fife Structure Plan Proposal H2: Strategic Land Allocations is contained in “Assessment of Potential Strategic Locations for Major Growth and Alternative Locations Proposed by Developers in Response to Consultative Draft Plan”.
- 4.3.8 In order to identify those areas which best satisfied the requirements of the strategy joint Development Services and Transportation Services officer groups were established. The groups initially identified a number of candidate SDA areas and, through a rigorous appraisal exercise reduced the number of candidate areas to seven. Further, more detailed evaluation exercises produced the preferred option which was included in Schedule H2: Strategic Development Areas Large Scale – Housing Allocations as published in the Draft Structure Plan.
- 4.3.9 Additional proposed Medium Scale Housing Allocations, which included some of the areas considered and rejected as potential large-scale areas, were identified in Draft Structure Plan Schedule H3.
- 4.3.10 The Draft Structure Plan was the subject of public consultation in 2005. On the basis of comments from members of the public and submissions suggesting alternative housing allocation areas the Finalised Structure Plan has been amended where appropriate and sets out a revised housing allocation from that contained in the Draft Plan. The alternative proposals were evaluated using a similar process to that used to evaluate the sites evaluated by Fife Council.
- 4.3.11 It is the intention that the detailed delineation of the Strategic Development Areas to be developed to meet the strategic requirements over the life of the Plan will be undertaken as part of the process of preparing the Area Local Plans. Further, more detailed site-specific guidance will be set out through the master planning process. The Local Plans will be the subject of Strategic Environmental Appraisal and current legislation provides, where appropriate, for environmental impact assessments of large-scale urban developments.

**Table 9: Areas Not Selected**

<b>Area</b>	<b>SDA</b>	<b>Stage Dropped</b>	<b>Justification</b>
Kirkcaldy West / North West	No	Options	Part of an area identified as a potential SDA as it met size, accessibility, settlement extension criteria. Scored well on environmental issues. Dropped in preference to developing area in south west of Kirkcaldy as the west and north west parts did not score as well on accessibility to the full range of modes of transport and physical factors.
Markinch East	No	Options	The area was identified as a potential SDA as it met size, accessibility, settlement extension criteria. Scored well on environmental and physical issues. Dropped to give preference to developing in Glenrothes area
Crossgates	No	Phase 2	Area originally linked with north eastern Dunfermline. Met size criteria and settlement extension criteria. Scored well on environmental and physical issues. Dropped because of concerns about scale of development in relation to Crossgates, also concerns about accessibility. Concerns about impact of longer term implications for development east of M90, if this area developed.
Dalgety Bay Northern Expansion	No	Phase 2	Area suitable on size criteria, could be considered an extension to existing settlement and accessibility to public transport. Scored well on environmental and physical issues. Dropped because of concerns about accessibility by road, potential scale of Dalgety Bay town centre to serve expanded settlement and impact on Dunfermline. Concerns about potential impact on open landscape to the north.



<b>Area</b>	<b>SDA</b>	<b>Stage Dropped</b>	<b>Justification</b>
Rosyth West	No	Phase 2	Area together with Dunfermline South West suitable on size criteria, extension to existing settlement and accessibility to public transport. Scored well on physical issues. Dropped because of concerns about impact on the community in the area of Rosyth. Dunfermline part of area progressed to SDA.
Westfield	No	Phase 2	Considered due to site area and potential of redevelopment to promote restoration, and its potential accessibility to rail and road. Dropped because would result in new settlement and anticipated development timescale concerns.
St Andrews / Leuchars / Guardbridge	No	Phase 2	Considered that aggregating sites could achieve size whilst Leuchars station provided accessibility. All would be extensions to existing settlements. Scored well on environmental and physical issues. Dropped because of fragmented nature of area and preference for single site.
Cupar / Stratheden / Springfield	No	Phase 2	Considered that aggregating sites could achieve size. Good accessibility from Cupar and Springfield Stations. Extension to existing settlements. Scored well on environmental and physical issues. Dropped because of fragmented nature of area and preference for single site.
Lumphinnans	No	Phase 1	Extension to settlement with good accessibility to rail stations at Cowdenbeath and Lochgelly. Dropped because size requirements were unlikely to be met and concerns about traffic through Cowdenbeath and Lochgelly. Concerns about coalescence.

<b>Area</b>	<b>SDA</b>	<b>Stage Dropped</b>	<b>Justification</b>
Kelty North West	No	Phase 1	Extension to settlement with good accessibility to M90 and potential to use park and choose facilities in bridgehead. Dropped because of size requirements plus concerns about stability, flooding and lack of immediate accessibility to range of modes of transport also factor.
Inverkeithing Bay	No	Phase 1	Extension to settlement with good accessibility to public transport network. Dropped because of size requirements and uncertainties about future of quarries and ship breaking operations.
Broomhall Estate – Charlestown / Limekilns	No	Phase 1	Extension to settlements with potential of range of public transport modes. Dropped because size requirements were unlikely to be met without coalescence of two settlements.
Crossford / Cairneyhill	No	Phase 1	Extension of settlements. Dropped because size requirements unlikely to be met without coalescence of two settlements. Whilst potential to access a range of modes of transport, not all in immediate area. Road access problems to Bridgehead even with Rosyth Bypass.
Kincardine East	No	Phase 1	Extension to settlement. Dropped because size requirements unlikely to be met following bypass construction. No immediate accessibility to range of modes of transport in short to medium term.
South Glenrothes	No	Phase 1	Extension to settlement. Dropped due to concerns about settlement coalescence and lack of immediate access to range of modes of transport.

<b>Area</b>	<b>SDA</b>	<b>Stage Dropped</b>	<b>Justification</b>
Auchterderran West	No	Phase 1	Extension to settlement. Potential to access range of public transport modes, but, road access poor. Dropped because size requirements unlikely to be met, lack of immediate transport accessibility and large-scale development would be of an inappropriate scale for Auchterderran.
Newburgh	No	Phase 1	Extension to settlement. Good accessibility if rail station built. Dropped because size requirements were unlikely to be met, lack of immediate transport accessibility and large scale development likely to be of an inappropriate scale for Newburgh.
Drumoig	No	Phase 1	Extension to settlement with scope to meet size criteria. Dropped because of lack of accessibility to range of modes of transport and road network poor. Would result in a very large enlargement of new settlement.
Ladybank / Kettle	No	Phase 1	Extension to settlement with scope to meet size criteria in general area. Ladybank has rail station and Kettle in proximity to East Coast Line. Dropped because of concerns about accessibility to range of modes of transport and poor road links. Large scale development in area would be of an inappropriate scale for both settlements.
Newport / Wormit	No	Phase 1	Extension to settlement. Development of Wormit rail halt would provide good access to range of modes of transport. Dropped because of inability to meet single area site criteria. Large scale development would be of an inappropriate scale for both settlements.

## Evaluation of Alternative Areas Proposed By Consultees

4.3.13 A number of sites were put forward by consultees for consideration as strategic development areas for inclusion in the Finalised Fife Structure Plan. The sites were subdivided by size and assessed in relation to selection criteria applied to the areas assessed by Fife Council. Only the Cupar North area, which would contribute to the strategic allocation at Cupar, has been supported

**Table 10: Alternative Sites**

Area	Scale	Support	Justification
Comrie Colliery	Large	No	Would meet area size criteria. Development could be considered as funding rehabilitation of major brownfield site. Not supported because it would be a new settlement with poor accessibility to a range of modes of transport. Development on the scale proposed would require a reduction in housing in Dunfermline and a reduction in funding for new strategic infrastructure there.
Halbeath North	Large	No	Large site but may not meet size criteria due to gas pipeline in area. Good accessibility to rail station but poor overall accessibility to major road network.
Markinch East	Large	No	The area was identified as a potential SDA as it met size, accessibility, settlement extension criteria. Scored well on environmental and physical issues. Dropped in preference to developing in Glenrothes area.

<b>Area</b>	<b>Scale</b>	<b>Support</b>	<b>Justification</b>
Raith Estate North (Kirkcaldy West)	Large	No	Part of an area identified as a potential SDA which met size, accessibility, settlement extension criteria. Scored well on environmental issues. Dropped in preference to developing area in south west as the west and north west parts did not score as well on accessibility and physical factors.
Crail Airfield	Large	No	Could meet size criteria. Not supported because whole area is currently a Scheduled Ancient Monument. Close to edge of settlement which would be inappropriate for large-scale development and has poor accessibility to range of mode of transport and poor road access to major network.
Spencerfield (Inverkeithing)	Medium	No	Edge of settlement with good accessibility to range of transport modes. Not supported as proposed as it would result in coalescence of Inverkeithing with Dalgety Bay.
Keavil Farm, Crossford	Medium	No	Edge of settlement. Not supported because of poor accessibility to range of transport modes and road access problems. Development on the scale proposed would require a reduction in housing in Dunfermline and a reduction in funding for new strategic infrastructure there.
Oakley North	Medium	No	Edge of settlement. Not supported because of poor accessibility to range of transport modes and road access problems. Development on the scale proposed would require a reduction in housing in Dunfermline and a reduction in funding for new strategic infrastructure there.

<b>Area</b>	<b>Scale</b>	<b>Support</b>	<b>Justification</b>
Cardenden	Medium	No	Edge of settlement. Not supported because of poor road access problems. Development in the area would require a reduction in the housing allocated to Kirkcaldy resulting reduction in funding for strategic infrastructure there.
Strathruddie (Kinglassie / Auchterderran / Cardenden	Medium	No	Aggregate of sites could be considered large scale. Edge of settlements and between settlements. Not supported because scale of development would be inappropriate for all three settlements and effectively combine into a settlement large unit. Accessibility to range of transport modes only acceptable near Cardenden but unacceptable elsewhere. Road access problems. Development in the area would require a reduction in the housing allocated to Kirkcaldy resulting reduction in funding for strategic infrastructure there.
Kingslaw, Kirkcaldy	Medium	No	Area currently allocated for employment uses in Adopted Local Plan. Edge of settlement with good accessibility to transport and road network. Not supported but may be reconsidered in context of Kirkcaldy East SDA and provision of any necessary alternative employment land via Area Local Plan.
Raith, Kirkcaldy West	Medium	No	Part of an area identified as a potential SDA which met size, accessibility, settlement extension criteria. Scored well on environmental issues. Dropped in preference to developing area in south west as the west and north west parts did not score as well on accessibility and physical factors.

<b>Area</b>	<b>Scale</b>	<b>Support</b>	<b>Justification</b>
Cupar North	Medium	Yes	In the north-east of Cupar.If in area identified for development through Local Plan and master plan, could be supported.
Drumoig	Medium	No	Dropped because of lack of accessibility to range of modes of transport and road network poor. Would result in an enlargement of new settlement. Additional housing on the scale proposed would require a reduction in other areas resulting in a reduction in funding for strategic infrastructure in other locations.
Newburgh East	Medium	No	Extension to settlement. Good accessibility if rail station built. Not supported because unlikely to be met, lack of immediate transport accessibility. Additional housing on the scale proposed would require a reduction in other areas resulting in a reduction in funding for strategic infrastructure in other locations.
Guardbridge	Medium	No	Extension to settlement with reasonable access to transport network. Additional housing on the scale proposed would require a reduction in other areas resulting in a reduction in funding for strategic infrastructure in other locations.
Henderson Row, Leuchars	Medium	No	Extension to settlement with good access to transport network. Scale not consistent with forecast housing land requirements.
Fordelhill Farm, Leuchars	Medium	No	Not supported because of lack of accessibility to range of modes of transport and road network poor. Would result in a new settlement. Additional housing on the scale proposed would require a reduction in other areas resulting in a reduction in funding for strategic infrastructure in other locations.

Area	Scale	Support	Justification
Mount Melville (St Andrews)	Medium	No	Not supported because of lack of accessibility to range of modes of transport and road network poor. Would result in a new settlement. Additional housing on the scale proposed would require a reduction in other areas resulting in a reduction in funding for strategic infrastructure in other locations. Would effectively be development “leap-frogging” Green Belt.
Ferryfield (Cupar)	Medium	No	Extension to settlement with good accessibility to transport network. Would not contribute to strategic development aims for Cupar.
Caldwell Mill, Inverkeithing	Small	No	Small scale site. Not of strategic importance.

#### **4.3 (g) Assessment of Alternative Strategic Development Areas Areas Selected for Inclusion in Finalised Fife Structure Plan**

4.3.14 The areas shown in the table below are included in Finalised Structure Plan as Strategic Land Allocations Proposal H2: Strategic Land Allocations (over 300 houses) for the period 2006 – 2026. The allocations contained in the Draft Plan are shown in brackets. Between the Draft and Finalised Plan the housing land requirement has been kept under review, as has the potential of brownfield and other surplus urban sites to contribute to meeting the forecast needs. The housing land supply will be monitored would be amended / rolled forward in future Reviews of the Development as necessary.

4.3.15 The areas identified are all sustainable extensions to existing settlements. Most have good accessibility to a range of mode of public transport modes or to additional planned public transport facilities. In most of the major locations the development will contribute to regeneration of the settlement or Mid-Fife in general and /or provide support the local town centre.

4.3.16 The detailed land allocations will be undertaken by through the Local Plan preparation process and controlled through the preparation of master plans. This process will allow the full evaluation of detailed matters relating to the designation of Green Belt boundaries (Dunfermline and St Andrews) and the landscape capacity in all other settlements. It will also allow full consideration of any detailed matters in relation to the natural environment (flora / fauna / biodiversity) water courses and groundwater (coastal erosion, flooding and SUDS) and the provision of service infrastructure.



Other physical factors such as archaeology, built environment factors, mineral stability, sterilisation of mineral deposits, contaminated land, and brownfield land will all be taken into account. Energy issues (e.g. solar passive design) can be addressed at this stage. Air quality will be considered in relation to associated road construction plans.

**Table 11: Areas included in Finalised Fife structure Plan**

<b>Area</b>	<b>Housing Allocation</b>	<b>Employment Allocation</b>	<b>Justification For Allocation</b>
<b>Large Scale Allocations</b>			
Dunfermline	4,550 [ 4,550]	80Ha Business	Extension to existing settlement. Good accessibility to range of modes of transport. Support town centre. Will generate new employment opportunities.
Lochgelly	1,700 [1,700]	25Ha General Industrial / Business	Extension to existing settlement. Good accessibility to range of modes of transport. Contribute to regeneration. Support town centre. Will generate new employment opportunities.
Kirkcaldy South West	1,200 [1,200]		Extension to existing settlement. Good accessibility to range of modes of transport. Contribute to regeneration. Support town centre.
Kirkcaldy East	2,500 [1,750]	40Ha Business (inc Kingslaw)	Extension to existing settlement. Good accessibility to range of modes of transport. Contribute to regeneration. Will generate new employment opportunities.
Levenmouth	1,200 * [1,200]	15Ha General Industrial / Business	Extension to existing settlement. Accessibility to range of modes of transport / planned new facilities. Contribute to regeneration. Support town centre. Will generate new employment opportunities.
St Andrews	1,200 ** [1,000 – 1,800]	10Ha Science Park	Extension to existing settlement. Accessibility to range of modes of transport / planned new facilities. Support town centre. Will generate new employment opportunities.

<b>Area</b>	<b>Housing Allocation</b>	<b>Employment Allocation</b>	<b>Justification For Allocation</b>
<b>Large Scale Allocations</b>			
Cupar	1,450** [600 – 1,000]	10 Ha Business Park and general industrial	Extension to existing settlement. Good accessibility to range of modes of transport. Support town centre as improved local retail and service centre. Will contribute to relief road which should ease town centre congestion. Will generate new employment opportunities.

<b>Area</b>	<b>Housing Allocation</b>	<b>Employment Allocation</b>	<b>Justification For Allocation</b>
<b>Other Strategic Allocations</b>			
Inverkeithing Bay	900 [500-900]	Allocation via Local Plans	Extension to existing settlement. Good accessibility to range of modes of transport.
Kelty / Lochore / Ballingry	300 [300 – 800 in Kelty]	Allocation via Local Plans	Extensions to existing settlements. Accessibility to range of modes of transport. Contribute to regeneration.
Burntisland	350 [350-750]	Allocation via Local Plans	Extension to existing settlement. Good accessibility to range of modes of transport. Contribute to regeneration.
Glenrothes East	900 [2,450 in Glenrothes South/East ]	Allocation via Local Plans	Extension to existing settlement. Good accessibility to range of modes of transport. Opportunity to use brownfield land.
Markinch	400 [200-400]	Allocation via Local Plans	Extension to existing settlement. Good accessibility to range of modes of transport.
Tay Bridgehead (Tayport, Newport & Wormit)	500** [750-950]	Allocation via Local Plans	Extensions to existing settlements. Accessibility to range of modes of transport / planned new facilities.

<b>Area</b>	<b>Housing Allocation</b>	<b>Employment Allocation</b>	<b>Justification For Allocation</b>
<b>Other Strategic Allocations</b>			
Leuchars / Guardbridge	400** [750-1,000]	Allocation via Local Plans	Extensions to existing settlements. Good accessibility to range of modes of transport.
East Neuk Settlements	600** [400-500]	Allocation via Local Plans	Extensions to existing settlements. Accessibility to range of modes of transport.
West Villages	500 [300-550 in Kincardine]	Allocation via Local Plans	Extensions to existing settlements. Accessibility to range of modes of transport / planned new facilities.

Note (1) : Area allocation in consultative draft Structure Plan shown in square brackets

Note (2) : Newburgh [250 – 350] not carried forward.

Note (3) : \* -These allocations will maximise the redevelopment of brownfield sites where possible and include strategic and local plan allocations.

Note (4) : \*\* These figures include the sites to be identified through the Area Local Plan.

#### **4.4 Proposed Mitigation Measures**

4.4.1 The issues of concern have been categorised in the left-hand column by the heading used in the Regulations in Table 12 below. The table sets out the existing problems and how the Plan could impact on the problem. In the right-hand column the mechanism via the Finalised Structure Plan, or by other mechanisms where more appropriate, are identified

**Table 12: Proposed mitigation measures**

<b>SEA Issue</b>	<b>Existing Problem</b>	<b>Plan Impact</b>	<b>Proposed Mitigation</b>
Soil	Potential problem identified by SEA appraisal. Not fully quantified. However concerns about possible loss of soil arising from the development of greenfield sites.	Plan is positive in that the strategy seeks to maximise use of brownfield land. However, Plan accepts that greenfield land will be required to fully implement strategy.	The issue requires further evaluation to: establish current practices; identify possible solutions, and, identify how the solutions can be implemented. Potential solutions include re-use on site or removal and re-use on brownfield developments / land restoration projects.
Cultural Heritage	Areas of poor quality built environment identified using data on multiple deprivation.	Plan strategy seeks positively to address the issue of regenerating poor quality areas.	Plan seeks to direct development to areas that will benefit from new residential and employment land. Plan also seeks to secure developer funded affordable housing throughout Fife and improvements to existing housing stock in key areas of Lochgelly, Levenmouth and Kirkcaldy East.

<b>SEA Issue</b>	<b>Existing Problem</b>	<b>Plan Impact</b>	<b>Proposed Mitigation</b>
Risk to Human Health & Biodiversity / Flora / Fauna	Fife has a number of areas that are potentially contaminated due to past activities. Currently not all potentially contaminated sites have been identified. Untreated sites pose potential risks to human health and to flora and fauna.	Plan strategy is positive.	Higher probability of being contaminated that greenfield land. Plan requires that in preparing Local Plans and master plans and assessing development proposals that account must be taken of ground contamination. [ Fife Council has a programme of identifying contaminated land sites and securing their remediation.]
Landscape & Cultural Heritage	Fife has a number of areas which are identified as derelict and/or vacant land and buildings which can have adverse impacts on the surrounding landscape and cultural heritage features. The situation is kept under review and is reported on annually to the Scottish Executive.	Plan strategy is positive in promoting the re-use of brownfield land.	New development directed to brownfield land. Plan positively emphasises the need to ensure any development is appropriate to and compatible with its surroundings.

<b>SEA Issue</b>	<b>Existing Problem</b>	<b>Plan Impact</b>	<b>Proposed Mitigation</b>
Risk to Human Health & Air & Climatic Factors	New housing whilst meeting forecast needs is likely to contribute, in the absence of public transport opportunities, to more commuter travel by car and in turn greater levels of greenhouse gas emissions which can have knock on effects on air quality and knock on effects on climate change.	Plan strategy is positive.	Plan is positive as it seeks to promote major development in areas in close proximity to a range of modes of transport, to co-locate housing and employment land and to secure infrastructure to secure improved accessibility and travel. [Fife Council has an air quality strategy.]

## 5.0 MONITORING

5.0.1 Regulation 21 of the Environmental Assessment of Plans and Programmes (Scotland) Regulations requires the Responsible Authority to monitor significant environmental effects of the implementation of the plan/programme and

5.0.2 Monitoring is an integral part of the Development Plan process and there is a commitment within the Finalised Plan (Policy M1) to prepare a monitoring statement to indicate progress made with the Plan. The Structure Plan will be taken forward through a variety of means. 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.

5.0.3 There is a statutory requirement to update the Structure Plan Action Plan every two years and monitoring will be required in order to prepare the updates

### Proposed SEA monitoring programme

**Table 13: Proposed Monitoring Programme**

<b>What is being monitored</b>	<b>Data source, frequency of monitoring</b>	<b>Summary of proposed remedial action</b>	<b>Timescale and Responsibility</b>
Natural Environment  (Flora / Fauna / Biodiversity)	Fife Environmental Records Network surveys and other species surveys by various organisations.	Plan seeks to avoid damaging new development. However, where damage cannot be minimised or mitigated in meeting absolutely development needs compensatory works necessary.	Undertaken via development control process. Planning permission issued by Fife Council would specify actions and timescales.

<b>What is being monitored</b>	<b>Data source, frequency of monitoring</b>	<b>Summary of proposed remedial action</b>	<b>Timescale and Responsibility</b>
Population Change  Population Structure	Census – 10 Yearly. General Register Office - Annually	If population growth fails to match forecasts / structure requires action – consider measures such as controls over housing land release and employment opportunities.	Population change reviewed annually. Housing land and employment land release via Development Plan. -Strategic and Local Planning Authorities (PAs) (Fife Council [City Region Joint Planning Bodies]).
Deprivation	Deprivation Indices of Deprivation -	Provide employment opportunities. Improve housing stock.	Employment data reviewed annually. Release of employment land (PAs) and Scottish Enterprise Fife. Regeneration initiatives to improve housing stock. (Fife Council and Communities Scotland.)
Health	Various surveys -	Provide good housing; employment opportunities; adequate recreational facilities.	Achieved through land allocations, planning gain and employment initiatives. (Fife Council [City Region Joint Planning Bodies]).
Vacant and Derelict land	Site surveys – annually by Fife Council	Promote re-use of brownfield land and disused buildings.	Achieved through land allocations and controls over release of greenfield land. (Fife Council [City Region Joint Planning Bodies]).



<b>What is being monitored</b>	<b>Data source, frequency of monitoring</b>	<b>Summary of proposed remedial action</b>	<b>Timescale and Responsibility</b>
Housing Land	Site surveys – annually by Fife Council	Depends on findings of survey including data on brownfield vs greenfield sites which will be used to regulate release to meet identified housing needs	Achieved via land release through Development Plan. (Fife Council [City Region Joint Planning Bodies]).
Traffic / Public Transport usage	Surveys – various sources	Depends on findings of survey.  Positive land use planning can contribute.  Other actions arise from Scottish Executive / UK Government actions.	Traffic reduction / increase in use of public transport influenced partially by land use planning. (Fife Council [City Region Joint Planning Bodies]). Scottish Executive initiatives.

## 6.0 Next Steps

**Table 14: Anticipated plan-making and SEA milestones**

Expected Date	Milestone
June/July 2006	Submission of Finalised Plan to Scottish Ministers
June/July 2006	Submission of SEA to Scottish Ministers
August /September 2006	End of Consultation Period
Estimated at 20 weeks post submission.	Issue of Draft Modifications
Estimated at 6 weeks post issue of Draft Modifications.	Response on Modifications to Scottish Ministers
Estimated at 40 weeks post submission.	Plan Approval

## Appendix A Links to other plans, programmes and environmental objectives

**TableA1: Relevant Plans, Programmes and Environmental Objectives, and Their Relationship with Fife Matters.**

<b>Plan/Programme/ Environmental Protection Objective</b>	<b>Legislation/Convention giving rise to environmental protection objective</b>	<b>Explanatory notes on any environmental protection objectives listed</b>	<b>How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations</b>
<b>International</b>			
Meeting the Needs (Sustainable Development Strategy for Scotland 2002)	UN Conference on Environment and Development, Rio 1992	Requirement that new development should be sustainable.	Plan is committed to securing sustainable development as per definition - “economic and social development that meets the needs of the current generation without undermining the ability of future generations to meet their own needs.”
Natura 2000	Special Protection Areas (SPA) - Council Directive 79/409/EEC Special Areas of Conservation (SAC) - Council Directive 92/43/EEC	Birds Directive gives powers and responsibility to protect habitats for birds designated as SPAs.  Habitats Directive gives powers to protect natural habitats and of wild flora and fauna designated as SACs.	Powers incorporated into UK law and Plan must ensure SPAs and SACs are protected.
Ramsar Sites	Convention on Wetlands of International Importance 1971	An agreement ratified by the UK in 1976 to conserve and protect ensure wise use of wetlands.	Powers incorporated into UK law and Plan must ensure Ramsar sites are protected.
Water Framework Directive	Water Environment and Services (Scotland) Act, 2003 Environment Act, 1995 Council Directive 91/271/EEC	Addresses the issues of Flooding; SUDS; Water Quality; Bathing Water Quality; Treatment of Waste Water; Groundwater Protection; River Basin Management Plans.	Plan must addresses the issues of flooding, River Basin Management Plans yet to emerge.

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
<b>National</b>			
Choosing Our Future: Scotland's Sustainable Development Strategy		Addresses Scottish issues in relation to implementing the Shared UK Framework for Sustainable Development. Makes particular reference to building a sustainable future taking account of public well-being, communities, travel, natural resources and waste.	The need for sustainable development underlies all land use planning.
National Planning Framework for Scotland	Town and Country Planning (Scotland) Act, 1997	Promotes the concepts of sustainable development, community regeneration and other environmental issues.	Plan must take account of spatial and environmental issues set out in Framework.
SPP1: The Planning System	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Promote regeneration, full and appropriate use of land, buildings and infrastructure</li> <li>▪ Promote use of previously developed land and minimise greenfield development</li> <li>▪ Conserve important historic and cultural assets</li> <li>▪ Protect and enhance areas for recreation and natural heritage</li> <li>▪ Support better access by foot, bicycle and public transport</li> <li>▪ Encourage energy efficiency through layout and design of development</li> <li>▪ Encourage prudent use of natural resources</li> <li>▪ Require good design.</li> </ul>	Plan must take account of environmental issues set out in SPP1.

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
Scottish Climate Change Programme (under review)	Kyoto Protocol, 1997	Implements UK Climate Change Programme, in turn implementing the Kyoto Protocol, which seeks to reduce greenhouse gas emissions.	Reduction in greenhouse gases to be achieved in a number of ways including increasing amount of electricity generated from renewable sources.
SPP2: Economic Development	Town and Country Planning (Scotland) Act, 1997	Sets the guidelines for economic development and encourages development in sustainable locations by integration of transport, use of brownfield sites and use of ICT. Also requires the environment to be safeguarded with account taken of design quality and the natural and built environment.	Plan must work towards economic success but must ensure it is sustainable and takes full account of the natural and built environment.
SPP3: Planning For Housing	Town and Country Planning (Scotland) Act, 1997	Sets out the requirement for good housing in the right locations and places an emphasis on creating a quality residential environment whilst taking account of issues such as energy efficient housing and the need to protect landscape and open space.	Plan must work towards providing residential developments which meet the requirement of this Guidance. [Local Plans have a role.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
NPPG6: Renewable Energy Developments	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Support Scottish Ministers' commitment to renewable energy and provide positively for its development</li> <li>▪ Define broad areas of search suitable for wind and other renewable energy developments or, where appropriate, specific sites</li> <li>▪ Safeguard, where appropriate, areas with potential for renewable energy</li> <li>▪ Indicate whether there are areas or sites where, for overriding environmental reasons, proposals for renewable energy development would only be considered in exceptional circumstances</li> <li>▪ Guide developers on the broad criteria they would be required to consider in any development proposal, including those falling outwith preferred areas.</li> </ul>	Plan must take account of environmental issues set out in NPPG6.
PAN45: Renewable Energy Technologies	Town and Country Planning (Scotland) Act, 1997	Sets out detailed factors in relation to the various technologies.	Plan must take account of detailed planning criteria for forward planning of wind turbines.
Passed to the Future		Historic Scotland's policy for sustainable management of the historic environment.	Plan must protect built heritage and built environment. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Five Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
Listed Buildings and Conservation Areas and Designed Landscapes and Gardens Guidance	Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act, 1997	Prescribes approach to be taken in planning for listed buildings, conservation areas and designed gardens and landscapes.	Plan must indicate protection afforded to listed buildings, conservation areas and designed landscapes and gardens. [ Local Plan Core Policies also address this issue.]
Ancient Monuments and Archaeological Areas	Ancient Monuments and Archaeological Areas Act, 1979	Prescribes approach to be taken in planning for ancient monuments and archaeological areas.	Plan must indicate protection afforded to ancient monuments and archaeological areas [ Local Plan Core Policies also address this issue.]
NPPG18: Planning and the Historic Environment	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Define the historic environment and where appropriate, its landscape or townscape setting, in proposals maps</li> <li>▪ Include policies for the protection, conservation and enhancement of the historic environment and its setting</li> <li>▪ Include reference to existing and proposed Article 4 Directions that relate to conservation areas</li> <li>▪ Outline criteria that will be applied to development proposals within conservation areas, within the curtilage of listed buildings and development affecting the setting of scheduled monuments, listed buildings, conservation areas,</li> </ul>	Plan must take account of environmental issues set out in NPPG18 [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National		<ul style="list-style-type: none"> <li>▪ historic gardens and designed landscapes Specify criteria that will be applied to proposals for alteration, extension, demolition or re-use of listed buildings and for unlisted buildings within conservation areas</li> <li>▪ Identify priorities for enhancement programmes, including opportunities for regeneration or revitalisation.</li> <li>▪ Indicate sites and areas for which development briefs, design guides, character appraisals and other relevant guidance have been prepared.</li> </ul>	

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
NPPG5: Archaeology and Planning	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Require the protection, preservation and, where appropriate, enhancement of all nationally important sites of archaeological interest and their settings; and also for other unscheduled remains and their settings identified as particularly worthy of preservation</li> <li>▪ Require the protection and where appropriate the enhancement of landscapes of historic importance including historic gardens and designed landscapes, and their settings</li> <li>▪ Require the excavation and recording of sites where the primary aim of preservation has not been achieved.</li> </ul>	Plan must take account of environmental issues set out in NPPG5. [ Local Plan Core Policies also address this issue.]
PAN42: Archaeology	Town and Country Planning (Scotland) Act, 1997	Sets out detailed factors in relation to the development inter-relating with archaeology.	Plan must take account of detailed planning criteria in forward planning for archaeology. [ Local Plan Core Policies also address this issue.]
Scottish Biodiversity Strategy/Duty	Nature Conservation (Scotland) Act, 2004	Strategy aims to develop biodiversity action and put it into practice. Duty requires Local Authorities have a duty to further biodiversity.	Plan must ensure that every effort is made to promote a positive approach to biodiversity. [ Local Plan Core Policies also address this issue.]



Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
<b>National</b>			
Sites of Special Scientific Interest (SSSI)	Nature Conservation (Scotland) Act, 2004	Legislation requires SSSIs to be protected directly and indirectly from adverse effects.	Plan must ensure protection is afforded to SSSIs [ Local Plan Core Policies also address this issue.]
Areas of Great Landscape Value (AGLV)	Countryside (Scotland) Act, 1967	Local landscape designations such as AGLVs under review by Scottish Natural Heritage and revised designations would be delineated via Local Plan process.	Plan must ensure protection development does not have an adverse effect on landscape whether designated or not [ Local Plans will address the issue of local landscape designations .]
Access to the Countryside Guidance	Land Reform (Scotland) Act, 2003	Legislation provides for reasonable rights of access to countryside.	Plan must contribute to ensuring reasonable access to the countryside [ Local Plan Core Policies also address this issue.]
NPPG14: Natural Heritage	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Protection and, where appropriate, enhancement of internationally, nationally and locally designated areas and sites (including potential SPAs and SACs)</li> <li>▪ Indicate the criteria against which a development affecting a natural heritage designation will be assessed</li> <li>▪ Encourage the management and safeguard of features of the landscape of major importance for nature conservation or amenity, including field boundaries,</li> </ul>	Plan must take account of environmental issues set out in NPPG14. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
		<ul style="list-style-type: none"> <li>▪ woodlands, trees, lochs, ponds, watercourses and other wetlands</li> <li>▪ Include policies for the conservation and/or enhancement of landscape character, including, where appropriate, wild land character</li> <li>▪ Make appropriate provision for Local Nature Reserves and the protection and enhancement of open space of natural heritage value</li> <li>▪ Identify opportunities to extend native woodland cover and to maintain and enhance wetlands</li> <li>▪ Provide for the conservation of biodiversity and the protection and enhancement of the natural heritage outwith designated areas, invoke and apply the precautionary principle</li> <li>▪ Identify appropriate opportunities to improve public access for the purposes of enjoying and learning about the natural heritage.</li> </ul>	

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
PAN 60: Planning for Natural Heritage	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Maintaining and enhancing landscape character</li> <li>▪ Providing for a diversity of wildlife</li> <li>▪ Making provision for a wide range of outdoor recreational activities</li> <li>▪ Fostering opportunities for learning about the environment.</li> </ul>	Plan must take account of natural environment in forward planning development. [ Local Plan Core Policies also address this issue.]
NPPG11: Sport, Physical Recreation and Open Space	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>• Defining the importance of sport and recreation as part of the plan's strategic long term vision for its area;</li> <li>• Providing guidance for Local Plans for more detailed policies, including the approach to defining levels of provision of open space and the most popular facilities;</li> <li>• Identifying existing facilities with strategic implications and deficiencies;</li> <li>• Identifying the scope for major new or improved facilities and initiatives with a dispersed catchment (e.g. regional parks);</li> <li>• Indicating the general locations for facilities of strategic or national importance;</li> </ul>	Plan must take account of need for sport, physical recreation and open space. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
		<ul style="list-style-type: none"> <li>▪ Identifying sensitive environmental areas where provision for sport or recreation would be inappropriate; and Showing that the advice given by the Scottish Sports Council, Scottish Natural Heritage and other specialist bodies has been taken into account.</li> </ul>	
Scotland's Transport Future	Transport (Scotland) Act, 2001	<ul style="list-style-type: none"> <li>▪ Seeks to promote growth, social inclusion, health and protection of the environment through a safe, integrated, effective and efficient transport system.</li> </ul>	Plan must contribute to achieving aims, especially in relation to protecting the environment.

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
SPP17: Planning for Transport	Town and Country Planning (Scotland) Act, 1997 Transport (Scotland) Act, 2001	<ul style="list-style-type: none"> <li>▪ Encourage people to make more journeys by walking, cycling and public transport</li> <li>▪ Appraise the effects of road and other infrastructure proposals for their local setting</li> <li>▪ Retention and safeguarding of linear routes such as canals and former railway lines, and other existing networks for public access on foot and by cycle</li> <li>▪ Set standards for road construction</li> <li>▪ Provide for traffic and parking management and safe and secure provision for walking and cycling</li> <li>Require transport assessments and green transport plans to be submitted in support of planning applications for specified development types</li> <li>▪ Provide positively for integrating all types of public transport and the facilitation of interchange between rail, guided transport, buses, cyclists and pedestrian flows</li> <li>▪ Plan positively to port facilities to facilitate coastal freight movements taking into account linkages to the rail network.</li> </ul>	Plan must take account of environmental issues set out in SPP17. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
NPPG10: Planning and Waste Management	Town and Country Planning (Scotland) Act 1997	<ul style="list-style-type: none"> <li>▪ Encourage development which assists in the reduction, re-use and recovery of waste for example through the re-use of buildings wherever practicable</li> <li>▪ Provide facilities as close as it is reasonable to the source of waste production, taking into account the safeguarding of the natural and built environment</li> <li>▪ Require provision of recycling facilities at new superstores and provide for other civic amenity sites</li> <li>▪ Provide guidance on appropriate locations for differing waste management facilities including special and clinical wastes and wastewater treatment plants</li> <li>▪ Provide standards for landfill site restoration, aftercare and after-use and the proper landscaping of all waste sites Identify closed landfills, whether they require further treatment and specify appropriate after-uses</li> <li>▪ Protect groundwater.</li> </ul>	Plan must take account of environmental issues set out in NPPG10. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
National			
PAN63: Waste Management Planning	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Advice on a sustainable approach</li> <li>▪ Emphasis on integrated waste management</li> <li>▪ Good practice advice in Waste Management Planning.</li> </ul>	Plan must take account of waste management in forward planning development. [ Local Plan Core Policies also address this issue.]
National Waste Strategy	Environmental Protection Act, 1990 and Environment Act, 1995	The Strategy is the framework for reducing the amount of waste produced and dealing with waste produced in a more productive and sustainable way.	Plan must contribute to implementing strategy.
UK Air Quality Strategy	Environmental Protection Act, 1990	Seeks to protect air quality to control its effect on human health and the quality of land and water.	Plan must contribute to implementing strategy. [ Local Plan Core Policies also address this issue.]
PAN33: Development of Contaminated Land	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Identifying the extent and distribution of contaminated land within the plan area.</li> <li>▪ Encouraging the potential re-use of contaminated land.</li> </ul>	Plan must take account of contaminated land in forward planning development. [ Local Plan Core Policies also address this issue.]
PAN51: Planning and Environmental Protection	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Guiding pollution control through the precautionary principle</li> <li>▪ Developing a planning framework that secures environmental objectives achievable under other legislation</li> <li>▪ Taking a strategic approach to conserving and enhancing the quality of the natural and built environment.</li> </ul>	Plan must take account of contaminated land and other environmental factors in forward planning development. [A number of environmental controls are administered via other legislation.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
Regional/Local			
Scottish Forestry Strategy	Forestry Act, 1967	The strategy seeks to deliver sustainable forestry taking account of integration, positive value, community support, diversity and local distinctiveness.	Plan must contribute to delivering the strategy. [ Local Plan Core Policies also address this issue.]
Local Transport Strategy	Transport (Scotland ) Act 2005	Addresses issues including: <ul style="list-style-type: none"> <li>▪ Providing access for all to everyday needs of employment, education, health services, leisure activities and shopping;</li> <li>▪ Ensuring people travel safely;</li> <li>▪ Changing travel habits to more sustainable ways;</li> <li>▪ Plan future development to reduce need to travel;</li> <li>▪ Promote innovation and best practice to better design future transport networks to provide more sustainable and integrated travel for all.</li> </ul>	Plan must contribute to delivering this strategy.
Fife Local Housing Strategy	Housing (Scotland) Act 2001	Seeks to: <ul style="list-style-type: none"> <li>▪ Deliver new Scottish Social Housing Standard, linked to community ownership;</li> <li>▪ Tackle homelessness;</li> <li>▪ Eradicate fuel poverty;</li> <li>▪ Reduce number of households with poor energy efficiency;</li> <li>▪ Reduce number of houses below tolerable standard.</li> </ul>	Plan must contribute to delivering this strategy. [ Local Plan Core Policies also address this issue.]



Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
<b>Regional/Local</b>			
Fife Area Waste Plan	Environmental Protection Act, 1990 and Environment Act, 1995	Seeks to contribute to the sustainable development of Fife by developing waste management systems that will reduce wastes' environmental impact and improve resource efficiency and other benefits.	Plan must contribute to implementing FAWP. [ Local Plan Core Policies also address this issue.]
Fife Contaminated Land Strategy	Environmental Protection Act, 1990	Strategy meets legislative requirements and complements Fife's approach to regeneration and sustainability.	Plan must take account of contaminated land in forward planning development. [ Local Plan Core Policies also address this issue.]
SPP7: Planning and Flooding	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Indicate where a degree of flood risk exists</li> <li>▪ Define areas where development is unlikely to be acceptable and areas where flood threat can be managed.</li> </ul>	Plan must take account of flooding in forward planning development. [ Local Plan Core Policies also address this issue.]
PAN61: Planning and Sustainable Urban Drainage	Town and Country Planning (Scotland) Act, 1997	Detailed development guidance on SUDS.	Plan must take account of flooding and flood control in forward planning development. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
Regional/Local			
NPPG13: Coastal Planning	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Define in the proposals map the extent of the coastal zone and in particular the developed, undeveloped and isolated coast</li> <li>▪ Protect the environment on the coast</li> <li>▪ Identify priority sites for enhancement and regeneration and opportunities for restoring degraded coastal environments</li> <li>▪ Set out the criteria that will be applied with respect to the location and design of new development having regard to the risk from erosion and flooding, cultural and natural heritage interests</li> <li>▪ Incorporate policies developed in Local Agenda 21 or Local Biodiversity Action Plans to meet local biodiversity objectives.</li> </ul>	Plan must take account of coastal areas in forward planning development. [ Local Plan Core Policies also address this issue.]
NPPG4: Land for Mineral Working	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Define sites or areas of search, where mineral working would be favoured</li> <li>▪ Define sites or areas where environmental considerations are likely to militate against mineral working</li> <li>▪ Ameliorate significant environmental effects for proposed mineral</li> </ul>	Plan must take account of aggregates in forward planning development. [Taken forward through Fife Minerals Subject Local Plan.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
Regional/Local			
		<ul style="list-style-type: none"> <li>▪ developments</li> <li>▪ Promote reclamation of sites to beneficial after-use</li> <li>▪ Promote reclamation of sites to beneficial after-use</li> <li>▪ Provide for regular monitoring and the preparation of environmental audits</li> <li>▪ Facilitate recycling and re-use of material in waste tips and construction wastes where environmentally acceptable</li> <li>▪ Include criteria for testing planning applications in respect of pollution, nature conservation, landscape, cultural heritage and built up areas.</li> </ul>	
SPP16: Opencast Coal	Town and Country Planning (Scotland) Act, 1997	Define the broad areas where extraction of coal by opencast methods may be acceptable and set out the criteria to be addressed when assessing individual proposals and indicate how cumulative impacts will be mitigated.	Plan must take account of opencast coal in forward planning development. [Taken forward through Fife Minerals Subject Local Plan.]
PAN50: Controlling Mineral Workings and Annexes	Town and Country Planning (Scotland) Act, 1997	Assessing the relationship of surface mineral workings to local communities. Specific Environmental Effects; Traffic; Blasting; Noise; Dust ;Visual intrusion; Ground water; Surface water; Mineral wastes; Severance.	Plan must take account of environmental issues of mineral extraction in forward planning development. [Taken forward through Fife Minerals Subject Local Plan.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
Regional/Local			
PAN64: Reclamation of Surface Mineral Workings	Town and Country Planning (Scotland) Act, 1997	<ul style="list-style-type: none"> <li>▪ Advice on restoration and aftercare considerations</li> <li>▪ Restoration schemes</li> <li>▪ Planning agreements.</li> </ul>	Plan must take account of after-use of mineral extraction in forward planning development. [Taken forward through Fife Minerals Subject Local Plan.]
Clackmannanshire and Stirling Structure Plan	Town and Country Planning (Scotland) Act, 1997	Plan seeks to protect the natural and built environment in Plan area.	Plan must ensure that it does not cause any damage to natural and built environment in adjacent authority area.
Edinburgh and the Lothians Structure Plan	Town and Country Planning (Scotland) Act, 1997	Plan seeks to protect the natural and built environment in Plan area.	Plan must ensure that it does not cause any damage to natural and built environment in adjacent authority area.
Perth and Kinross Structure Plan	Town and Country Planning (Scotland) Act, 1997	Plan seeks to protect the natural and built environment in Plan area.	Plan must ensure that it does not cause any damage to natural and built environment in adjacent authority area.
Dundee and Angus Structure Plan	Town and Country Planning (Scotland) Act, 1997	Plan seeks to protect the natural and built environment in Plan area.	Plan must ensure that it does not cause any damage to natural and built environment in adjacent authority area.
A Stronger Future for Fife: Fife's Community Plan	Local Government (Scotland) Act, 2003	Community Plan over arching Plan for action by Fife Council and partner organisations. Community Plan goals to deliver an inclusive Fife, a sustainable Fife and to deliver best value for Fife.	Plan must work towards implementing the Fife Community Plan. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
Regional/Local			
St. Andrews & East Fife Local Plan Kirkcaldy & Mid Fife Local Plan Dunfermline & West Fife Local Plan Fife Minerals Subject Local Plan	Town and Country Planning (Scotland) Act, 1997	Structure Plan sets the strategic framework for the protection of the built and natural environment. Emerging Local Plans must reflect strategic requirements and add detailed policies for protecting the natural and built environment.	Structure Plan must set strategic framework for policy guidance to be formulated for specific areas.
Fife Access Strategy (Being Reviewed)	Legislation does not exist. Access Strategy is good practice related. Informs but is wider in scope than Core Local Path Plan required under Land Reform (Scotland) Act 2003	The Strategy sets out the key issues, aims and objectives and policies and proposals for access in Fife. This focuses on the creation and promotion of access to provide benefits of recreation, health, sustainable transportation, tourism and economic benefits amongst communities.	Ensure Plan makes provision for implementation of Access Strategy and Core Paths Plan. [ Local Plan Core Policies will also address this issue.]
School Estate Strategy	Legislation does not exist. Document prepared in response to Scottish Executive Guidance.	Fife must put asset management plans to deliver education services focussing on the child at the centre and the school at the heart of the community.	Ensure that Plan can be implemented.
Local Biodiversity Action Plan	Nature Conservation (Scotland) Act, 2004	Provides a long term plan for the support of Fife's wildlife and habitats.	Ensure that the strategy can be delivered. [ Local Plan Core Policies also address this issue.]

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
Regional/Local			
Take A Pride in Fife – Environmental Strategy for Fife 2003 – 2006 (TAPIF) (Review and Update 2006)	Partnership working set out in Community Plan. Local Government (Scotland) Act, 2003	<p>In terms of the environment and land use planning the Strategy aims to:</p> <ul style="list-style-type: none"> <li>▪ Effectively protect and improve local environments, the Fife-wide environment and make a positive contribution to wider potential environment problems.</li> </ul> <p>It also seeks to raise awareness about environmental issues and community involvement and place the environment along with social and economic issues, at the heart of all Community Plan partners activity and decision-making. TAPIF deals specifically with Energy, Local Environments, Natural heritage, Pollution, Transportation and Waste Minimisation and Wise Resource Use.</p>	<p>Ensure land use planning element can be delivered and assist Community Partners and other to contribute. [ Local Plan Core Policies also address this issue.]</p>
Shoreline Management Plan	No statutory requirement. Best Practice based on Scottish Executive guidance.	<p>The main purpose of the Shoreline Management Plan is to identify existing coastal protection installations , evaluate their condition, identify where the coast is vulnerable to erosion and/or flooding and to prioritise action. In addition the document takes account of the natural heritage issues along the Fife Coast which has important SPA, SAC and RAMSAR sites along its length.</p>	<p>Ensure land use planning proposals do not exacerbate coastal erosion and flooding.</p>

Plan/Programme/ Environmental Protection Objective	Legislation/Convention giving rise to environmental protection objective	Explanatory notes on any environmental protection objectives listed	How it affects, or is affected by Fife Matters in terms of SEA issues at Schedule 2, para 6(a) of the Regulations
Regional/Local			
Growing Fife's Future: Fife Economic Development Strategy	No statutory requirement. Required to implement Fife Community Plan and is best practice based on Scottish Executive guidance.	Main purpose is to set out the strategic priorities for Fife Council and all the partner organisations.	Ensure the land required to implement the Strategy is delivered in the right places timeously.

Note:

1. Current Scottish Executive proposals will result in the Strategic Planning function for those parts of Fife within a yet to be delineated Edinburgh and Dundee City Regions to be undertaken by Joint Authorities.
2. Plans produced by FETA and other Transport bodies relating to the Special and Major Roads Network not included.

**Compliance with Scottish Executive Planning Policy (NPPGs and SPPs) and Planning Guidance (PANs)**

**Table A2: Relationship with Scottish Executive Policy**

<b>NATIONAL PLANNING POLICY GUIDELINE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b> Expectations: are there policies in the plan which	<b>RELEVANT POLICIES/ PROPOSALS</b>
SPP1 - The Planning System (Revised November 2002)	<ul style="list-style-type: none"> <li>- Promote regeneration, full and appropriate use of land, buildings and infrastructure</li> <li>- Promote use of previously developed land and minimise greenfield development</li> <li>- Conserve important historic and cultural assets</li> <li>- Protect and enhance areas for recreation and natural heritage</li> <li>- Support better access by foot, bicycle and public transport</li> <li>- Encourage energy efficiency through layout and design of development</li> <li>- Encourage prudent use of natural resources</li> <li>- Require good design</li> <li>- Encourage improvement of the physical environment</li> </ul>	All policies
SPP2 - Economic Development (November 2002)	<ul style="list-style-type: none"> <li>- Identify supporting action e.g. for environmental improvement that can assist the delivery of economic development</li> </ul>	SS1, SDA1, Proposal DC1, E1, Proposal PE1, S1, S2, S3, C1,
SPP3 - Planning for Housing	<ul style="list-style-type: none"> <li>- Make best use of urban areas and reuse urban land</li> <li>- Ensure approved Green Belts remain effective</li> <li>- Development encouraged in existing settlements and avoiding coalescence</li> <li>- Increase energy efficiency</li> <li>- Housing need, affordable housing and special needs</li> </ul>	SS1, SDA1, DC1, Proposal DC1, H1, Proposal H1, H2, Proposal H2,H3, H4, H5, H6, ENV2, ENV3, C1
NPPG4 - Land for Mineral Working  Draft SPP4 issued for consultation. Final SPP4 to be issued Spring 2006.	<ul style="list-style-type: none"> <li>- Define sites or areas of search, where mineral working would be favoured</li> <li>- Define sites or areas where environmental considerations are likely to militate against mineral working</li> <li>- Ameliorate significant environmental effects for proposed mineral developments</li> <li>- Promote reclamation of sites to beneficial after-use</li> <li>- Promote reclamation of sites to beneficial after-use</li> <li>- Provide for regular monitoring and the preparation of environmental audits</li> <li>- Facilitate recycling and re-use of material in waste tips and construction wastes where environmentally acceptable</li> <li>- Include criteria for testing planning applications in respect of pollution, nature conservation, landscape, cultural heritage and built up areas</li> </ul>	M1, M2, M3, M4, ENV2, ENV3. Minerals Subject Local Plan Poicies



<b>NATIONAL PLANNING POLICY GUIDELINE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b> Expectations: are there policies in the plan which	<b>RELEVANT POLICIES/ PROPOSALS</b>
NPPG5 - Archaeology and Planning  Draft SPP covering NPPG5 and NPPG18 to be issued Spring 2006.	<ul style="list-style-type: none"> <li>- Require the protection, preservation and, where appropriate, enhancement of all nationally important sites of archaeological interest and their settings; and also for other unscheduled remains and their settings identified as particularly worthy of preservation</li> <li>- Require the protection and where appropriate the enhancement of landscapes of historic importance including historic gardens and designed landscapes, and their settings</li> <li>- Require the excavation and recording of sites where the primary aim of preservation has not been achieved</li> </ul>	SS1. Addressed in Local Plans
NPPG6 - Renewable Energy Developments (Revised June 2000)  Draft SPP6 to be issued Spring 2006.	<ul style="list-style-type: none"> <li>- Support Scottish Ministers' commitment to renewable energy and provide positively for its development</li> <li>- Define broad areas of search suitable for wind and other renewable energy developments or, where appropriate, specific sites</li> <li>- Safeguard, where appropriate, areas with potential for renewable energy</li> <li>- Indicate whether there are areas or sites where, for overriding environmental reasons, proposals for renewable energy development would only be considered in exceptional circumstances</li> <li>- Guide developers on the broad criteria they would be required to consider in any development proposal, including those falling outwith preferred areas</li> </ul>	R1 Addressed in Local Plans
SPP7 - Planning and Flooding (Feb 2004)	<ul style="list-style-type: none"> <li>- Indicate where a degree of flood risk exists</li> <li>- Define areas where development is unlikely to be acceptable and areas where flood threat can be managed</li> </ul>	SS1. Addressed in Local Plans
NPPG8 - Town Centres and Retailing (1998) Draft SPP8 issued for consultation. Final SPP8 to be issued Spring 2006.	<ul style="list-style-type: none"> <li>- Promote the environmental improvement of town and other centres and retail and commercial leisure developments</li> <li>- Provide criteria for testing new developments outwith the framework of preferred sites and indicate how such developments will be assessed including environmental and design criteria</li> </ul>	E1, S1, S2, S3, T1, T3 Addressed in Local Plans

<b>NATIONAL PLANNING POLICY GUIDELINE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b> Expectations: are there policies in the plan which	<b>RELEVANT POLICIES/ PROPOSALS</b>
<p>NPPG10 - Planning and Waste Management</p> <p>Draft SPP10 to be issued Spring 2006.</p>	<ul style="list-style-type: none"> <li>- Encourage development which assists in the reduction, re-use and recovery of waste for example through the re-use of buildings wherever practicable</li> <li>- Provide facilities as close as it is reasonable to the source of waste production, taking into account the safeguarding of the natural and built environment</li> <li>- Require provision of recycling facilities at new superstores and provide for other civic amenity sites</li> <li>- Provide guidance on appropriate locations for differing waste management facilities including special and clinical wastes and wastewater treatment plants</li> <li>- Provide standards for landfill site restoration, aftercare and after-use and the proper landscaping of all waste sites</li> <li>- Identify closed landfills, whether they require further treatment and specify appropriate after-uses</li> <li>- Protect groundwater</li> </ul>	<p>M1, W1</p>
<p>NPPG11 - Sport, Physical Recreation and Open Space</p> <p>Draft SPP11 to be issued Spring 2006.</p>	<ul style="list-style-type: none"> <li>- Protect and enhance parks and open spaces and other land of recreational, amenity or wildlife value</li> <li>- Identify public access routes, referring to other publications if appropriate, state the statutory position and indicate where the network requires to be augmented</li> <li>- Safeguard and improve public access to open space and to the countryside, especially Green Belts and promote new or replacement routes</li> <li>- Promote planting of new woodlands for recreation, landscape and nature conservation benefits</li> <li>- Safeguard nature conservation and cultural heritage designations and the character of the landscape from effects of sporting or recreational developments including the effects of increased traffic in rural areas</li> </ul>	<p>SS1, SDA1, Proposal DC1, ENV1, ENV2, ENV3, ENV4, ENV5, ENV6.</p>
<p>NPPG12 - Skiing Developments</p>	<ul style="list-style-type: none"> <li>- Not applicable to Fife</li> </ul>	
<p>NPPG13 - Coastal Planning</p> <p>Draft SPP13 – T.B.A.</p>	<ul style="list-style-type: none"> <li>- Define in the proposals map the extent of the coastal zone and in particular the developed, undeveloped and isolated coast</li> <li>- Protect the environment on the coast</li> <li>- Identify priority sites for enhancement and regeneration and opportunities for restoring degraded coastal environments</li> <li>- Set out the criteria that will be applied with respect to the location and design of new development having regard to the risk from erosion and flooding, cultural and natural heritage interests</li> <li>- Incorporate policies developed in Local Agenda 21 or Local Biodiversity Action Plans to meet local biodiversity objectives</li> </ul>	<p>SS1, T2, T3, R1, ENV2, ENV3, ENV4, ENV6</p>

<b>NATIONAL PLANNING POLICY GUIDELINE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b> Expectations: are there policies in the plan which	<b>RELEVANT POLICIES/ PROPOSALS</b>
<p>NPPG14 - Natural Heritage</p> <p>Draft SPP14 T.B.A.</p>	<ul style="list-style-type: none"> <li>- Protection and, where appropriate, enhancement of internationally, nationally and locally designated areas and sites (including potential SPAs and SACs)</li> <li>- Indicate the criteria against which a development affecting a natural heritage designation will be assessed</li> <li>- Encourage the management of and safeguard of features of the landscape of major importance for nature conservation or amenity, including field boundaries, woodlands, trees, lochs, ponds, watercourses and other wetlands</li> <li>- Include policies for the conservation and/or enhancement of landscape character, including, where appropriate, wild land character</li> <li>- Make appropriate provision for Local Nature Reserves and the protection and enhancement of open space of natural heritage value</li> <li>- Identify opportunities to extend native woodland cover and to maintain and enhance wetlands</li> <li>- Provide for the conservation of biodiversity and the protection and enhancement of the natural heritage outwith designated areas</li> <li>- Invoke and apply the precautionary principle</li> <li>- Identify appropriate opportunities to improve public access for the purposes of enjoying and learning about the natural heritage</li> </ul>	<p>SS1, ENV1, BL1, M4, ENV2, ENV3, ENV4, ENV5</p> <p>Addressed in Local Plans</p>
<p>SPP15 Planning for Rural Development</p>	<ul style="list-style-type: none"> <li>- Identify opportunities for re-use/conversion of agricultural buildings and set out the criteria against which applications for residential and business re-use will be assessed</li> <li>- Identify locations where tourism development could lead to environmental improvement and improve public enjoyment of the countryside</li> <li>- Be alert, sensitive and welcoming to the likely increased demands for new types of development in rural areas especially those related to diversity, and including tourism, leisure, recreation, whilst accepting need for mineral extraction and other potentially intrusive uses.</li> <li>- Contribute to securing a prosperous rural economy and securing a stable or growing balanced population. However, in more accessible and densely populated areas seek to direct new development to areas in and adjacent to existing settlements.</li> <li>- Seek to secure the enhancement of run down areas.</li> </ul>	<p>SS1, E1, M1, M4, BL1, ENV5, ENV6</p>

<b>NATIONAL PLANNING POLICY GUIDELINE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b> Expectations: are there policies in the plan which	<b>RELEVANT POLICIES/ PROPOSALS</b>
SPP16 Opencast Coal	<ul style="list-style-type: none"> <li>- Define the broad areas where extraction of coal by opencast methods may be acceptable and set out the criteria to be addressed when assessing individual proposals and indicate how cumulative impacts will be mitigated.</li> </ul>	SS1, M1, M2, M3, M4, ENV2, ENV3 and Minerals Subject Local Plan
SPP17 Planning for Transport	<ul style="list-style-type: none"> <li>- Encourage people to make more journeys by walking, cycling and public transport</li> <li>- Appraise the effects of road and other infrastructure proposals for their local setting, taking into account implications for the natural and built environments, the extent to which they can enhance them, or if not, demonstrate that all non-damaging alternative options have been considered and how any adverse effects might be mitigated</li> <li>- Retention and safeguarding of linear routes such as canals and former railway lines, and other existing networks for public access on foot and by cycle, including protection and enhancement of green networks and footpaths within and around towns and cities to provide informal recreational opportunities</li> <li>- Set standards for road construction including definition of areas where particular sensitivity is required to ensure that road standards reflect the existing character and amenity of the area</li> <li>- Provide for traffic and parking management and safe and secure provision for walking and cycling including standards for the design and location of cycle parking</li> <li>- Require transport assessments and green transport plans to be submitted in support of planning applications for specified development types. Provide positively for integrating all types of public transport and the facilitation of interchange between rail, guided transport, buses, cyclists and pedestrian flows</li> </ul> <p>Plan positively for port facilities to facilitate coastal freight movements taking into account linkages to the rail network</p>	SS1, SDA1, DC1, Proposal DC1, S2, H3, T1, T2, T3, H6, ENV6

<b>NATIONAL PLANNING POLICY GUIDELINE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b> Expectations: are there policies in the plan which	<b>RELEVANT POLICIES/ PROPOSALS</b>
NPPG18 - Planning and the Historic Environment  Draft SPP covering NPPG5 and NPPG18 to be issued Spring 2006.	<ul style="list-style-type: none"> <li>- Define the historic environment and where appropriate, its landscape or townscape setting, in proposals maps</li> <li>- Include policies for the protection, conservation and enhancement of the historic environment and its setting, including listed buildings, conservation areas, scheduled monuments and historic gardens and designed landscapes</li> <li>- Include reference to existing and proposed Article 4 Directions that relate to conservation areas</li> <li>- Outline criteria that will be applied to development proposals within conservation areas, within the curtilage of listed buildings and development affecting the setting of scheduled monuments, listed buildings, conservation areas, historic gardens and designed landscapes</li> <li>- Specify criteria that will be applied to proposals for alteration, extension, demolition or re-use of listed buildings and for unlisted buildings within conservation areas</li> <li>- Identify priorities for enhancement programmes, including opportunities for regeneration or revitalisation. Indicate sites and areas for which development briefs, design guides, character appraisals and other relevant guidance have been prepared</li> </ul>	SS1, ENV1,
NPPG19 - Radio Telecommunications	<ul style="list-style-type: none"> <li>- Specify development control criteria for radio telecommunications development including siting and design matters</li> </ul>	Addressed in Local Plans
SPP20 Role of Architecture and Design Scotland	<ul style="list-style-type: none"> <li>- Procedural advice providing information on documents containing guidance on the Scottish Executive's approach to design and the identification of the role for a new body known as Architecture and Design Scotland</li> </ul>	SS1 Addressed in Local Plans
SPP21 Green Belts to be issued Spring 2006.	<ul style="list-style-type: none"> <li>- Guidance on Green Belts to replace Circular 24 /1985</li> </ul>	ENV1 Addressed in Local Plans.
SPP22 Fish Farming	To be issued Summer 2006	None.

In addition to the NPPGs and SPPs identified above the Scottish Executive is or has been undertaking consultations on draft versions of SPP4 and SPP8 which, when approved, will replace NPPG4 and NPPG8, and draft SPP21 – Green Belts.

**Table A3: Consistency with Scottish Executive Planning Advice**

<b>PAN NO &amp; TITLE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b>	<b>RELEVANT POLICIES/PROPOSALS</b>
PAN 33 - Development of Contaminated Land (Oct 2003)	<ul style="list-style-type: none"> <li>- Identifying the extent and distribution of contaminated land within the plan area</li> <li>- Encouraging the potential re-use of contaminated land</li> </ul>	SS1, M4, BL1
PAN 37 - Structure Planning (Revised 1996)	<ul style="list-style-type: none"> <li>- Indication of how international and national obligations or policies affect an area</li> <li>- An overall long-term development strategy</li> <li>- A complementary strategic approach to conserving and enhancing environmental quality</li> <li>- Policies and proposals that provide a sound basis for development control</li> <li>- Priorities for implementation</li> </ul>	All policies
PAN 38 - Housing Land (Revised 2003)	<ul style="list-style-type: none"> <li>- Setting out general location criteria relative to brownfield sites, sustainable transport policy</li> <li>- Environmental policy and the assessment of housing land requirements</li> </ul>	SS1, SDA1, H1, Proposal H1, Proposal H2, H2, H3, H4 H5, H6 T1, BL1, H6
PAN 39 - Farm and Forestry Buildings	<ul style="list-style-type: none"> <li>- Accounting for setting and design issues, including visual impact, siting, scale, form, colour and surroundings</li> </ul>	Addressed in Local Plans
PAN 40 - Development Control (Revised March 2001)	<ul style="list-style-type: none"> <li>- Procedural Advice - no policy implications for the environment/sustainable development</li> </ul>	Not applicable
PAN 41 - Development Plan Departures	<ul style="list-style-type: none"> <li>- Procedural Advice - no policy implications for the environment/sustainable development</li> </ul>	Not applicable
PAN 42 - Archaeology - The Planning Process and Scheduled Monument Procedures	<ul style="list-style-type: none"> <li>- Procedural Advice - no policy implications for the environment/sustainable development</li> </ul>	Not applicable
PAN 43 - Golf Courses and Associated Developments	<ul style="list-style-type: none"> <li>- Taking account of countryside and green belt policies</li> <li>- Taking account of listed buildings, urban archaeology and the inventory of gardens and designated landscapes</li> <li>- Applying environmental assessment where appropriate</li> <li>- Enabling sensitive design relative to the natural heritage</li> </ul>	ENV1 Addressed in Local Plans

<b>PAN NO &amp; TITLE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b>	<b>RELEVANT POLICIES/PROPOSALS</b>
PAN 44 - Fitting New Housing Development Into the Landscape	<ul style="list-style-type: none"> <li>- Strategically, establishing landscape capacity and the relationship of new to existing urban forms as primary factors in determining the desirability of settlement expansion</li> <li>- Locally, taking account of the capacity of the landscape or settlements</li> <li>- Promoting higher design standards relative to form layout and relation with existing urban areas</li> </ul>	SS1, SDA1, Proposal DC1, ENV1, BL1,H6, ENV5
PAN 45 - Renewable Energy Technologies (2002) Annex re Micro-Renewables Spring 2006.	<ul style="list-style-type: none"> <li>- Applying environmental assessment where appropriate</li> <li>- Wind Power - siting and the landscape</li> <li>- Hydro Power – siting and the landscape</li> <li>- Wood Fuel - siting and the natural heritage</li> <li>- Waste Combustion - siting and air quality</li> <li>- Anaerobic Digestion - siting, odour and air and water quality</li> <li>- Landfill Gas - siting, landscape and emissions</li> </ul>	R1, Addressed in Local Plans
PAN 46 - Planning for Crime Prevention	<ul style="list-style-type: none"> <li>- Creating safe and secure environments</li> <li>- Creating environments that reduce scope for crime</li> <li>- Enabling community interaction</li> <li>- Detailed environmental design criteria</li> </ul>	Addressed in Local Plans
PAN 47 - Community Councils and Planning	<ul style="list-style-type: none"> <li>- Procedural advice. Contributing to Local Agenda 21</li> </ul>	
PAN 48 - Planning Application Forms	<ul style="list-style-type: none"> <li>- Procedural Advice - no policy implications for the environment/sustainable development</li> </ul>	Addressed in Local Plans
PAN 49 - Local Planning	<ul style="list-style-type: none"> <li>- Procedural Advice - no policy implications for the environment/sustainable development</li> </ul>	Addressed in Local Plans
PAN 50 - Controlling The Environmental Effects of Surface Mineral Workings and Annexes A;B;C; and D	<ul style="list-style-type: none"> <li>- Assessing the relationship of surface mineral workings to local communities</li> <li>- Specific Environmental Effects</li> <li>- Traffic</li> <li>- Blasting</li> <li>- Noise</li> <li>- Dust</li> <li>- Visual intrusion</li> <li>- Ground water</li> <li>- Surface water</li> <li>- Mineral wastes</li> <li>- Severance</li> </ul>	SS1, M1, M2, M3, M4 and Minerals Subject Local Plan

<b>PAN NO &amp; TITLE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b>	<b>RELEVANT POLICIES/PROPOSALS</b>
PAN 51 - Planning and Environmental Protection  Revision due Spring 2006.	<ul style="list-style-type: none"> <li>- Guiding pollution control through the precautionary principle</li> <li>- Developing a planning framework that secures environmental objectives achievable under other legislation</li> <li>- Taking a strategic approach to conserving and enhancing the quality of the natural and built environment</li> </ul>	SS1, BL1, ENV2, ENV3, ENV4
PAN 52 - Planning and Small Towns	<ul style="list-style-type: none"> <li>- Identifying factors which threaten the important legacy of small towns</li> <li>- Identifying priorities for action within small towns</li> <li>- Providing for regeneration and expansion</li> <li>- Enabling lively, active and vibrant town centres within small towns</li> <li>- Enabling efficient and effective transport to support economic growth and accessibility</li> <li>- Promoting high quality design that promotes townscape quality</li> <li>- Detailed Townscape Audit</li> </ul>	SS1, S1, S2, S3, T1, BL1, H6
PAN 53 - Classifying the Coast for Planning	<ul style="list-style-type: none"> <li>- Procedural advice on how to undertake coastal classification in order to meet requirements of NPPG13</li> </ul>	Addressed in Local Plans
PAN 54 - Planning Enforcement	<ul style="list-style-type: none"> <li>- Procedural Advice – no policy implications for the environment/sustainable development</li> </ul>	Not applicable
PAN 55 - PFI and Planning	<ul style="list-style-type: none"> <li>- Procedural Advice - no policy implications for the environment/sustainable development</li> </ul>	Not applicable
PAN 56 - Planning and Noise	<ul style="list-style-type: none"> <li>- Detailed guidance on how noise issues should be addressed. No direct strategy policy implications for environment/ sustainable development</li> </ul>	Not applicable
PAN 58 - Environmental Impact Assessment	<ul style="list-style-type: none"> <li>- Detailed advice on the legislative background to EIA, process of EIA, environmental studies and statements and the evaluation of environmental information by the planning authority.</li> </ul>	Not applicable
PAN 59 - Improving Town Centres	<ul style="list-style-type: none"> <li>- Recognising the important role that town centres play, and discouraging inappropriate out-of-centre development</li> <li>- Enabling accessibility for efficient and effective transport modes to town centres</li> <li>- Enabling development of higher quality town centre environments</li> <li>- Addressing vehicle/pedestrian conflict in town centres, giving greater priority to public transport and greater space for pedestrians</li> <li>- Innovative re-use of redundant buildings</li> <li>-</li> </ul>	S1, S2, S3, E1, BL1



<b>PAN NO &amp; TITLE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b>	<b>RELEVANT POLICIES/PROPOSALS</b>
PAN 60 - Planning for Natural Heritage	<ul style="list-style-type: none"> <li>- Maintaining and enhancing landscape character</li> <li>- Providing for a diversity of wildlife</li> <li>- Making provision for a wide range of outdoor recreational activities</li> <li>- Fostering opportunities for learning about the environment</li> </ul>	SS1, ENV2, ENV3, ENV4, ENV5
PAN 61 - Planning and Sustainable Urban Drainage Systems	<ul style="list-style-type: none"> <li>- Detailed development guidance on SUDS. No direct strategy policy implications for environment/sustainable development</li> </ul>	Addressed in Local Plans
PAN 62 - Radio Telecommunications	<ul style="list-style-type: none"> <li>- Background information on the telecom industry</li> <li>- Illustrations of the infrastructure and equipment</li> <li>- Advice on siting and design</li> </ul>	Addressed in Local Plans
PAN 63 – Waste Management Planning (2002)	<ul style="list-style-type: none"> <li>- Advice on a sustainable approach</li> <li>- Emphasis on integrated waste management</li> <li>- Good practice advice in Waste Management Planning</li> </ul>	W1
PAN 64 – Reclamation of Surface Mineral Workings (2002)	<ul style="list-style-type: none"> <li>- Advice on restoration and aftercare considerations</li> <li>- Restoration schemes</li> <li>- Planning agreements</li> </ul>	Addressed in Minerals Subject Local Plan
PAN 65 – Planning and Open Space (2003)	<ul style="list-style-type: none"> <li>- Protecting valuable and valued open space</li> <li>- Creating open space networks</li> <li>- Open space strategies to co-ordinate provision and need</li> </ul>	SS1 Addressed in Local Plans
PAN 66 – Best Practice in Handling Applications Affecting Trunk Roads	<ul style="list-style-type: none"> <li>- Procedural Advice – no policy implications for the environment/sustainable development</li> </ul>	Not applicable
PAN 67 – Housing Quality (2003)	<ul style="list-style-type: none"> <li>- Emphasis on design quality, layout, urban design toolkit</li> <li>- Importance of local context</li> <li>- Integration of new housing with wider local area</li> </ul>	Addressed in Local Plans
PAN 68 – Design Statements	<ul style="list-style-type: none"> <li>- Procedural Advice – no policy implications for the environment/sustainable development</li> </ul>	Not applicable
PAN 69 – Planning and Building Standards Advice on Flooding	<ul style="list-style-type: none"> <li>- Emphasis on safeguarding land and development from the consequences of flooding</li> <li>- Advice on addressing flood risk in development plans</li> </ul>	SS1 Addressed in Local Plans

<b>PAN NO &amp; TITLE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b>	<b>RELEVANT POLICIES/PROPOSALS</b>
PAN 70 – Electronic Planning Service Delivery	- Procedural Advice – no policy implications for the environment/sustainable development	Not applicable
PAN 71 Conservation Area Management (2004)	- Advice on promotion of works to protect and enhance conservation areas. Forms part of a series of Advice Notes (PANs 67, 68, and 71), which together strive to provide the foundations for tomorrow's conservation areas.	SS1 Addressed in Local Plans
PAN 72 Housing in the Countryside	- Detailed advice seeking to ensure new housing development in the countryside is of a high quality and respects the Scottish landscape and building traditions.	Addressed in Local Plans
PAN 73 Rural Diversification	- Advice drawing on recent research as well as existing initiatives, policies and best practice, across Scotland, the UK and further afield to highlight how the planning system can assist in rural diversification.	E1 Addressed in Local Plans
PAN 74 Affordable Housing	- Advice setting out how the planning system can support the Scottish Executive's commitment to increase the supply of affordable housing.	Proposal DC2, H4
PAN 75 Planning for Transport	- Advice aimed to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information.	SS1, SDA1, DC1, Proposal DC2, S2, H2, T1,T2,T3, H6, ENV6
PAN 76 New Residential Streets	- Advice on the design of better quality residential streets. It focuses on some key factors which can create successful street design. It also clarifies the roles and responsibilities of those involved.	Addressed in Local Plans

Note; New PANs on Designing Safer Places, Inclusive Design, Water and Drainage; Community Engagement and Fly-posting to be issued 2006.

<b>CIRCULAR NO &amp; TITLE</b>	<b>KEY RELEVANT SUSTAINABILITY CONSIDERATIONS</b>	<b>RELEVANT POLICIES</b>
9/1999 Indicative Forestry Strategies	- the delivery for Fife of a range of economic, social and environmental benefits that can be derived from forestry	ENV5 Addressed in Local Plans



**Appendix B - Full Assessment of Results - SEA**

**Table B1: Assessment of Policies/Proposals – Summary**

Objective / Component of Plan	Assessment Criteria											
	1	2	3	4	5	6	7	8	9	10	11	12
Policy SS1: Settlement Strategy	+/- LT	+/- LT	+ LT	+/- LT	+/- LT	--	--	+ LT	+/-	+/- LT	+/- LT	--
Policy SDA1: Strategic Development Areas	+ LT	+/- LT	+/- LT	-	--	--	--	+ LT	--	+/-	+/- LT	--
Policy BL1: Rehabilitation and re-use of Brownfield Land	+ LT	+/- LT	+ LT	+	+/-	+/- LT	--	+ LT	--	+	+ LT	--
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	--	--	--	--	--	--	+ LT	--	--	--	--
Proposal DC1: Developer Requirements Strategic Land Areas	--	--	--	--	--	+/-	--	--	--	+	--	--
Policy C1: Infrastructure	+/- LT	+/- LT	-- LT	+/-	+	+/-	--	+/-	--	+	+/-	--
Policy E1: New Employment Land	--	+/- LT	+ LT	- LT	--	+/-	--	+	--	--	+/-	--
Proposal PE1: Proposed and Existing Strategic Employment Land	--	--	--	- LT	--	+/-	--	--	--	--	--	--
Policy S1: Town Centres	+/-	+ LT	+ LT	--	--	+/-	--	--	--	--	+/-	--
Policy S2: Retail Development	--	+ LT	--	--	--	+/-	--	--	--	--	+/-	--

Objective / Component of Plan	Assessment Criteria											
	1	2	3	4	5	6	7	8	9	10	11	12
Policy S3: New Shopping Floorspace	--	+ LT	--	--	--	+	--	--	--	--	+/--	--
Proposal PS1: Retail Expansion	-/--	+	+/--	-		--	+/--	--	--	--	--	--
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	+ LT	--	- LT	--	+/--	--	--	--	--	+/--	--
Proposal H2: Strategic Land Allocations	--	--	--	- LT	--	+/--	--	+/--	--	--	--	--
Policy H2: Meeting the Housing Land Requirement	+/-- LT	+ LT	--	-/-- LT	--	+/--	--	+/--	--	--	+/--	--
Policy H3: Phasing of Residential Development	+/-- LT	+ LT	+ LT	-/--	--	+/--	--	+/--	--	--	+/--	--
Policy H4: Provision of Affordable Housing	--	+/-- LT	+ LT	--	--	--	--	+	--	--	+/--	--
Policy H5: Exceeding the Housing Land Requirement	+/-- LT	+ LT	--	- LT	--	+/--	--	--	--	--	+/--	--
Policy H6: Density (Net Site Density)	+/-- LT	-/--	--	+ LT	--	+/--	--	--	--	--	+/--	--
Policy T1: Transport and Development	--	+/--	+/-- LT	--	--	+/--	--	+/--	--	--	+/--	--
Proposal PT2: Port of Rosyth	--	--	--	- LT	--	-	--	--	--	--	--	--

Objective / Component of Plan	Assessment Criteria											
	1	2	3	4	5	6	7	8	9	10	11	12
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	-- LT	--	--	--	+/--	--	+/--	--	--	--	--
Proposal PT1: Transport Proposals	-/-- LT	+ LT	--	- LT	--	+/--	--	--	--	--	+/--	--
Policy T3: Transport of Freight	--	+/-- LT	+ LT	--	-/--	+/--	--	--	--	--	+/--	--
Policy R1: Wind Turbines	--	+/-- LT	+ LT	-/-- LT T	-/--	+	+	--	--	--	+/--	--
Policy M1: Making Mineral Extraction (More Sustainable)	--	--	+/-- LT	+/-/-- ST/L T T	--	+	+	--	--	+/--	+/--	--
Policy M2: Minerals Trust Fund	--	+ ST/LT	--	--	+/--	--	--	--	--	--	--	--
Policy M3: Construction Aggregates	--	+	+/-- LT	+/-/-- ST/L T T	--	+	+	--	--	+/--	+/--	--
Policy M4: Opencast Coal Operations	--	+	+/-- LT	+/-/-- ST/L T T	--	+	--	--	--	+/--	+/--	--
Policy W1: Strategic Waste Management Facilities	--	+ LT	+ LT	+/-- ST/L T/ T	--	+	--	--	--	--	+/--	--

Objective / Component of Plan	Assessment Criteria											
	1	2	3	4	5	6	7	8	9	10	11	12
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	+ LT	+/-- LT	--	--	--	--	--	--	+	+	+/--	--
Policy ENV2: Nature Conservation – International Sites	+/- LT	+/-- LT	--	+/--	+	+/--	--	--	--	--	+/--	--
Policy ENV3: Nature Conservation – National Sites	+/- LT	+/-- LT	--	+/--	+	+/--	--	--	--	--	+/--	--
Policy ENV4: Nature Conservation Enhancement	+ LT	+/-- LT	--	+/--	+	--	--	--	--	--	+/--	--
Policy ENV5: Forestry	+ LT	+ LT	--	+/- /-- LT	+/- ST LT	+	+	+/--	--	+	+	--
Policy ENV6: Countryside Recreation and Access	+/-- LT	+/-- LT	--	-/--	--	--	--	+/--	--	--	+/--	--

Key to Assessment: 1. Biodiversity/Flora/Fauna; 2. Population; 3. Risk to Human Health; 4. Soil; 5. Water; 6. Air; 7. Climatic Factors; 8. Material Assets; 9. Cultural Heritage (inc archaeological and architectural); 10. Landscape; 11. Secondary, cumulative and/or synergistic effects of criteria 1-10; 12. Effect on existing environmental problems relating to any areas of a particular environmental importance, such as areas designated pursuant with the Habitats Directive and Birds Directive.

Key to Symbols

+ significant positive environmental effects;

-- no significant environmental effects;

-/-- any effects likely to be negative;

? Don't know;

- significant negative environmental effects;

+/-- any effects likely to be positive

+/-/-- range of effects possible:

+/- positive or negative outcomes.

Duration of effect: LT Long Term; MT Medium Term ST Short Term P Permanent T Temporary O outwith scope of Policy or Proposal

**Table B2 : Assessment of Policies and Proposals**

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Biodiversity</u> <u>/ Flora /</u> <u>Fauna</u></b>	<b>Justification</b>
Policy SS1: Settlement Strategy	<b>+/-- LT</b>	Policy requires that allocation of land for new development must avoid damage to natural environment features. Long term over life of Plan.
Policy SDA1: Strategic Development Areas	<b>+ LT</b>	Master plans will take account of natural environment issues. Long term over life of Plan.
Policy BL1: Rehabilitation and re-use of Brownfield Land	<b>+ LT</b>	Policy seeks to facilitate the re-use of derelict land which will reduce need for greenfield land and knock on effects. Policy specifically requires any works to be achieved in an environmentally acceptable and sustainable manner. Benefits will be long term.
Policy DC1: Developer Requirements – Essential Community Infrastructure	<b>--</b>	Policy addresses provision of funding community infrastructure.
Proposal DC1: Developer Requirements Strategic Land Areas	<b>--</b>	Proposal specifies requirements for new facilities.
Policy C1: Infrastructure	<b>+/-- LT</b>	Policy seeks to optimise use of existing infrastructure thereby reducing need for works associated with new provision. Services would be routed taking account of Policies ENV2, ENV3 and ENV4.
Policy E1: New Employment Land	<b>--</b>	Policy addresses requirements for employment land. Site selection guided by Policy SS1. Also Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna and ensure any effects minimised / mitigated / and new works enhance area.



Objective / Component of Plan	Impact Duration <u>Biodiversity</u> <u>/ Flora /</u> <u>Fauna</u>	Justification
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Proposal indicates locations for employment land. Site selection guided by Policy SS1. Also Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna and ensure any effects minimised / mitigated and new works enhance area.
Policy S1: Town Centres	+/--	Policy directs retail, leisure and other uses to town centres rather than greenfield sites. Site selection guided by Policy SS1.
Policy S2: Retail Development	--	Sequential approach in Policy directs retail, leisure and other uses to town centres avoiding out of centre locations (greenfield sites) where practicable. Site selection guided by Policy SS1. Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna.
Policy S3: New Shopping Floorspace	--	Sequential approach in Policy directs retail uses to town centres avoiding out of centre locations (greenfield sites) where practicable. Site selection guided by Policy SS1. Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna.
Proposal PS1: Retail Expansion	-/--	Proposal could result in loss of greenfield land in Cupar area however, site selection guided by Policy SS1. Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna. Development proposals in Kirkcaldy unlikely to result in loss of additional greenfield land.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Biodiversity</u> <u>/ Flora /</u> <u>Fauna</u></b>	<b>Justification</b>
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Policy / Proposal has no direct adverse effect. Sites will be required to provide land for development. Site selection guided by Policy SS1. Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna and ensure any effects minimised / mitigated / and new works enhance area.
Proposal H2: Strategic Land Allocations	--	Proposal indicates locations for housing land. Site selection guided by Policy SS1. Also Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna and ensure any effects minimised / mitigated / and new works enhance area.
Policy H2: Meeting the Housing Land Requirement	<b>+/--</b> <b>LT</b>	Policy requires Local Plans (and master plans) to identify sites. Detailed site selection guided by Policy SS1. Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna and ensure any effects minimised / mitigated / enhanced. Requirement is long term over life of Plan.
Policy H3: Phasing of Residential Development	<b>+/--</b> <b>LT</b>	Policy seeks to ensure the housing land requirement is met taking account of the Strategy which is supportive of protecting the natural environment. Detailed site selection guided by Policy SS1. Also Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna. Requirement is long term over life of Plan.
Policy H4: Provision of Affordable Housing	--	Policy has no direct impact on biodiversity / flora / fauna.

Objective / Component of Plan	Impact Duration <u>Biodiversity</u> <u>/ Flora /</u> <u>Fauna</u>	Justification
Policy H5: Exceeding the Housing Land Requirement	<b>+/--</b> <b>LT</b>	Policy requires any sites additional to those needed to meet requirements to take account of Development Plan Policies including those which seek to protect and enhance biodiversity / flora / fauna. Requirement is long term over life of Plan.
Policy H6: Density	<b>+/--</b> <b>LT</b>	Policy seeks to reduce need for release of land for development. Any land released would be guided by Policy SS1. Also Policies ENV2, ENV3 and ENV4 protect / promote biodiversity, flora and fauna. Requirement is long term over life of Plan.
Policy T1: Transport and Development	<b>--</b>	Policy has no direct impact on biodiversity / flora / fauna.
Proposal PT2: Port of Rosyth	<b>--</b>	Development of Rosyth would require to ensure no impact on biodiversity / flora / fauna as per Policies ENV2, ENV3 and ENV4 and ensure any effects minimised / mitigated / and new works enhance area.
Policy T2: Safeguarding of Existing and Potential Transport Routes	<b>--</b>	Policy has no direct impact on biodiversity / flora / fauna.
Proposal PT1: Transport Proposals	<b>-/--</b> <b>LT</b>	Routes may require to be fixed to meet engineering criteria. Routes would only be acceptable if they satisfied ENV2 and ENV3 and if they did impinge on biodiversity / flora / fauna Policy ENV4 would address. Routes developed tend to be long term fixtures.
Policy T3: Transport of Freight	<b>--</b>	Policy has no direct impact on biodiversity / flora / fauna.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Biodiversity</u> <u>/ Flora /</u> <u>Fauna</u></b>	<b>Justification</b>
Policy R1: Wind Turbines	--	Policy seeks to ensure that wind turbines are sited to prevent adverse impact on biodiversity / flora / fauna Policies ENV2, ENV3 and ENV4 also applicable.
Policy M1: More Sustainable Mineral Extraction	--	Policy seeks to ensure that only necessary extraction takes place thereby reducing need for disturbance of land and associated knock on effects on biodiversity / flora / fauna.
Policy M2: Minerals Trust Fund	--	Policy has no direct impact on biodiversity / flora / fauna. Possible Fund, once established, could support projects relating to biodiversity / flora / fauna.
Policy M3: Construction Aggregates	--	Policy seeks to ensure that only necessary extraction takes place in areas not protected by policies ENV2 and ENV3 thereby reducing need for disturbance of land and associated knock on effects on biodiversity / flora / fauna. Policy ENV4 would ensure any effects minimised / mitigated / and new works enhance area.
Policy M4: Opencast Coal Operations	--	Policy restricts opencast coal to areas of search where they should not conflict with protected biodiversity / flora / fauna interests. Operations in newly discovered coal bearing areas required to take full account of Policies ENV2, ENV3 and ENV4 and ensure any effects minimised / mitigated / and new works enhance area. Policy seeks to ensure operations contribute to increasing biodiversity. All proposals must take account of the Environmental Duty.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Biodiversity</u> <u>/ Flora /</u> <u>Fauna</u></b>	<b>Justification</b>
Policy W1: Waste Management Facilities	--	Policy has no direct impact on biodiversity / flora / fauna. Sites would be selected / developed taking full account of Policies ENV2, ENV3 and ENV4 and ensure any effects minimised / mitigated / enhanced. Adequate provision should discourage potentially damaging illegal disposal.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	<b>+ LT</b>	Green Belts will be defined taking account of existing biodiversity / flora / fauna interests and offers opportunity for enhancement. Green Belt long term designation.
Policy ENV2: Nature Conservation – International Sites	<b>+/- LT</b>	Policy allows for adverse impacts but only in exceptional circumstances. Policy ENV4 would ensure overall impact minimised / mitigated / enhanced. Enhancement could be over longer term.
Policy ENV3: Nature Conservation – National Sites	<b>+/- LT</b>	Policy allows for adverse impacts but only in exceptional circumstances. Policy ENV4 seeks ensure overall impact minimised or mitigated. Enhancement could be over longer term.
Policy ENV4: Nature Conservation Enhancement	<b>+ LT</b>	Policy seeks to reduce impact on biodiversity / flora / fauna minimised / mitigated and new works enhance area. Enhancement could be over longer term.
Policy ENV5: Forestry	<b>+ LT</b>	Policy seeks to secure long term environmental benefits accrue from new trees and woodlands.
Policy ENV6: Countryside Recreation and Access	<b>+/-- LT</b>	Path routes will be selected taking account of Policies ENV2, ENV3 and ENV4. May provide new wildlife corridors and divert users away from undisturbed areas. Long term benefits expected.

<b>Objective / Component of Plan</b>	<b>Impact Duration Population</b>	<b>Justification</b>
Policy SS1: Settlement Strategy	<b>+/-- LT</b>	Policy seeks to ensure that development will be positively planned to ensure that they support and improve services and ensure they are in place timeously. The effect will last over the life of the Plan.
Policy SDA1: Strategic Development Areas	<b>+/-- LT</b>	Policy seeks to ensure that development will be positively planned to ensure that they support and improve services and ensure they are in place timeously. The effect will last over the life of the Plan.
Policy BL1: Rehabilitation and re-use of Brownfield Land	<b>+/-- LT</b>	Policy should have a positive effect on the environment of those living in proximity to brownfield land by improving their immediate surroundings. Benefit should be long term.
Policy DC1: Developer Requirements – Essential Community Infrastructure	<b>--</b>	Policy addresses provision of funding community infrastructure.
Proposal DC1: Developer Requirements Strategic Land Areas	<b>--</b>	Proposal specifies requirements for new facilities.
Policy C1: Infrastructure	<b>+/-- LT</b>	Policy seeks to optimise use of existing infrastructure thereby reducing need for works associated with new provision and associated knock-on disruption.
Policy E1: New Employment Land	<b>+/-- LT</b>	Policy provides for new employment land which should increase range of employment opportunities for people in Fife with knock on benefits. Detailed site selection in accordance with Policy SS1 will ensure impact on population is positive. The benefits are expected to accrue over the long term.

<b>Objective / Component of Plan</b>	<b>Impact Duration Population</b>	<b>Justification</b>
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Proposal identifies locations for new employment land provision. Detailed site selection in accordance with Policy SS1 will ensure impact on population is positive.
Policy S1: Town Centres	<b>+ LT</b>	Policy directs retail, leisure and other uses to town centres which allow greatest accessibility to these services and employment opportunities. The benefits are expected to accrue over the long term.
Policy S2: Retail Development	<b>+ LT</b>	Policy seeks to ensure that new retail development will be accessible to all by a variety of modes of transport. The benefits are expected to accrue over the long term.
Policy S3: New Shopping Floorspace	<b>+ LT</b>	Policy seeks to ensure that new retail development will be in town centres accessible to all by a variety of modes of transport. The benefits are expected to accrue over the long term.
Proposal PS1: Retail Expansion	<b>+</b>	Proposals in Cupar area will reduce need to travel from East Fife whilst proposals in Kirkcaldy will similarly reduce need to travel for those in catchment area.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	<b>+ LT</b>	Policy seeks to ensure an adequate supply of land to provide housing for the population is available throughout the life of the plan. Detailed site selection in accordance with Policy SS1 will ensure impact on population is positive. The benefits are expected to accrue over life of the plan.
Proposal H2: Strategic Land Allocations	--	Proposal indicates locations for housing land. Site selection guided by Policy SS1.

<b>Objective / Component of Plan</b>	<b>Impact Duration Population</b>	<b>Justification</b>
Policy H2: Meeting the Housing Land Requirement	<b>+ LT</b>	Policy requires Local Plans (and master plans) to ensure mixed and balanced communities and to allocate sites for affordable and special needs housing which should benefit the population. The benefits are expected to accrue over life of the plan.
Policy H3: Phasing of Residential Development	<b>+ LT</b>	Policy seeks to provision of infrastructure and services provision is co-ordinated with new housing development which should help provide positive benefits for the population. The benefits are expected to accrue over life of the plan.
Policy H4: Provision of Affordable Housing	<b>+/-- LT</b>	Policy sets requirement for affordable housing which is targeted to benefit sections of the population. The benefits are expected to accrue over life of the plan.
Policy H5: Exceeding the Housing Land Requirement	<b>+ LT</b>	Policy requires any sites additional to those needed to meet requirements take account of Development Plan Policies including SS1 and other housing policies. Requirement is long term over life of Plan.
Policy H6: Density	<b>-/--</b>	Policy proposes increased housing densities which may cause concerns unless designed to be people friendly. This should be addressed via Local Plans and master plans as specified in Policy SS1.
Policy T1: Transport and Development	<b>+/--</b>	Policy designed to make travel for a range of purposes easier. The benefits are expected to accrue over life of the plan.



Objective / Component of Plan	Impact Duration Population	Justification
Proposal PT2: Port of Rosyth	--	Proposal is site specific and unlikely to have an adverse impact on the population.
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Policy has no direct impact on the human population.
Proposal PT1: Transport Proposals	+ LT	New proposals designed to improve Fife's connectivity and ease movement between locations for every purpose. Facilities will be planned to minimise impact on the built environment and people living there. Benefits expected accrue over long term.
Policy T3: Transport of Freight	+/-- LT	Policy should benefit other road users by diverting freight from roads. Benefits expected accrue over long term.
Policy R1: Wind Turbines	+/-- LT	Policy seeks to secure green power which will have a positive effect on climate change whilst allowing only those proposals which do not have a significant effect on the amenity of nearby residents.
Policy M1: More Sustainable Mineral Extraction	--	Policy seeks to ensure that only necessary extraction takes place thereby reducing need for disturbance of land and associated knock on effects on the population.
Policy M2: Minerals Trust Fund	+ ST/LT	Has no direct effect on population but could provide funding for projects which secure local environmental improvements. Some benefits may directly related to operations and thereby short term whilst other benefits may be more long term

<b>Objective / Component of Plan</b>	<b>Impact Duration Population</b>	<b>Justification</b>
Policy M3: Construction Aggregates	<b>+</b>	Policy seeks to ensure that only necessary extraction takes place thereby reducing need for disturbance of land and associated knock on effects on the population.
Policy M4: Opencast Coal Operations	<b>+</b>	Policy seeks to ensure that only necessary extraction takes place thereby reducing need for disturbance of land and associated knock on effects on the population. Operations in any newly discovered area would be required to take account of impact on the local population. All proposals must take account of the Environmental Duty.
Policy W1: Strategic Waste Management	<b>+ LT</b>	Policy seeks to ensure that waste management facilities are provided. These facilities ensure waste is not fly-tipped or disposed off in unsuitable locations. Benefits likely to accrue in the longer term.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	<b>+/-- LT</b>	Green Belts designed to secure planned development. Positive benefits for those living in and visiting the specific areas. Benefits likely to accrue in the longer term.
Policy ENV2: Nature Conservation – International Sites	<b>+/-- LT</b>	Policy protects the natural environment (whilst ENV4 would any damage minimised or mitigated) which has knock on benefits for the human population. Benefits likely to accrue in the longer term.
Policy ENV3: Nature Conservation – National Sites	<b>+/-- LT</b>	Policy protects the natural environment (whilst ENV4 would any damage minimised or mitigated) which has knock on benefits for the human population. Benefits likely to accrue in the longer term.

<b>Objective / Component of Plan</b>	<b>Impact Duration Population</b>	<b>Justification</b>
Policy ENV4: Nature Conservation Enhancement	<b>+/-- LT</b>	Policy seeks to ensure damage to natural environment is minimised or mitigated which has knock on benefits for the human population. Benefits likely to accrue in the longer term.
Policy ENV5: Forestry	<b>+ LT</b>	Policy specifically seeks to ensure planting secures economic and social benefits which has knock on benefits for the human population. Benefits likely to accrue in the longer term.
Policy ENV6: Countryside Recreation and Access	<b>+/-- LT</b>	Policy seeks to secure new paths which increase opportunities for recreation in the countryside. Benefits likely to accrue to those who use the paths in the longer term.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Risk to Human Health</u></b>	<b>Justification</b>
Policy SS1: Settlement Strategy	<b>+ LT</b>	Policy seeks planned provision of services and facilities including potable water and waste water treatment. Policy requires avoidance of development of hazardous areas (flood, subsidence etc.) Policy seeks to provide good, affordable, housing and employment opportunities. All these work to reduce risk to human health. The benefits are likely to accrue over the longer term.
Policy SDA1: Strategic Development Areas	<b>+/-- LT</b>	Policy seeks planned provision of services and facilities including potable water and waste water treatment etc. are part of planned development. All these work to reduce risk to human health. The benefits are likely to accrue over the longer term.
Policy BL1: Rehabilitation and re-use of Brownfield Land	<b>+ LT</b>	Policy seeks to secure re-use of land, which by dint of the works carried out (e.g. site stabilisation, extinguishing of burning material and treatment / removal for safe disposal of contaminants) would reduce risk to human health. In addition policy seeks to ensure that any works are carried out in an environmentally acceptable manner. The benefits are likely to accrue over the longer term.
Policy DC1: Developer Requirements – Essential Community Infrastructure	<b>--</b>	Policy deals with mechanism to secure provision of community infrastructure. Infrastructure secured via policy will contribute to reducing risk to human health.
Proposal DC1: Developer Requirements Strategic Land Areas	<b>--</b>	Proposal specifies requirements on an area basis. No impact on risk to human health.

Objective / Component of Plan	Impact Duration <u>Risk to Human Health</u>	Justification
Policy C1: Infrastructure	-- <b>LT</b>	The Policy has no direct impact on the risk to human health. Facilities provided should make a positive contribution to human health in the longer term.
Policy E1: New Employment Land	<b>+</b> <b>LT</b>	Policy provides for new employment land which should increase range of employment opportunities for people in Fife with knock on benefits. Detailed site selection in accordance with Policy SS1 will ensure no adverse risk to human. The benefits are expected to accrue over the long term.
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Proposal specifies requirements on an area basis. No impact on risk to human health.
Policy S1: Town Centres	<b>+</b> <b>LT</b>	Policy specifies requirements on an area basis. Requires new development be planned to improve public safety and security in town centres. The benefits are expected to accrue over the long term.
Policy S2: Retail Development	--	Policy specifies criteria for development / re-development. No impact on risk to human health.
Policy S3: New Shopping Floorspace	--	Policy seeks to direct retail development to town centres. No impact on risk to human health.
Proposal PS1: Retail Expansion	<b>+/--</b>	Proposals in both areas will reduce the need for travel with knock on benefits in relation to traffic movements.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Policy specifies housing requirements on an area that must be satisfied. No specific impact on risk to human health.
Proposal H2: Strategic Land Allocations	--	Proposal specifies housing requirements on an area basis that must be satisfied. No specific impact on risk to human health.

<b>Objective / Component of Plan</b>	<b>Impact Duration Risk to Human Health</b>	<b>Justification</b>
Policy H2: Meeting the Housing Land Requirement	--	Proposal specifies housing requirements on an area basis that must be satisfied. No specific impact on risk to human health.
Policy H3: Phasing of Residential Development	<b>+ LT</b>	Policy seeks to ensure affordable and special needs housing which will contribute to reducing risk to human health caused by occupancy of unsuitable/unfit properties. The benefits are expected to accrue over the long term.
Policy H4: Provision of Affordable Housing	<b>+ LT</b>	Policy seeks to ensure affordable housing which will contribute to reducing risk to human health caused by occupancy of unsuitable/unfit properties. The benefits are expected to accrue over the long term.
Policy H5: Exceeding the Housing Land Requirement	--	Policy is a mechanism to ensure an adequate supply of housing by ensuring an adequate supply of land. No specific impact on risk to human health.
Policy H6: Density	--	Unlikely that increased density of development would have an adverse impact on human health. Any possible concerns should be addressed via Local Plans and master plans as specified in Policy SS1.
Policy T1: Transport and Development	<b>+/-- LT</b>	Policy seeks to ensure road safety and provide for healthy transport modes such as walking and cycling should reduce risk to human health. Walkers and cyclists likely to benefit most. Reduction in travel may also be beneficial. The benefits are expected to accrue over the long term.
Proposal PT2: Port of Rosyth	--	Proposal specifies requirements on an area basis. No specific impact on risk to human health.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Risk to Human Health</u></b>	<b>Justification</b>
Policy T3: Safeguarding of Existing and Potential Transport Routes	--	The Policy has no direct impact on the risk to human health.
Proposal PT1: Transport Proposals	--	Proposal specifies requirements on an area basis. No specific impact on risk to human health.
Policy T3: Transport of Freight	<b>+ LT</b>	Reduction in number of road freight movements likely to be seen as securing a reduction in risk to human health from accident aspect but benefits likely to accrue via cleaner air. The benefits are expected to accrue over the long term.
Policy R1: Wind Turbines	<b>+ LT</b>	Reduction in greenhouse gas emissions and reduction in climate change likely to reduce risk to human health from ozone depletion and extreme weather related problems. The benefits are expected to accrue over the long term.
Policy M1: More Sustainable Mineral Extraction	<b>+/-- LT</b>	Reducing disturbance of land should be beneficial provided parts of mineral operations that could give rise to dust, noise etc., are controlled. The benefits are expected to accrue over the long term.
Policy M2: Minerals Trust Fund	--	Funds raised could be used in providing facilities that allow activities beneficial to human health (exercise via walking, cycling etc.) provided operations contributing to fund are properly controlled.
Policy M3: Construction Aggregates	<b>+/-- LT</b>	Reducing disturbance of land to specific should be beneficial provided parts of mineral operations that could give rise to dust, noise etc., are controlled. The benefits are expected to accrue over the long term.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Risk to Human Health</u></b>	<b>Justification</b>
Policy M4: Opencast Coal Operations	<b>+/-- LT</b>	Reducing disturbance of land in specific locations should be beneficial provided parts of mineral operations that could give rise to dust, noise etc., are controlled as required by the Policy. Removal of coal can stabilise land removing a potential injury hazard. The Policy seeks to ensure operations contribute to providing recreational provision. The benefits are expected to accrue over the long term.
Policy W1: Strategic Waste Management Facilities	<b>+ LT</b>	Policy seeks to ensure that waste management facilities are provided. These facilities ensure waste is not fly-tipped or disposed off in unsuitable locations which could have knock on risks for human health. Benefits likely to accrue in the longer term.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	<b>--</b>	The Policy has no direct impact on the risk to human health.
Policy ENV2: Nature Conservation – International Sites	<b>--</b>	The Policy has no direct impact on the risk to human health.
Policy ENV3: Nature Conservation – National Sites	<b>--</b>	The Policy has no direct impact on the risk to human health.
Policy ENV4: Nature Conservation Enhancement	<b>--</b>	The Policy has no direct impact on the risk to human health.
Policy ENV5: Forestry	<b>--</b>	The Policy has no direct impact on the risk to human health. New woodland can contribute to reducing greenhouse gases in the atmosphere and improving air quality which has a positive benefit for human health.
Policy ENV6: Countryside Recreation and Access	<b>--</b>	The Policy has no direct impact on the risk to human health. New paths would permit exercise in safety that is beneficial to human health.



<b>Objective / Component of Plan</b>	<b>Impact Duration Soil</b>	<b>Justification</b>
Policy SS1: Settlement Strategy	<b>+/-- LT</b>	Policy contributes to ensuring development takes place within settlements and focuses on development of brownfield land. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development.
Policy SDA1: Strategic Development Areas	<b>-</b>	Development resulting from Policy is focussed on greenfield land but also includes brownfield areas. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development. Use of sites phased over life of Plan.
Policy BL1: Rehabilitation and re-use of Brownfield Land	<b>+</b>	Promotion of brownfield land for development should reduce requirement for greenfield land and associated loss of soil. Scope to utilise soil in rehabilitation works.
Policy DC1: Developer Requirements – Essential Community Infrastructure	<b>--</b>	Policy has no direct impact on soil.
Proposal DC1: Developer Requirements Strategic Land Areas	<b>--</b>	Proposal has no direct impact on soil.
Policy C1: Infrastructure	<b>+/-/--</b>	The facilities supported by this Policy could result in loss of soils. Treatment works could produce fertiliser products to improve soils.
Policy E1: New Employment Land	<b>- LT</b>	Development resulting from Policy is focussed on greenfield land but does not exclude using brownfield areas. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development.

<b>Objective / Component of Plan</b>	<b>Impact Duration Soil</b>	<b>Justification</b>
Proposal PE1: Proposed and Existing Strategic Employment Land	- <b>LT</b>	Development resulting from Proposal is focussed on greenfield land but includes brownfield areas. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development.
Policy S1: Town Centres	--	Policy has no impact on soil.
Policy S2: Retail Development	--	Sequential approach could result in greenfield development however development resulting from this Policy requires to be planned to take account of Policy SS1. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development.
Policy S3: New Shopping Floorspace	--	Policy seeks to direct retail development to town centres.
Proposal PS1: Retail Expansion	-	Cupar proposal will result in loss of soil but Kirkcaldy proposals unlikely to have any effect.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	- <b>LT</b>	Development resulting from Proposal is focussed on greenfield land but does not exclude using brownfield areas. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development.
Proposal H2: Strategic Land Allocations	- <b>LT</b>	Development resulting from Proposal is focussed on greenfield land but includes brownfield areas. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development.

Objective / Component of Plan	Impact Duration <u>Soil</u>	Justification
Policy H2: Meeting the Housing Land Requirement	-/-- <b>LT</b>	Development resulting from Policy is likely use greenfield land but strong support for using brownfield areas. Soil would be disturbed developing greenfield sites but requirement for sites phased over life of Plan. Use of stripped soil on rehabilitation sites would reduce impact of new development.
Policy H3: Phasing of Residential Development	-/--	Policy promotes use of Brownfield land and use of stripped soil on rehabilitation sites would reduce impact of new development.
Policy H4: Provision of Affordable Housing	--	Policy has no direct impact on soil.
Policy H5: Exceeding the Housing Land Requirement	- <b>LT</b>	Development resulting from Policy may use greenfield land but strong support for using brownfield areas. Use of soil on rehabilitation sites would reduce impact of new development. Use of sites phased over life of Plan.
Policy H6: Density	+ <b>LT</b>	Policy seeks to increase density of residential development thereby reducing overall requirements for land for housing. Benefits will accrue over long term.
Policy T1: Transport and Development	--	Policy has no direct impact on soil.
Proposal PT2: Port of Rosyth	- <b>LT</b>	Development resulting from Policy may use greenfield land but strong support for using brownfield areas. Use of soil on rehabilitation sites would reduce impact of new development. Development of phased over a long timescale.
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Policy has no direct impact on soil. Development resulting from Policy may use greenfield land but strong support for using brownfield areas.

Objective / Component of Plan	Impact Duration <u>Soil</u>	Justification
Proposal PT1: Transport Proposals	- LT	Development resulting from Proposal may use greenfield land but strong support for using brownfield areas. Use of soil on rehabilitation sites would reduce impact of new development. Development of phased over a long timescale.
Policy T3: Transport of Freight	--	Policy has no impact on soil.
Policy R1: Wind Turbines	-/-- LT T	Development of turbines would have small effect on soils as area required per turbine and associated works is limited. Sites probably restored after use. Long term use but temporary.
Policy M1: More Sustainable Mineral Extraction	+/-/-- ST/LT T	Policy seeks to reduce are of land disturbed to supply minerals. Restoration should secure no net loss of soil. Scope to improve soils during restoration. Timescale for disruption depends on type of operation. Most uses are temporary.
Policy M2: Minerals Trust Fund	--	Policy has no impact on soil.
Policy M3: Construction Aggregates	+/-/-- ST/LT T	Policy seeks to reduce area of land disturbed to supply minerals. Restoration should secure no net loss of soil. Scope to improve soils during restoration. Timescale for disruption depends on type of operation. Most uses are long term but temporary.
Policy M4: Opencast Coal Operations	+/-/-- ST/LT T	Policy seeks to reduce are of land disturbed to supply minerals. Restoration should secure no net loss of soil. Scope to improve soils during restoration. Timescale for disruption depends on type of operation. Most uses are temporary.

Objective / Component of Plan	Impact Duration <u>Soil</u>	Justification
Policy W1: Strategic Waste Management	<b>+/-- ST/LT/ T</b>	The Policy would have benefits in reducing damaging illegal waste disposal and could secure rehabilitation of degraded land via tipping followed by restoration. Composting of wastes provides soil improving materials.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	<b>--</b>	Policy has no direct impact on soil. Will influence where development permitted and some of land developed could be greenfield.
Policy ENV2: Nature Conservation – International Sites	<b>+/--</b>	Policy seeks to protect sites except in exceptional circumstances which should avoid disturbance. Where disturbance is sanctioned Policy ENV4 will address minimisation / mitigation / enhancement..
Policy ENV3: Nature Conservation – National Sites	<b>+/--</b>	Policy seeks to protect sites except in exceptional circumstances which should avoid disturbance. Where disturbance is sanctioned Policy ENV4 will address minimisation / mitigation / enhancement.
Policy ENV4: Nature Conservation Enhancement	<b>+/--</b>	Where disturbance is sanctioned Policy ENV4 will address minimisation / mitigation / enhancement.
Policy ENV5: Forestry	<b>+/- /-- LT</b>	New woodland planting supported by Policy could result in reduction of quality if incorrect species are planted. Soil may be improved prior to planting or by planned drainage. Control over planting and water courses should prevent washout. Woodland, including rotational crops (coppicing) likely to be long term.
Policy ENV6: Countryside Recreation and Access	<b>-/--</b>	New routes could prevent trespass in agricultural land which could result in damage of good quality soil. May be some small loss of land to provide routes for paths.

Objective / Component of Plan	Impact Duration <u>Water</u>	Justification
Policy SS1: Settlement Strategy	+/-- LT	Policy requires development to be planned to take account of flooding and coastal erosion. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater. Benefits will accrue over longer term.
Policy SDA1: Strategic Development Areas	--	Development resulting from this Policy requires to be planned to take account of flooding and coastal erosion. Infrastructure required by Policy should ensure waste water is treated without threat to water courses and groundwater.
Policy BL1: Rehabilitation and re-use of Brownfield Land	+/--	The rehabilitation of brownfield sites could address causes of water course and groundwater pollution where appropriate and any works should be undertaken in a manner to prevent damage to water regime.
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	Policy addresses provision of funding community infrastructure.
Proposal DC1: Developer Requirements Strategic Land Areas	--	Proposal specifies requirements for new facilities.
Policy C1: Infrastructure	+	Infrastructure provided as a result of this Policy likely to prevent pollution of water courses and groundwater.
Policy E1: New Employment Land	--	Development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Water</u></b>	<b>Justification</b>
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Policy S1: Town Centres	--	Development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Policy S2: Retail Development	--	Sequential approach could result in greenfield development however development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Policy S3: New Shopping Floorspace	--	Policy seeks to direct new retail development to town centres and development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1.
Proposal PS1: Retail Expansion	--	Proposals for both Cupar and Kirkcaldy are unlikely to have an effect on the water regime.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Water</u></b>	<b>Justification</b>
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Development resulting from this Proposal requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Proposal H2: Strategic Land Allocations	--	Development resulting from this Proposal requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Policy H2: Meeting the Housing Land Requirement	--	Development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Policy H3: Phasing of Residential Development	--	Development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Policy H4: Provision of Affordable Housing	--	Policy has no direct impact on water environment.



Objective / Component of Plan	Impact Duration <u>Water</u>	Justification
Policy H5: Exceeding the Housing Land Requirement	--	Development resulting from this Policy requires to be planned to take account of flooding and coastal erosion in accordance with Policy SS1. Infrastructure required by Policy SS1 should ensure waste water is treated without threat to water courses and groundwater.
Policy H6: Density	--	Policy has no direct impact on water environment. Higher density development should not impact provided it is properly planned to take account of flooding, coastal erosion and provision of waste water treatment facilities.
Policy T1: Transport and Development	--	Policy has no direct impact on water environment.
Proposal PT2: Port of Rosyth	--	Development of Port of Rosyth should not impact provided it is properly planned to take account of flooding, coastal erosion and provision of waste water treatment facilities.
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Development supported by this Policy should not impact provided it is properly planned to take account of flooding, coastal erosion, treatment of run off and spillage.
Proposal PT1: Transport Proposals	--	Development supported by this Proposal should not impact provided it is properly planned to take account of flooding, coastal erosion, treatment of run off and spillage.
Policy T3: Transport of Freight	-/--	Greater use of marine waters to move freight could result in pollution incidents from spillage and illegal tank cleaning.
Policy R1: Wind Turbines	-/--	Concerns about impact on groundwater at construction phase would be addressed by Policy SS1 which requires account to be taken of ground contamination.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Water</u></b>	<b>Justification</b>
Policy M1: More Sustainable Mineral Extraction	--	Policy has no direct impact on water environment. Controls via Groundwater Regulations and Policy SS1 which requires account to be taken of ground contamination. Other non-planning controls to deal with water course pollution issues.
Policy M2: Minerals Trust Fund	+/--	Policy has no direct impact on water environment. Funds could be used to support projects to improve water environment.
Policy M3: Construction Aggregates	--	Policy has no direct impact on water environment. Controls via Groundwater Regulations and Policy SS1 which requires account to be taken of ground contamination. Other non-planning controls to deal with water course pollution issues.
Policy M4: Opencast Coal Operations	--	Policy has no direct impact on water environment. Controls via Groundwater Regulations and Policy SS1 which requires account to be taken of ground contamination. Other non-planning controls to deal with water course pollution issues.
Policy W1: Strategic Waste Management	--	Policy will contribute to providing properly designed, constructed and operated waste management facilities which will take full account of the need to protect the water environment. Adequate controlled waste management facilities will reduce potentially damaging fly-tipping and other illegal disposal. Controls via Policy SS1 which requires account to be taken of ground contamination. Other non-planning controls to deal with water course pollution issues.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	--	Policy has no direct impact on water environment.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Water</u></b>	<b>Justification</b>
Policy ENV2: Nature Conservation – International Sites	<b>+</b>	Policy takes account of water related issues in relation to impact on biodiversity / flora / fauna. Should development be permitted Policy ENV4 would require minimisation / mitigation / enhancement.
Policy ENV3: Nature Conservation – National Sites	<b>+</b>	Policy takes account of water related issues in relation to impact on biodiversity / flora / fauna. Should development be permitted Policy ENV4 would require minimisation / mitigation / enhancement.
Policy ENV4: Nature Conservation Enhancement	<b>+</b>	Should development be permitted Policy would require minimisation / mitigation / enhancement.
Policy ENV5: Forestry	<b>+/- ST LT</b>	Tree planting can benefit the water regime by controlling run off rates. However, unless carefully planned forestry planting can result in increased run off causing flooding over a short term and / or acidification which could occur over a longer time frame.
Policy ENV6: Countryside Recreation and Access	<b>--</b>	Policy unlikely to have a direct impact on the water environment.

<b>Objective / Component of Plan</b>	<b>Impact Duration</b> <b>Air</b>	<b>Justification</b>
Policy SS1: Settlement Strategy	--	Any impact on air quality is likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges.
Policy SDA1: Strategic Development Areas	--	Any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges. Policy SS1 requires account taken of mine gases.
Policy BL1: Rehabilitation and re-use of Brownfield Land	<b>+/--</b> <b>LT</b>	Air pollution can arise from brownfield sites (e.g. burning bins and mine gases) which would be addressed via rehabilitation. Policy SS1 requires account taken of mine gases. Rehabilitation works must be undertaken in environmentally acceptable manner. Benefits would accrue over longer term.
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	Policy deals with funding of infrastructure. New transport facilities may reduce need to travel with associated knock on benefits.
Proposal DC1: Developer Requirements Strategic Land Areas	<b>+/--</b>	Policy requirements include improvements to strategic and local transport networks which should contribute to improving air quality by reducing congestion and changing modes from car to public transport.
Policy C1: Infrastructure	<b>+/--</b>	ICT networks may reduce need to travel with knock on benefits.
Policy E1: New Employment Land	<b>+/--</b>	Potentially air polluting activities within employment areas controlled by non-planning legislation.

<b>Objective / Component of Plan</b>	<b>Impact Duration</b> <b>Air</b>	<b>Justification</b>
Proposal PE1: Proposed and Existing Strategic Employment Land	<b>+/--</b>	Any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges. Potentially air polluting activities controlled by non-planning legislation.
Policy S1: Town Centres	<b>+/--</b>	Encouraging new retail development in town centres should reduce need for excessive travel outside area with knock on benefits. Improved public transport links should reduce need for travel by car.
Policy S2: Retail Development	<b>+/-</b>	Sequential approach allows for out of centre facilities and any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges. Potentially air polluting activities controlled by non-planning legislation.
Policy S3: New Shopping Floorspace	<b>+</b>	Policy seeks to direct new retail development to town centres and improve their accessibility by a range of modes of transport. This should reduce need to travel by car outwith Fife with knock on benefits.
Proposal PS1: Retail Expansion	<b>+/--</b>	It is expected that the development in Cupar and Kirkcaldy will reduce the need to travel outwith Fife and thereby secure benefits to air quality.

<b>Objective / Component of Plan</b>	<b>Impact Duration</b> <b>Air</b>	<b>Justification</b>
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	<b>+/--</b>	Any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges.
Proposal H2: Strategic Land Allocations	<b>+/--</b>	Any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges.
Policy H2: Meeting the Housing Land Requirement	<b>+/--</b>	Any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges.
Policy H3: Phasing of Residential Development	<b>+/--</b>	Any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges.
Policy H4: Provision of Affordable Housing	<b>--</b>	Policy unlikely to have any direct impact on air quality.
Policy H5: Exceeding the Housing Land Requirement	<b>+/--</b>	Any impact on air quality likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car. Policy SS1 promotes development in locations with good accessibility to transport nodes and interchanges.

<b>Objective / Component of Plan</b>	<b>Impact Duration</b> <b><u>Air</u></b>	<b>Justification</b>
Policy H6: Density	<b>+/--</b>	Increased density may have an impact on building design reducing energy consumption thereby reducing consumption of fossil fuels in electricity generation. May also have positive benefit on travel with knock on effects on road traffic and air quality.
Policy T1: Transport and Development	<b>+/--</b>	Policy seeks to ensure development located close to existing or planned public transport network. Any impact on air quality is likely to result from increased road traffic. Plan strategy seeks to increase connectivity and reduce travel by private car.
Proposal PT2: Port of Rosyth	<b>-</b>	Increased road and rail traffic could reduce air quality in Port of Rosyth area.
Policy T2: Safeguarding of Existing and Potential Transport Routes	<b>--</b>	Policy unlikely to have any direct impact on air quality.
Proposal PT1: Transport Proposals	<b>+/--</b>	Developments arising from this Proposal seek to expand public transport network thereby reducing use of car. Road improvements seek to reduce congestion/
Policy T3: Transport of Freight	<b>+/--</b>	Policy seeks to divert freight from road networks to more efficient / less air polluting modes of transport like rail and sea.
Policy R1: Wind Turbines	<b>+</b>	Increasing production of energy from renewable sources reduces need for burning fossil fuels and knock on effects.
Policy M1: More Sustainable Mineral Extraction	<b>+</b>	Reducing need for natural minerals would reduce extraction activities which can give rise to dust and reduce impact from freight movements. Site / plant specific air quality operations controlled by non-planning legislation,
Policy M2: Minerals Trust Fund	<b>--</b>	Policy unlikely to have impact on air quality.

<b>Objective / Component of Plan</b>	<b>Impact Duration Air</b>	<b>Justification</b>
Policy M3: Construction Aggregates	<b>+</b>	Reducing need for natural minerals would reduce extraction activities which can give rise to dust and reduce impact from freight movements. Site / plant specific air quality operations controlled by non-planning legislation,
Policy M4: Opencast Coal Operations	<b>+</b>	Control over extraction activities will control operations which give rise to dust and reduce impact from freight movements. Site / plant specific air quality operations controlled by non-planning legislation,
Policy W1: Strategic Waste Management	<b>+</b>	Providing facilities for controlled disposal of waste avoids need for illegal disposal techniques which could result in air pollution (burning).
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	<b>--</b>	Policy unlikely to have impact on air quality.
Policy ENV2: Nature Conservation – International Sites	<b>+/--</b>	Policy would be invoked if proposals could cause air pollution impacting on biodiversity / flora / fauna. Unlikely minimisation or mitigation acceptable.
Policy ENV3: Nature Conservation – National Sites	<b>+/--</b>	Policy would be invoked if proposals could cause air pollution impacting on biodiversity / flora / fauna. Unlikely minimisation or mitigation acceptable.
Policy ENV4: Nature Conservation Enhancement	<b>--</b>	Minimisation or mitigation unlikely to be acceptable where air quality is a concern.
Policy ENV5: Forestry	<b>+</b>	It is generally accepted that woodlands enhance air quality.
Policy ENV6: Countryside Recreation and Access	<b>--</b>	Policy unlikely to have impact on air quality.



<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Climatic</u> <u>Factors</u></b>	<b>Justification</b>
Policy SS1: Settlement Strategy	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on factors that contribute to climate change.
Policy SDA1: Strategic Development Areas	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact of factors that contribute to climate change.
Policy BL1: Rehabilitation and re-use of Brownfield Land	--	Rehabilitation works may result in changes to the micro-climate of the areas developed but no major adverse impacts anticipated.
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	Policy concerned with funding of community facilities.
Proposal DC1: Developer Requirements Strategic Land Areas	--	Proposal identifies facilities to be funded. Proposals for new roads but overall Plan seeks to reduce car use which should, in turn, reduce greenhouse gas emissions and climatic effects.
Policy C1: Infrastructure	--	Policy has no impact on climatic factors.
Policy E1: New Employment Land	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.

Objective / Component of Plan	Impact Duration <u>Climatic</u> Factors	Justification
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy S1: Town Centres	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy S2: Retail Development	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy S3: New Shopping Floorspace	--	Development may result in changes to the micro-climate of areas developed but the emphasis on town centres should make a contribution by reducing travel by car with knock on benefits to climate.
Proposal PS1: Retail Expansion	+/--	Local micro-climate changes possible but reduction in car use and knock on reduction in use of fossil fuels should be positive.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.

Objective / Component of Plan	Impact Duration <u>Climatic</u> Factors	Justification
Proposal H2: Strategic Land Allocations	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy H2: Meeting the Housing Land Requirement	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy H3: Phasing of Residential Development	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy H4: Provision of Affordable Housing	--	Policy has no impact on climatic factors.
Policy H5: Exceeding the Housing Land Requirement	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy H6: Density	--	Development at higher densities may result in positive changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.

<b>Objective / Component of Plan</b>	<b>Impact Duration Climatic Factors</b>	<b>Justification</b>
Policy T1: Transport and Development	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Proposal PT2: Port of Rosyth	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated.
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Development supported by this Policy may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Proposal PT1: Transport Proposals	--	Development identified by this Proposal may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues seeking to reduce impact on climate change.
Policy T3: Transport of Freight	--	Policy may result in changes to the micro-climate of the areas developed but no major impacts anticipated.
Policy R1: Wind Turbines	+	Using renewables to generate electricity will contribute to reduction in use of fossil fuels and greenhouse gas emissions with positive benefits for climate change.
Policy M1: More Sustainable Mineral Extraction	+	Policy seeks to reduce requirement for natural minerals which should reduce haulage impacts with knock on benefits for climate.
Policy M2: Minerals Trust Fund	--	Policy has no impact on climatic factors.

Objective / Component of Plan	Impact Duration Climatic Factors	Justification
Policy M3: Construction Aggregates	+	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Policy seeks to reduce requirement for natural minerals which should reduce haulage impacts with knock on benefits for climate.
Policy M4: Opencast Coal Operations	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated.
Policy W1: Strategic Waste Management	--	Development may result in changes to the micro-climate of the areas developed but no major impacts anticipated. Plan strategy and Policy take account of traffic and energy consumption issues, including proximity principle, seeking to reduce impact on climate change.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	--	Policy has no impact on climatic factors.
Policy ENV2: Nature Conservation – International Sites	--	Policy has no impact on climatic factors unless proposals had knock on effects on biodiversity / flora / fauna.
Policy ENV3: Nature Conservation – National Sites	--	Policy has no impact on climatic factors unless proposals had knock on effects on biodiversity / flora / fauna.
Policy ENV4: Nature Conservation Enhancement	--	Policy has no impact on climatic factors unless proposals had knock on effects on biodiversity / flora / fauna.
Policy ENV5: Forestry	+	Trees locks up carbon dioxide which is a greenhouse gas. Increased woodlands planting should have positive benefits on climate.

Objective / Component of Plan	Impact Duration <u>Climatic</u> Factors	Justification
Policy ENV6: Countryside Recreation and Access	--	Policy has no impact on climatic factors.

Objective / Component of Plan	Impact Duration <u>Material Assets</u>	Justification  (Material Assets defined as existing property – housing)
Policy SS1: Settlement Strategy	+ LT	Policy SS1 seeks to ensure that new development is compatible with existing development and that rehabilitation is focused on areas requiring positive action.
Policy SDA1: Strategic Development Areas	+ LT	New development will improve the housing stock of Fife and development of the strategic seeks to secure all necessary supporting infrastructure and facilities are in place timeously.
Policy BL1: Rehabilitation and re-use of Brownfield Land	+ LT	Policy seeks to secure re-use of derelict and vacant land, which can have a detrimental effect on the amenity of surrounding housing, for uses appropriate to and compatible with surrounding area.
Policy DC1: Developer Requirements – Essential Community Infrastructure	+ LT	New facilities will provide services for new development but will also improve situation for existing development.
Proposal DC1: Developer Requirements Strategic Land Areas	--	Identifies specific needs.
Policy C1: Infrastructure	+/--	New ICT opportunities should benefit new and existing housing areas.
Policy E1: New Employment Land	+	New employment land boosting employment could have positive knock on effects for residents of Fife and in turn result in property improvements.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Material Assets</u></b>	<b>Justification  (Material Assets defined as existing property – housing)</b>
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Identifies specific areas which will be accessible to existing settlements and as part of new strategic areas. New employment land boosting employment could have positive knock on effects for residents of Fife and in turn result in property improvements.
Policy S1: Town Centres	--	Redevelopment may include residential uses and could result in improvements to the existing housing stock.
Policy S2: Retail Development	--	Redevelopment for retail use may include residential uses and could result in improvements to the existing housing stock.
Policy S3: New Shopping Floorspace	--	New retail development proposals could include residential uses and could result in improvements to the existing housing stock.
Proposal PS1: Retail Expansion	--	Proposal is unlikely to have an impact on material assets but new development required to be of high standard and should make a positive contribution to its surroundings.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Policy /Proposal has no impact on existing housing stock.
Proposal H2: Strategic Land Allocations	+/--	New development identified via this Proposal may contribute to rehabilitation of existing residential property. New development will be of quality improving overall quality of housing stock in Fife.
Policy H2: Meeting the Housing Land Requirement	+/--	Policy seeks to ensure that new housing meets future needs. Should contribute to achieving more sustainable communities with knock on benefits.



<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Material Assets</u></b>	<b>Justification  (Material Assets defined as existing property – housing)</b>
Policy H3: Phasing of Residential Development	+/--	Policy seeks to ensure timeous provision of infrastructure and facilities which should prevent adverse impacts on existing housing areas.
Policy H4: Provision of Affordable Housing	+	Provision of affordable housing could release existing housing stock allowing improved maintenance / utilisation.
Policy H5: Exceeding the Housing Land Requirement	--	May provide for planning gain in form of rehabilitation consistent with Strategy of Plan.
Policy H6: Density	--	Higher density new development would take account of any existing surrounding housing development.
Policy T1: Transport and Development	+/--	Improvements to accessibility will bring benefits for existing housing areas.
Proposal PT2: Port of Rosyth	--	Proposal unlikely to have any impact on housing areas.
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Routes to be developed would be aligned to minimise any impact on existing housing areas.
Proposal PT1: Transport Proposals	--	Routes to be developed identified in this Proposal would be aligned to minimise any impact on existing housing areas.
Policy T3: Transport of Freight	--	Policy seeks to reduce amount of freight moved by road. May secure some positive benefits for existing housing areas with through roads.
Policy R1: Wind Turbines	--	Policy requires full account to be taken of any proposals on amenity of nearby residents.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Material Assets</u></b>	<b>Justification  (Material Assets defined as existing property – housing)</b>
Policy M1: More Sustainable Mineral Extraction	--	Policy seeks to reduce amount of naturally dug minerals which are often moved by road. May secure some positive benefits for existing housing areas with through roads.
Policy M2: Minerals Trust Fund	--	Could provide funding for works that ameliorate effects of mineral operations on residents in Fife.
Policy M3: Construction Aggregates	--	Policy seeks to reduce amount of natural aggregates which are often moved by road. May secure some positive benefits for existing housing areas with through roads.
Policy M4: Opencast Coal Operations	--	Policy seeks to reduce amount of coal which is often moved by road. May secure some positive benefits for existing housing areas with through roads.
Policy W1: Strategic Waste Management	--	Proposals for any new waste management facilities would be determined taking account of existing and planned housing areas.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	--	Green Belts will be delineated to ensure new development will not have an adverse effect on existing housing.
Policy ENV2: Nature Conservation – International Sites	--	Policy has no impact on existing housing areas.
Policy ENV3: Nature Conservation – National Sites	--	Policy has no impact on existing housing areas.
Policy ENV4: Nature Conservation Enhancement	--	Policy has no impact on existing housing areas.
Policy ENV5: Forestry	+/--	New woodland planting would be planned to contribute positively to existing housing areas.
Policy ENV6: Countryside Recreation and Access	+/--	Whilst policy relates to new development, potential of new paths and new linkages to existing paths to serve existing housing areas unlikely to be overlooked.

<b>Objective / Component of Plan</b>	<b>Impact Duration <u>Cultural Heritage</u></b>	<b>Justification</b>  <b>Note: Built heritage equates to cultural heritage.</b>
Policy SS1: Settlement Strategy	+/--	Specific Policy SS1 requirement that new development is planned to avoid damage to built heritage.
Policy SDA1: Strategic Development Areas	+/--	Local Plans and Master Plans will ensure full account is taken of built heritage issues. Policy requires provision of public art.
Policy BL1: Rehabilitation and re-use of Brownfield Land	--	Policy would ensure that any site specific built environment issues would be addressed prior to and during any rehabilitation works.
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	Policy does not specifically address built heritage issues.
Proposal DC1: Developer Requirements Strategic Land Areas	--	Policy does not specifically address built heritage issues.
Policy C1: Infrastructure	--	Policy does not specifically address built heritage issues. Any development arising from this Policy would be considered to ensure consistency with other Development Plan policies and proposals and this would ensure built heritage would be fully addressed when considering development proposals.
Policy E1: New Employment Land	--	Policy does not specifically address built heritage issues.
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Proposal does not specifically address built heritage issues.
Policy S1: Town Centres	--	Policy does not specifically address built heritage issues.
Policy S2: Retail Development	--	Policy does not specifically address built heritage issues.
Policy S3: New Shopping Floorspace	--	Policy could result in new development. Local Plans and Master Plans will identify sites / form a framework for considering proposals and these must take account of Policy SS1.

Objective / Component of Plan	Impact Duration <u>Cultural Heritage</u>	Justification  <b>Note: Built heritage equates to cultural heritage.</b>
Proposal PS1: Retail Expansion	--	Proposal has no effect. Policy SS1 requires that new development takes account of the built heritage.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Proposal does not specifically address built heritage issues. Local Plans and Master Plans will identify sites / form a framework for considering proposals and these must take account of Policy SS1.
Proposal H2: Strategic Land Allocations	--	Proposal does not specifically address built heritage issues. Local Plans will identify sites and this must take account of Policy SS1.
Policy H2: Meeting the Housing Land Requirement	--	Policy does not specifically address built heritage issues. Local Plans and Master Plans will identify sites and these must take account of Policy SS1.
Policy H3: Phasing of Residential Development	--	Policy does not specifically address built heritage issues. Local Plans will identify sites and this must take account of Policy SS1.
Policy H4: Provision of Affordable Housing	--	Policy does not specifically address built heritage issues.
Policy H5: Exceeding the Housing Land Requirement	--	Policy requires any proposals to be consistent with other Development Plan policies and proposals and this would ensure built heritage would be fully addressed when considering development proposals.
Policy H6: Density	--	Policy does not specifically address built heritage issues.
Policy T1: Transport and Development	--	Policy does not specifically address built heritage issues.
Proposal PT2: Port of Rosyth	--	Any development arising from this Proposal would be considered to ensure consistency with other Development Plan policies and proposals and this would ensure built heritage would be fully addressed when considering development proposals.

Objective / Component of Plan	Impact Duration <u>Cultural Heritage</u>	Justification <b>Note: Built heritage equates to cultural heritage.</b>
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Policy does not specifically address built heritage issues. Any development arising from this Policy would be considered to ensure consistency with other Development Plan policies and proposals and this would ensure built heritage would be fully addressed when considering development proposals.
Proposal PT1: Transport Proposals	--	Any development arising from this Proposal would be considered to ensure consistency with other Development Plan policies and proposals and this would ensure built heritage would be fully addressed when considering development proposals.
Policy T3: Transport of Freight	--	Policy does not specifically address built heritage issues.
Policy R1: Wind Turbines	--	Specific Policy requirement that account is taken of the built and historic environment in considering proposals for wind turbines.
Policy M1: Making Mineral Extraction More Sustainable	--	Policy does not specifically address built heritage issues. Policy seeks to control extraction of natural materials thereby reducing need for new land being disturbed. Other Development Plan policies and proposals would protect built heritage.
Policy M2: Minerals Trust Fund	--	Policy does not specifically address built heritage issues. Fund could provide support for improvement works to improve built heritage.
Policy M3: Construction Aggregates	--	Policy does not specifically address built heritage issues. Policy seeks to control extraction of natural materials thereby reducing need for new land being disturbed. Other Development Plan policies and proposals would protect built heritage.

Objective / Component of Plan	Impact Duration <u>Cultural Heritage</u>	Justification  <b>Note: Built heritage equates to cultural heritage.</b>
Policy M4: Opencast Coal Operations	--	Policy does not specifically address built heritage issues. Policy seeks to control extraction of natural materials thereby reducing need for new land being disturbed. Other Development Plan policies and proposals would protect built heritage.
Proposal PW1: Strategic Waste Management Facilities	--	Proposal does not specifically address built heritage issues. Any development arising from this Proposal would be considered to ensure consistency with other Development Plan policies and proposals and this would ensure built heritage would be fully addressed when considering development proposals.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	+	Policy requires designation of Green Belts which are intended to preserve their character, setting and critical view to and from the historic cores.
Policy ENV2: Nature Conservation – International Sites	--	Policy does not specifically address built heritage issues. Policy would be used where proposals impinged on biodiversity / flora / fauna interests associated with built heritage features.
Policy ENV3: Nature Conservation – National Sites	--	Policy does not specifically address built heritage issues. Policy would be used where proposals impinged on biodiversity / flora / fauna interests associated with built heritage features.
Policy ENV4: Nature Conservation Enhancement	--	Policy does not specifically address built heritage issues.
Policy ENV5: Forestry	--	Policy does not specifically address built heritage issues.
Policy ENV6: Countryside Recreation and Access	--	Policy does not specifically address built heritage issues.

Objective / Component of Plan	Impact Duration Landscape	Justification
Policy SS1: Settlement Strategy	+/- LT	Requirement of Policy SS1 that full account is taken of need to retain and improve landscape setting of settlements. Policy SS1 seeks to restrict development, including new settlements, in countryside where landscape could be damaged by development. Benefits likely to accrue over long term.
Policy SDA1: Strategic Development Areas	+/-	Policy requires new development provides for structural landscaping. Local Plans and master plans should ensure landscape factors fully considered in allocating land for development.
Policy BL1: Rehabilitation and re-use of Brownfield Land	+	Rehabilitation of brownfield land to a land use which is compatible with its surroundings should greatly improve the landscape.
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	Policy deals with securing of developer requirements.
Proposal DC1: Developer Requirements Strategic Land Areas	+	Proposal specifies requirement for structural landscaping.
Policy C1: Infrastructure	+	Policy has no direct influence of landscape issues. Any development resulting from this Policy will be sited taking full account of Policy SS1.
Policy E1: New Employment Land	--	Policy does not impinge on landscape. Any development resulting from this Policy will be sited taking full account of Policy SS1.
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Any development resulting from this Proposal will be sited taking full account of Policy SS1.
Policy S1: Town Centres	--	Policy does not impinge on landscape. However, any new townscape elements will be considered in relation to its impact on the wider landscape / settlement surroundings.

<b>Objective / Component of Plan</b>	<b>Impact Duration Landscape</b>	<b>Justification</b>
Policy S2: Retail Development	--	Any development resulting from this Policy will be sited taking full account of Policy SS1.
Policy S3: New Shopping Floorspace	--	New development in towns would be addressed in a manner similar to Policy PS1 in relation to landscape. Any greenfield development resulting from this Policy would will be sited taking full account of Policy SS1.
Proposal PS1: Retail Expansion	--	Proposal will have no effect. Cupar development will be in extension to existing urban area whilst Kirkcaldy proposals are within the urban envelope.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Any development resulting from this Proposal will be sited taking full account of Policy SS1.
Proposal H2: Strategic Land Allocations	--	Any development resulting from this Proposal will be sited taking full account of Policy SS1. Brownfield sites prioritised for development.
Policy H2: Meeting the Housing Land Requirement	--	Any development resulting from this Policy will be sited taking full account of Policy SS1. Brownfield sites prioritised for development.
Policy H3 Phasing of Residential Development	--	Any development resulting from this Policy will be sited taking full account of Policy SS1.
Policy H4: Provision of Affordable Housing	--	Policy has no impact on landscape issues.
Policy H5: Exceeding the Housing Land Requirement	--	Any development resulting from this Policy will be sited taking full account of Policy SS1.
Policy H6: Density	--	Increased density of development would reduce requirement for new land beyond settlement boundaries.
Policy T1: Transport and Development	--	Any development resulting from this Policy will be sited taking full account of Policy SS1.
Proposal PT2: Port of Rosyth	--	Site will be developed taking account of fit in the landscape.



Objective / Component of Plan	Impact Duration Landscape	Justification
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Any development resulting from this Policy will be sited / routed taking full account of Policy SS1.
Proposal PT1: Transport Proposals	--	Any development resulting from this Proposal will be sited / routed taking full account of Policy SS1.
Policy T3: Transport of Freight	--	Policy has no impact on landscape issues.
Policy R1: Wind Turbines	--	Policy requires the identification of broad areas of search to take account of capacity of landscape and would only support proposals provided the landscape is capable of absorbing wind turbines.
Policy M1: Making Mineral Extraction More Sustainable	+/--	Policy seeks to control extraction of natural minerals. As mineral extraction normally takes place in countryside this should reduce impact on landscape.
Policy M2: Minerals Trust Fund	--	Policy has no specific impact on landscape issues. Monies from the Fund could be used to support landscape improvements.
Policy M3: Construction Aggregates	+/--	Policy seeks to control extraction of natural minerals. As mineral extraction normally takes place in countryside this should reduce impact on landscape.
Policy M4: Opencast Coal Operations	+/--	Policy seeks to direct control extraction of coal directing it to areas compatible with Development strategy including securing restoration of derelict or degraded land. Policy also seeks to ensure that operations contribute to improving the landscape.
Proposal PW1: Strategic Waste Management Facilities	--	Policy has no direct influence of landscape issues. Any development resulting from this Proposal will be sited taking full account of Policy SS1.

Objective / Component of Plan	Impact Duration Landscape	Justification
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	+	Green Belts established via this Policy should make a positive contribution to ensuring future development does not have adverse effects of new development in St Andrews and Dunfermline.
Policy ENV2: Nature Conservation – International Sites	--	Policy has no direct influence of landscape issues. Policy would be invoked if development affecting the landscape would also impinge on biodiversity / flora / fauna.
Policy ENV3: Nature Conservation – National Sites	--	Policy has no direct influence of landscape issues. Policy would be invoked if development affecting the landscape would also impinge on biodiversity / flora / fauna.
Policy ENV4: Nature Conservation Enhancement	--	Policy has no direct influence of landscape issues. Policy would be invoked if development affecting the landscape would also impinge on biodiversity / flora / fauna.
Policy ENV5: Forestry	+	Policy has a strong role in securing a positive contribution from woodland planting to Fife landscape in relation to existing and new development.
Policy ENV6: Countryside Recreation and Access	--	Policy has no direct influence of landscape issues. Policy would be invoked if development affecting the landscape would also impinge on biodiversity / flora / fauna.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy SS1: Settlement Strategy	+/- LT	Overall the Policy seeks to ensure that land is made available to meet future requirements using brownfield land in preference to greenfield land whilst preventing adverse impacts on the population, and the natural and built environment. It seeks to ensure full consideration is taken of the potential impact of development on: biodiversity / flora / fauna and the landscape; the existing and incoming population; maintaining and improving human health; physical features of soil / water / air; the climate; and the existing material assets and cultural heritage. All these factors and their inter-relationships will be considered more fully in the allocation of land in Local Plans and the preparation of detailed master plans.
Policy SDA1: Strategic Development Areas	+/- LT	Apart from loss of soil arising from greenfield development areas, the approach to developing large strategic areas is positive. Loss of soil could be ameliorated by its use in rehabilitation /restoration works.
Policy BL1: Rehabilitation and re-use of Brownfield Land	+ LT	Policy seeks to ensure that brownfield land is rehabilitated and re-used reducing need for greenfield land and possible attendant effects on biodiversity / flora / fauna and landscape. Fife Council is committed to working with land owners towards rehabilitation of brownfield sites.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	Policy seeks to secure the timeous provision of service infrastructure to facilitate development needed to secure the planned future. The infrastructure will prevent development damaging air / water / landscape and provide additional / new facilities to benefit existing and incoming population.
Proposal DC1: Developer Requirements Strategic Land Areas	--	Policy identifies major requirements to secure planned future development of land for housing and employment uses.
Policy C1: Infrastructure	+/--	Policy seeks to ensure the timeous provision of service infrastructure which should ensure that human health is protected and that there is no adverse impacts on the natural environment. Routes for infrastructure will be planned taking account of the appropriate policies to prevent any damage to the natural environment through which they pass. ICT provision provides the opportunity to reduce the need for travel with associated benefits to human health, air quality and climate change.
Policy E1: New Employment Land	+/--	New employment land will be beneficial to the existing and incoming population with attendant knock-on benefits. Soil will be lost when any greenfield areas are developed but this could be ameliorated by using stripped soil.
Proposal PE1: Proposed and Existing Strategic Employment Land	--	Proposal identifies areas. The development of this new employment land will be beneficial to the existing and incoming population with attendant knock-on benefits. Soil will be lost when any greenfield areas are developed but this could be ameliorated by using stripped soil.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy S1: Town Centres	+/--	The Policy of directing development to town centres which are accessible will provide positive benefits for the existing and incoming population without damage which would result from greenfield site development.
Policy S2: Retail Development	+/--	The Policy of directing development to town centres which are accessible will provide positive benefits for the existing and incoming population without damage which would result from greenfield site development.
Policy S3: New Shopping Floorspace	+/--	The Policy of directing development to town centres which are accessible will provide positive benefits for the existing and incoming population without damage which would result from greenfield site development.
Proposal PS1: Retail Expansion	--	Anticipate net positive benefit due to reduction in need for travel.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	+/--	The development of new housing land will be beneficial to the existing and incoming population.
Proposal H2: Strategic Land Allocations	--	The development of the areas identified will be beneficial to existing and incoming population. The actual areas to be developed will be selected in manner that takes full account of the natural and built environment , the physical surroundings and landscape. Soil will be lost when any greenfield areas are developed but this could be ameliorated by using stripped soil.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy H2: Meeting the Housing Land Requirement	+/--	The development of housing to meet the needs of the existing and incoming population will be beneficial to them. The actual areas to be developed will be selected in manner that takes full account of the natural and built environment, the physical surroundings (air and water) and landscape. Soil will be lost when any greenfield areas are developed but this could be ameliorated by using stripped soil.
Policy H3: Phasing of Residential Development	+/--	The release of land for development will controlled with an emphasis placed on using brownfield land thereby controlling greenfield releases. Sites will not be developed in advance of the availability of infrastructure thereby ensuring the physical surroundings will not be damaged. Soil will be lost when any greenfield areas are developed but this could be ameliorated by using stripped soil.
Policy H4: Provision of Affordable Housing	+/--	The development of affordable housing to meet the needs of the existing and incoming population will be beneficial to them. Proposals for affordable housing will be given the same consideration as all other sites to ensure they are sustainable. Soil will be lost when any greenfield areas are developed but this could be ameliorated by using stripped soil.
Policy H5: Exceeding the Housing Land Requirement	+/--	The development of housing land in excess of the housing land requirement will be restricted to brownfield sites. Proposals will be given the same consideration as all other sites to ensure they are sustainable.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy H6 Density	+/--	Increased densities will reduce overall need for housing land with pro-rata decreases in requirement for greenfield land. The development of housing to meet the needs of the existing and incoming population will be beneficial to them. The actual areas to be developed will be selected in manner that takes full account of the natural and built environment, the physical surroundings (air and water) and landscape. Soil will be lost when any greenfield areas are developed but this could be ameliorated by using stripped soil.
Policy T1: Transport and Development	+/--	The Policy seeks to ensure that new development will be located to reduce the need to travel with attendant benefits to population, air quality, human health, and climate.
Proposal PT2: Port of Rosyth	--	The Proposal is area specific. Detailed development proposals will be planned to take full account of the built and natural environment, physical surroundings and landscape.
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	Policy seeks to protect land required for new transport proposals. The detailed route selection will take full account of the built and natural environment, physical surroundings and landscape. Where necessary works to ameliorate and / or compensate for the effects will be undertaken. The proposals planned seek to contribute to the reduction of the need to travel / travel by car which should secure attendant benefits to air quality, human health and climate change.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects Criteria 1-10</u> )
Proposal PT1: Transport Proposals	+/--	Proposal identifies specific transport proposals. The detailed route selection will take full account of the built and natural environment, physical surroundings and landscape. Where necessary works to ameliorate and / or compensate for the effects will be undertaken.
Policy T3: Transport of Freight	+/--	Moving freight from road to rail and water should reduce lorry movements with attendant road safety, air quality, human health and climate change benefits.
Policy R1: Wind Turbines	+/--	Generating electricity using renewable sources contributes to reducing the need to burn fossil fuels with attendant benefits on air quality, human health and climate change. Careful siting should minimise impact on landscape.
Policy M1: More Sustainable Mineral Extraction	+/--	Limiting the amount of naturally dug minerals will have localised benefits in relation to the extraction activities and wider spread benefits in relation to transportation for the population, their health, and, air and water quality. The natural environment also benefits from limitations on the amount of naturally dug materials.
Policy M2: Minerals Trust Fund	--	The establishment of a minerals trust fund will not in its self have any impact. The monies raised are intended to fund appropriate projects which should contribute to the well being of the population affected by the on and off site effects of mineral extraction.



Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy M3: Construction Aggregates	+/--	Limiting the amount of naturally dug aggregates will have localised benefits in relation to the extraction activities and wider spread benefits in relation to transportation for the population, their health, and, air and water quality. The natural environment also benefits from limitations on the amount of naturally dug aggregates.
Policy M4: Opencast Coal Operations	+/--	Limiting the amount of coal extracted will have localised benefits in relation to the extraction activities and wider spread benefits in relation to transportation for the population, their health, and, air and water quality. The natural environment also benefits from limitations on the amount of coal extracted.
Policy PW1: Strategic Waste Management	+/--	Providing for waste management facilities to meet Fife's needs should ensure that the facilities will be planned to ensure that they do not have any adverse impact on the natural and built environment and physical factors with attendant human health and climatic factors benefits. In addition the provision of adequate waste management facilities should contribute to reducing fly tipping which can result in adverse impacts on the built and natural environment with attendant problems for human health and the climate.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	+/--	The positive benefits will mostly accrue to the residents of St Andrews and Dunfermline areas but there will also be benefits for visitors. Benefits will accrue to the natural and built environment and landscape through steering development to areas capable of accepting it.
Policy ENV2: Nature Conservation – International Sites	+/--	Whilst the benefits will mainly accrue to the areas of the natural environment with international conservation status and the flora and fauna that inhabit them, there are other knock on benefits for the population. In the event that an area must be disturbed Policy ENV4 will be implemented.
Policy ENV3: Nature Conservation – National Sites	+/--	Whilst the benefits will mainly accrue to the areas of the natural environment with national conservation status and the flora and fauna that inhabit them, there are other knock on benefits for the population. In the event that an area must be disturbed Policy ENV4 will be implemented.
Policy ENV4: Nature Conservation Enhancement	+/--	The Policy takes effect when development could or will impact on areas of nature conservation value and seeks to ensure that the impact is minimised or mitigated. This has positive benefits for and the flora and fauna that inhabit them, there are other knock on benefits for the population.

Objective / Component of Plan	Impact Duration (Secondary etc)	Justification (Secondary etc = <u>Secondary / Cumulative / Synergistic Effects</u> Criteria 1-10)
Policy ENV5: Forestry	+	The development of planned new or replanted woodlands should contribute positively to the natural environment including the flora and fauna. Woodland can contribute positively to the built environment and improve landscapes bring both social, economic and recreational benefits for the existing and incoming population. Possible effects on the water and soil regimes can be addressed to prevent damage.
Policy ENV6: Countryside Recreation and Access	+/--	The Policy seeks to secure the provision of new paths. The routes will be planned taking account of the appropriate policies to prevent any damage to the natural environment through which they pass and prevent conflict with other land users. They will provide opportunities for those using them to secure health and well-being benefits.

Objective / Component of Plan	Impact Duration <u>Effect on Existing Env. Problems on Env. Important Areas</u>	Justification  <b>Note: Policy ENV2 applies specifically to International sites protected by the Habitats and Birds Directives.</b>
Policy SS1: Settlement Strategy	--	Policy seeks to direct development away from areas outside settlements unless there is an identified need. It also opposes unacceptable damage to natural environment features.
Policy SDA1: Strategic Development Areas	--	Policy identifies general areas for strategic scale development. Development proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy BL1: Rehabilitation and re-use of Brownfield Land	--	Any works to secure the rehabilitation / re-use of brownfield land must be undertaken in an environmentally acceptable and sustainable manner. Development proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy DC1: Developer Requirements – Essential Community Infrastructure	--	Relates to mechanism of securing community infrastructure.
Proposal DC1: Developer Requirements Strategic Land Areas	--	Identifies strategic infrastructure to deliver allocations. Infrastructure developed to implement this Proposal would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy C1: Infrastructure	--	Policy deals with provision of infrastructure. Physical provision of infrastructure to be developed to implement this Policy would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy E1: New Employment Land	--	Policy sets the framework for bringing forward employment land provision. Non strategic scale sites identified via Local Plan process would be subject to scrutiny in respect of Policies ENV2 and ENV3.

Objective / Component of Plan	Impact Duration <u>Effect on Existing Env.</u> <u>Problems on Env.</u> <u>Important Areas</u>	Justification
Proposal PE1: Proposed and Existing Strategic Employment Land	--	<p><b>Note: Policy ENV2 applies specifically to International sites protected by the Habitats and Birds Directives.</b></p> <p>Proposal identifies the existing and proposed strategic employment land allocations. Sites to be developed to implement this Proposal would be subject to scrutiny in respect of Policies ENV2 and ENV3.</p>
Policy S1: Town Centres	--	Policy deals with town centres and is unlikely to have any impact on the natural environment.
Policy S2: Retail Development	--	Policy allows for new greenfield development but only if it satisfies the sequential approach. Any greenfield site development proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy S3: New Shopping Floorspace	--	Policy allows for new greenfield development but only if it satisfies the sequential approach. Any greenfield site development proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Proposal PS1: Retail Expansion	--	Proposal identifies possible greenfield development in Cupar. Any greenfield site development proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy H1: Housing Land Requirement Proposal H1: Housing Land (2006 – 2026)	--	Policy and Proposal identify scale of housing land requirements which does not its self have and is unlikely to have any direct impact on the natural environment.
Proposal H2: Strategic Land Allocations	--	Proposal identifies the proposed strategic employment housing land allocations. Sites to be developed to implement this Proposal would be subject to scrutiny in respect of Policies ENV2 and ENV3.

<b>Objective / Component of Plan</b>	<b>Impact Duration Effect on Existing Env. Problems on Env. Important Areas</b>	<b>Justification</b>
Policy H2: Meeting the Housing Land Requirement	--	<p><b>Note: Policy ENV2 applies specifically to International sites protected by the Habitats and Birds Directives.</b></p> <p>Policy promotes brownfield land in preference to greenfield land. Sites to be developed to implement this Policy would be subject to scrutiny in respect of Policies ENV2 and ENV3.</p>
Policy H3: Phasing of Residential Development	--	Policy supports brownfield land in preference to greenfield land. Sites to be developed to implement this Policy would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy H4: Provision of Affordable Housing	--	Policy deals with affordable housing. Sites, or parts of sites, to be developed to implement this Policy would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy H5: Exceeding the Housing Land Requirement	--	Policy deals with housing in addition to that identified in Policy H2. Sites, or parts of sites, to be developed to implement this Policy would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy H6: Density	--	Policy seeks to reduce requirement for land for housing by increasing density of new development.
Policy T1: Transport and Development	--	Policy seeks to ensure that development is or can be made accessible to the transport network in order to reduce need to travel by car. Any new transport facilities required would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Proposal PT2: Port of Rosyth	--	Area specific proposal. Any development arising from this Proposal would be subject to scrutiny in respect of Policies ENV2 and ENV3.

<b>Objective / Component of Plan</b>	<b>Impact Duration Effect on Existing Env. Problems on Env. Important Areas</b>	<b>Justification</b>
Policy T2: Safeguarding of Existing and Potential Transport Routes	--	<p><b>Note: Policy ENV2 applies specifically to International sites protected by the Habitats and Birds Directives.</b></p> <p>Policy requires land for existing and potential transport routes to be protected from development. The detailed routing proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.</p>
Proposal PT1: Transport Proposals	--	Proposal identifies strategic proposals. The detailed routing proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy T3: Transport of Freight	--	Policy seeks to divert freight from road to rail and / or water. Any transport infrastructure required to facilitate this The detailed routing proposals would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy R1: Wind Turbines	--	Any proposals to develop wind turbines would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy M1: More Sustainable Mineral Extraction	--	Whilst the policy seeks to restrict mineral extraction to only that which is necessary it does not rule out new operations. Any such operations would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy M2: Minerals Trust Fund	--	Policy deals with funding of Minerals Trust. Any proposals for expenditure would be subject to scrutiny in respect of Policies ENV2 and ENV3.

Objective / Component of Plan	Impact Duration Effect on Existing Env. Problems on Env. Important Areas	Justification
Policy M3: Construction Aggregates	--	<p><b>Note: Policy ENV2 applies specifically to International sites protected by the Habitats and Birds Directives.</b></p> <p>Whilst the policy seeks to restrict aggregate extraction to only that which is necessary it does not rule out new operations. Any such operations would be subject to scrutiny in respect of Policies ENV2 and ENV3.</p>
Policy M4: Opencast Coal Operations	--	Policy seeks to restrict coal extraction to acceptable locations but does not rule out new operations. Any such operations would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy W1: Strategic Waste Management	--	The policy supports the use of sites with permission but makes provision for facilities which support recycling, other non-landfill developments and restricts landfill. Any new operations and / or extensions would be subject to scrutiny in respect of Policies ENV2 and ENV3.
Policy ENV1: Landscape Setting of St Andrews and Dunfermline	--	Policy restricted to St Andrews and Dunfermline. Green Belts have been / will be delineated taking account of Policies ENV2 and ENV3.
Policy ENV2: Nature Conservation – International Sites	--	Policy ENV2 applies specifically to International sites protected by the Habitats and Birds Directives.
Policy ENV3: Nature Conservation – National Sites	--	Policy ENV3 applies specifically to National sites protected by UK legislation.
Policy ENV4: Nature Conservation Enhancement	--	Policy ENV4 applies to all development which could impact on nature conservation sites and seeks to ensure that for sites protected by Policies ENV2 and ENV3 affected are the subject of impact minimisation / mitigation.



Objective / Component of Plan	Impact Duration Effect on Existing Env. Problems on Env. Important Areas	Justification
Policy ENV5: Forestry	--	<p>Note: Policy ENV2 applies specifically to International sites protected by the Habitats and Birds Directives.</p> <p>Policy supports woodland planting. New planting is subject to environmental assessment administered by Forestry Commission Scotland.</p>
Policy ENV6: Countryside Recreation and Access	--	<p>Policy deals with provision of paths. Routes to be developed to implement this Policy would be subject to scrutiny in respect of Policies ENV2 and ENV3.</p>

Key to Symbols:

+ significant positive environmental effects; - significant negative environmental effects; -- no significant environmental effects; ? Don't know; +/- in the positive spectrum if any effect; -/-- in the negative spectrum if any effect. Duration of effect: LT Long Term; MT Medium Term ST Short Term P Permanent T Key to Assessment:

## APPENDIX C - Full Assessment of Results – Sustainability Appraisal

**Table C1 : Sustainability Appraisal : Policies/Proposals**

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy SS1: Settlement Development Strategy</b>		
<b>Draft Plan Reference:</b> Policy SS1: Settlement Development Strategy		
<b>Change from Draft Policy/Proposal:</b> Minor - Addition of requirement to avoid creation of new settlements		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+/o	Policy contributes to the objective in requiring that development shall take place within settlements in the first instance. The focus of development is on brownfield sites with release of greenfield land where absolutely necessary.
2. Protect and enhance the water environment including coastal and river systems	+/o	Policy contributes to the objective in taking account of flood risk and / or coastal erosion. Other policies, including Core Local Plan policies, deal with this aspect in more detail.
3. Protect, enhance and where necessary restore species and habitats	+/o	Policy is explicit on avoiding damage to the natural environment, but overall contribution on location of development.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+/o	Policy specifically protects landscape character, but does not seek enhancement or restoration.
5. Regenerate degraded environments	+/o	Positive contribution, but limited due to unspecific locations. The focus of development is on brownfield sites.
6. Protect, enhance and where necessary restore building character and townscape	+/o	Positive contribution, but limited as site-specific information required to assess overall impact.
7. Protect, enhance and where necessary restore the historic environment	+/o	Policy contribution to raising design standards should make a contribution.
8. Reduce energy consumption	+	Policy seeks to raise energy efficiency, which should result in reduced energy consumption.
9. Reduce the need for travel and journey length	+	Policy directly implements this objective, as development should take place within settlements and with access to community infrastructure and local services.
10. Reduce waste	+	Policy directly implements this objective in reference to reuse of brownfield sites and existing buildings.
11. Protect the environment from pollution	+/o	Positive contribution in preferring brownfield and contaminated land plus increasing energy efficiency. Takes account of ground contamination, locating development in settlements and near existing infrastructure, especially public transport.
12. Improve accessibility and interconnection	+	Policy directly implements this objective. Development guided to main settlements first, existence or anticipated availability of community infrastructure, especially public transport.
13. Protect and enhance town centres	+/o	Policy makes a positive contribution in preference for sites within settlements and improving accessibility to public transport. Limited as site specific and dependent on connectivity.
14. Improve the quality, range and condition of housing	-	Policy outwith the scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith the scope of this objective.
16. Make communities stronger and safer	-	Policy outwith the scope of this objective.

**Effect of Policy/Proposal Change(s):** Increase in sustainability as strengthens focus on extensions of existing settlements.

**Comments:** This Policy directly implements or makes a positive contribution to a number of the objectives. At this level of appraisal, it is difficult to predict specific analysis, but at the masterplan stage, when sites are identified, there is an opportunity for more detailed and meaningful analysis. A number of objectives will be secured via policies and proposals contained in the Area Local Plans and via individual development control decisions guided by this and other Development Plan policies and proposals.

**Recommendations:**

Policy SS1 provides scope to ensure that Local Plans, Master Plans, Development Briefs and Development Control decisions take full account of a range of issues not addressed via specific strategic planning policies in the Structure Plan. Policy requires further amendment to address beneficial re-use of soil.

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy SDA1: Strategic Development Areas</b>		
<b>Draft Plan Reference:</b> Policy SDA1: Strategic Development Areas		
<b>Change from Draft Policy/Proposal: Major</b> – SDAs now 1,200 houses plus. [New SDAs in St Andrews and Cupar. No SDA in Glenrothes.] Revisions to scale of housing requirements in strategic areas. [300 houses – 1,200 houses and deletion of areas.] Additional provisions.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	x	Adverse impact on soils likely resulting from development of greenfield sites. Most development will result in loss of soil unless stripped and reused.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith the scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith the scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+/0	Policy makes a positive contribution in seeking structural landscaping at all locations which will ensure that landscape quality will not be downgraded as a result of new development.
5. Regenerate degraded environments	?	Policy mainly promotes large scale greenfield development but includes use of brownfield or degraded land within the locality.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith the scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith the scope of this objective.
8. Reduce energy consumption	-	Policy outwith the scope of this objective.
9. Reduce the need for travel and journey length	+/0	Policy promotes developed of employment land and housing in most SDAs and all are located in close proximity to a range of modes of public transport. Policy provides clear opportunities for reducing need to travel and journey length.
10. Reduce waste	?	Uncertainty in predicting result of this policy.
11. Protect the environment from pollution	-	Policy outwith the scope of this objective.
12. Improve accessibility and interconnection	+	Policy directly implements this objective by providing for integrated development with integrated transport links.
13. Protect and enhance town centres	+	Policy directly implements this objective by promoting sustainable urban extensions, which increase the support population of town centres.
14. Improve the quality, range and condition of housing	+	Policy directly implements this objective by providing for large-scale housing development, which will improve the quality and range of housing available.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+	Policy directly implements this objective by providing for a range of employment land in key locations across Fife, including regeneration areas.
16. Make communities stronger and safer	+	Policy directly implements this objective.
<b>Effect of Policy/Proposal Change(s):</b> Increases spread of Strategic Development Areas across Fife and increases range of items the areas must deliver.		
<b>Comments:</b> This was appraised from the assumption that all Strategic Development Areas would be implemented as a whole, as set out in the policy and with the premise that appraisal is based on general areas for development. Further appraisal will be required once the boundaries are defined in the masterplans.		
<b>Recommendations:</b> No further change to Policy SDA1.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy BL1: Rehabilitation and re-use of Brownfield Land</b>		
<b>Draft Plan Reference:</b> Policy ENV2: Rehabilitation and re-use of Brownfield Land		
<b>Change from Draft Policy/Proposal</b> Renamed Policy BL1. No other changes		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+	Policy directly implements the objective, promoting reuse of previously developed sites.
2. Protect and enhance the water environment including coastal and river systems	?	Uncertainty in predicting contribution or impact. May be opportunities to enhance where brownfield sites are in proximity to the water environment.
3. Protect, enhance and where necessary restore species and habitats	+	Policy directly implements the objective by improving the environmental quality of derelict or vacant land.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+	Policy directly implements the objective by improving the environmental quality of derelict or vacant land.
5. Regenerate degraded environments	+	Policy directly implements the objective by promoting the rehabilitation and re-use of brownfield land.
6. Protect, enhance and where necessary restore building character and townscape	?	Uncertainty in predicting contribution or impact.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	+	Policy directly implements the objective by encouraging the reuse of previously developed land and/or buildings.
11. Protect the environment from pollution	+	Policy directly implements the objective. Positive contribution achieved where brownfield land is rehabilitated.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b>		
<p><b>Comments:</b> The policy is positive in promoting the rehabilitation and re-use of brownfield land. While brownfield is defined in the glossary, derelict and vacant land is not. Preamble makes it clear the Policy applies to derelict and vacant land.</p> <p><b>Recommendations:</b> No change.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy DC1: Developer Requirements – Essential Community Infrastructure</b>		
<b>Draft Plan Reference</b> Policy DC1 Developer Requirements - Essential Community Infrastructure		
<b>Change from Draft Policy/Proposal</b> Minor. Clarification that Policy applies to all new development and deletion of reference to surroundings.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	+	Policy directly implements this objective by seeking to locate a range of facilities, housing and employment within the Strategic Development Areas.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	+/0	Policy contributes to this objective by seeking contributions to community infrastructure, including public transport and local and strategic transportation improvements.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	?	Uncertainty in predicting contribution or impact.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+	Policy directly implements this objective by ensuring sufficient community facilities are incorporated within new developments.
<p><b>Effect of Policy/Proposal Change(s):</b> Clarification of policy application is welcome. Removal of reference to surrounding areas possibly reduces capability of policy to allow consideration of developer funding to address potential of “knock-on” effects in these areas.</p> <p><b>Comments:</b> The policy is difficult to appraise as it deals with a very specific planning matter. It strongly supports the provision of necessary infrastructure as an integral part of the development process and aims to protect communities from the potential adverse impact of lack of facilities. A lack which could result in an increase in the need for travel and the problems associated with placing extra strain on those existing which could result in a reduction in their ability to deliver. Impact on surroundings will be fully evaluated and addressed via masterplans and development control.</p> <p><b>Recommendations:</b> No change to revised Policy DC1.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Proposal DC1: Developer Requirements – Strategic Land Areas</b>		
<b>Draft Plan Reference Policy DC2: Developer Requirements – Strategic Land Areas</b>		
<b>Change from Draft Policy/Proposal Major.</b> Includes requirements for all strategic locations and revised requirements.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Proposal outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Proposal outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Proposal outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+/0	Proposal contributes to this objective in seeking structural landscaping at all development areas.
5. Regenerate degraded environments	-	Proposal outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Proposal outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Proposal outwith scope of this objective.
8. Reduce energy consumption	-	Proposal outwith scope of this objective
9. Reduce the need for travel and journey length	+	Proposal directly implements this objective by seeking provision of a range of community facilities and transport network improvements within each development area.
10. Reduce waste	-	Proposal outwith scope of this objective.
11. Protect the environment from pollution	-	Proposal outwith scope of this objective.
12. Improve accessibility and interconnection	+	Proposal directly implements this objective by seeking provision of strategic and local transport improvements.
13. Protect and enhance town centres	-	Proposal outwith scope of this objective.
14. Improve the quality, range and condition of housing	+	Proposal directly implements this objective. Requirements include mixed tenure and size of housing, affordable housing and improving quality of existing housing stock.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+	Proposal directly implements this objective by requiring employment land in most strategic development areas.
16. Make communities stronger and safer	+	Proposal directly implements this objective by providing for community facilities and supporting integrated development.
<b>Effect of Policy/Proposal Change/s:</b> Clarifies the requirements for each of the Strategic Land Areas.		
<b>Comments:</b> This Proposal aims to ensure that all strategic scale development is progressed in an integrated, holistic manner. It seeks to be clear about the range and scale of infrastructure required to deliver sustainable, integrated communities.		
<b>Recommendations:</b> No further changes to Proposal DC2. Further appraisal of sites at Local Plan level.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy C1: Infrastructure</b>		
<b>Draft Plan Reference:</b> Proposal PC1: Development and Programmed Infrastructure, Policy C1: Provision of Water and Sewerage Infrastructure, Policy C2: Information and Communications Technology, and Policy C3: Healthcare Facilities.		
<b>Change from Draft Policy/Proposal</b> Combination of the Policies and Proposal contained in Draft Plan. Minor change as new Policy does not change scope of any of individual Policies or Proposals.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of objective.
2. Protect and enhance the water environment including coastal and river systems	+	Positively contributes to the objective by supporting infrastructure delivery, including water supply, sewerage treatment and drainage.
3. Protect, enhance and where necessary restore species and habitats	+	Positively contributes to the objective by seeking to prevent pollution of water that, uncontrolled, could have an adverse effect on species and habitats.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of objective.
5. Regenerate degraded environments	?	Uncertainty in predicting impact. Some positive contribution through re-use of surplus medical facilities. Improved water quality due to cleaning up discharges could also have positive benefits.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of objective.
8. Reduce energy consumption	+	Opportunity to provide local healthcare facilities, provide new buildings with greater efficiency and through ICT reduce need to travel.
9. Reduce the need for travel and journey length	+	New local healthcare facilities and ICT should reduce need to travel.
10. Reduce waste	+	Policy directly implements objective by supporting re-use of surplus land and buildings.
11. Protect the environment from pollution	+	Policy contribute to objective by supporting infrastructure delivery including water supply, sewerage treatment and drainage.
12. Improve accessibility and interconnection	+/O	ICT section of policy contributes to this objective. ICT can improve connectivity for a range of users.
13. Protect and enhance town centres	-	Policy outwith scope of objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+/O	ICT section of policy could contribute positively to this objective increasing employment opportunities and attracting new business.
16. Make communities stronger and safer	+	Healthcare section of policy directly implements this objective contributing to improving health of communities and improving accessibility to healthcare provision.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<b>Comments:</b> Policy combines a number of issues and, overall, is a positive policy contributing to the implementation of a number of objectives.		
<b>Recommendations:</b> No change to new Policy C1.		



Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy E1: New Employment Land</b>		
<b>Draft Plan Reference:</b> Policy E1: New Employment Land		
<b>Change from Draft Policy/Proposal Major.</b> Additional guidance on office developments and requirement to identify sites for hotels.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	X	Policy will have adverse impact on soils if large-scale greenfield development achieved. Most development will cause sterilisation of soils.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	+/0	Policy contributes to this objective in allocating some previously developed land for employment use.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	?	Uncertainty in predicting contribution or impact, however, possible improvements due to requirement for new office development in central locations.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	?	Uncertainty in predicting contribution or impact.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+	By providing a range of employment sites in support of economic and business development and promoting office and hotel developments, this policy makes a positive contribution towards reducing unemployment.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<p><b>Effect of Policy/Proposal Change(s):</b> Policy positively promotes further land and facilities to encourage a greater range of employment opportunities.</p> <p><b>Comments:</b> The policy addresses strategic employment land, much of which has been previously allocated in the Development Plan. The Strategic Development Areas will involve a significant area of greenfield land being developed, as it is required, of varying quality depending on its location. Significant impacts are likely to be transport-related and dependent on the nature of the business, together with the location of the area and the workforce. However, the areas will be in locations with good accessibility to a range of modes of transport and this, together with new housing in the vicinity, should make a positive contribution to reducing the need to commute.</p> <p><b>Recommendations:</b> No further changes to Policy E1. Further appraisal at local plan level once sites are identified.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Proposal PE1: Proposed and Existing Strategic Employment Land</b>		
<b>Draft Plan Reference:</b> PE1 : Proposed and Existing Strategic Employment Land		
<b>Change from Draft Policy/Proposal</b> Areas allocated differ		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	X	Proposal will result in loss of soil but could be used in landscaping on site or for offsite works.
2. Protect and enhance the water environment including coastal and river systems	-	Treatment of water discharged from site mitigates any effects.
3. Protect, enhance and where necessary restore species and habitats	-	Proposal unlikely to result in loss of protected habitats.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+/X	New buildings could result in some loss of visual amenity but ameliorating landscaping works could redress.
5. Regenerate degraded environments	+	Proposal will result in reuse of degraded lands.
6. Protect, enhance and where necessary restore building character and townscape	-	Proposal outwith the scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Proposal unlikely to damage historic environment.
8. Reduce energy consumption	+	Local employment opportunities reduce need to travel.
9. Reduce the need for travel and journey length	+	Local employment opportunities reduce need to travel.
10. Reduce waste	-	Proposal outwith the scope of this objective.
11. Protect the environment from pollution	+	Controls over site development and users will protect environment from pollution.
12. Improve accessibility and interconnection	-	Proposal outwith the scope of this objective.
13. Protect and enhance town centres	-/+	Could result in relocation of bad neighbour town centre users.
14. Improve the quality, range and condition of housing	-	Proposal outwith the scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+	Proposal seeks to secure this.
16. Make communities stronger and safer	+	New employment opportunities should make positive contribution.
<b>Effect of Policy / Proposal Change/s:</b> Proposal will make positive contribution to Fife.		
<b>Comments:</b> On balance the positive gains outweigh the loss of soil.		
<b>Recommendations:</b> Retain Proposal unchanged. Fully evaluate environmental issues with regard to each site prior to development.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy S1: Town Centres</b>		
<b>Draft Plan Reference:</b> Policy S1: Town Centres		
<b>Change from Draft Policy/Proposal Major.</b> More specific on location of new development and re-development with additional support for office development in centres, together with greater emphasis on improving safety via design.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	+/0	A focus on sub-regional and district town centres would suggest that relevant sites had been previously developed. Redevelopment is encouraged in other settlements, giving opportunities for regeneration.
6. Protect, enhance and where necessary restore building character and townscape	?	Dependent on nature and detail of proposal – not addressed at this level.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	+	The accessibility of town centres to a range of transport modes should reduce the need to travel, concentrating development in retail centres.
10. Reduce waste	+/0	Opportunity to reuse buildings in town centre where available. Uncertainty in predicting scale of impact.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	+	Policy directly implements this objective in guiding retail, leisure and other employment generating development to Fife's town centres, which are accessible by a range of transport modes.
13. Protect and enhance town centres	+	Policy directly implements this objective in guiding retail and leisure development to Fife's town centres, which are accessible by a range of transport modes.
14. Improve the quality, range and condition of housing	+/0	Policy contributes to this objective in supporting a diversity of uses within town centres, including increasing the amount of housing.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+/0	In supporting new development, there should be a positive impact on employment.
16. Make communities stronger and safer	+/0	Positive contribution to strengthening town centres/ community services with special emphasis on designing to improve safety.
<p><b>Effect of Policy/Proposal Change(s):</b> Positive promotion for office uses increases scope for employment in sustainable locations and greater emphasis on safety and security is also positive.</p> <p><b>Comments:</b> The policy supports a strong focus for retail, leisure and employment in town centres together with greater emphasis on making them more people friendly. Implementation should assist in making Fife's town centres more attractive and accessible increasing their vitality and viability.</p> <p><b>Recommendations:</b> No further changes to Policy S1.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy S2: Retail Development</b>		
<b>Draft Plan Reference:</b> Policy S2: Retail Development		
<b>Change from Draft Policy/Proposal</b> Minor. Rewording for clarification and indicating role for Local Plans. Revision of roles of Glenrothes and Cupar.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	+	Policy directly implements this objective in supporting development in town centres as part of regeneration initiatives.
6. Protect, enhance and where necessary restore building character and townscape	+	Policy directly implements this objective in respecting the scale and character of the settlement.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	+	Policy directly implements this objective. Developments to be accessible by a variety of transport modes.
10. Reduce waste	?	Uncertainty in predicting contribution or impact.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	+	Policy directly implements this objective in preferring town centre locations that are accessible to the transport network.
13. Protect and enhance town centres	+	Policy directly implements this objective in supporting town centre locations for retail and leisure use.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+	Policy directly implements this objective in giving clear support to town centre regeneration and the opportunity to increase employment.
16. Make communities stronger and safer	+	Policy directly implements this objective by supporting the vitality and viability of town centres.
<p><b>Effect of Policy/Proposal Change/s:</b> Clarifies policy and sets positive role for Local Plans. Clarifies relationship between Glenrothes and Kirkcaldy and gives a greater role to Cupar which should benefit it.</p> <p><b>Comments:</b> This is a very positive policy, which makes a contribution to a number of sustainability objectives. Town centre regeneration is a key element of the policy, which gives strong support to improving Fife's town centres and promoting their roles within the hierarchy.</p> <p><b>Recommendations:</b> No change to revised Policy S2.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy S3: New Shopping Floorspace</b>		
<b>Draft Plan Reference:</b> Policy S3: New Shopping Floorspace		
<b>Change from Draft Policy/Proposal</b> Policy revised to allow more localised decision making in the context of the Local Plan.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+/o	Policy seeks direct retail development to town centres. Sequential approach allows out of centre (greenfield) sites if no other alternatives available.
2. Protect and enhance the water environment including coastal and river systems	+/o	Policy seeks direct retail development to town centres. Sequential approach allows out of centre (greenfield) sites if no other alternatives available. Drainage treated appropriately.
3. Protect, enhance and where necessary restore species and habitats	+/o	Policy seeks direct retail development to town centres. Sequential approach allows out of centre (greenfield) sites if no other alternatives available. Nature conservation impact would be considered.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+/o	Policy seeks direct retail development to town centres. Sequential approach allows out of centre (greenfield) sites if no other alternatives available. Landscape impact would be considered and any appropriate action taken.
5. Regenerate degraded environments	+	Policy provides scope to achieve regeneration.
6. Protect, enhance and where necessary restore building character and townscape	+	Policy seeks direct retail development to town centres and supports re-development.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	+/o	Policy seeks direct retail development to town centres where there should be good accessibility by a choice of modes of transport, especially public transport thereby reducing need to travel by car.
9. Reduce the need for travel and journey length	+/o	Policy seeks direct retail development to town centres where there should be good accessibility by a choice of modes of transport, especially public transport thereby reducing need to travel by car. Improved opportunities should reduce need to travel.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	+	Policy seeks direct retail development to town centres which supports this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+/o	Policy could increase retail sector employment but no specific application to regeneration areas.
16. Make communities stronger and safer	+/o	Greater use of town centres could make them safer.
<p><b>Effect of Policy/Proposal Change(s):</b> Makes provision for more flexible approach with more local input into decisions on the need proposed new retail floorspace on a settlement by settlement basis.</p> <p><b>Comments:</b> Increased flexibility without compromising basic approach to promoting the development of new retail floorspace in town centres or established retail parks. Seeks restrict greenfield development within the scope of the sequential approach.</p> <p><b>Recommendations:</b> No change to Policy S3.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Proposal PS1: Retail Expansion</b>		
<b>Draft Plan Reference:</b> Nil		
<b>Change from Draft Policy/Proposal</b> New Proposal. Previous Proposal PS1: Town Centre Strategy and Masterplans has been deleted.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+/O	Depends if greenfield land required to provide for this proposal at Cupar.
2. Protect and enhance the water environment including coastal and river systems	-	Proposal outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Proposal outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Proposal outwith scope of this objective.
5. Regenerate degraded environments	+/O	Depends if greenfield land required to provide for this proposal.
6. Protect, enhance and where necessary restore building character and townscape	-	Proposal outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Proposal outwith scope of this objective.
8. Reduce energy consumption	-	Proposal outwith scope of this objective.
9. Reduce the need for travel and journey length	+/O	Could reduce requirement for travel outside East Fife to purchase bulky goods.
10. Reduce waste	-	Proposal outwith scope of this objective.
11. Protect the environment from pollution	+/O	Could reduce requirement for travel outside East Area of Fife to purchase bulky goods reducing pollution.
12. Improve accessibility and interconnection	-	Proposal outwith scope of this objective.
13. Protect and enhance town centres	?	Not clear whether diverting trade to out of centre location for bulky goods will have positive or negative effect.
14. Improve the quality, range and condition of housing	-	Proposal outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Proposal outwith scope of this objective.
16. Make communities stronger and safer	-	Proposal outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> Proposal supports new retail facility/ies in East Area, which could be positive in reducing the need to travel.		
<b>Comments:</b> A detailed Proposal that addresses an East Fife specific issue in a positive manner.		
<b>Recommendations:</b> No change.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy H1: Housing Land Requirement</b>		
<b>Draft Plan Reference:</b> Policy H1; Housing Land Requirement		
<b>Change from Draft Policy/Proposal</b> Policy remains the same but Schedule H1 becomes Proposal H1 with requirements set out on basis of Housing Market Area not Local Plan area. Overall requirement revised down from 24,480 to 23,850 but overall shortfall remains at 35,200.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	X	Policy has adverse impact on this objective in sterilising soils on a large scale, thus depleting a finite resource.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
4. Regenerate degraded environments	-	Policy outwith scope of this objective.
5. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
7. Reduce energy consumption	-	Policy outwith scope of this objective.
8. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
9. Reduce waste	-	Policy outwith scope of this objective.
10. Protect the environment from pollution	-	Policy outwith scope of this objective.
11. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
12. Protect and enhance town centres	-	Policy outwith scope of this objective.
13. Improve the quality, range and condition of housing	+	Policy directly implements this objective in identifying the scale of development required to maintain an effective 5-year land supply.
14. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
15. Make communities stronger and safer	+	Policy directly implements this objective through allowing for appropriate housing land across Fife to meet identified needs.
<b>Effect of Policy/Proposal Change(s):</b> Overall reduction in housing land requirement from Draft Plan but shortfall to be met remains the same.		
<b>Comments:</b> Planning legislation and government guidance requires that the Structure Plan provides for adequate housing development over the plan period. The use of greenfield land, albeit only that which is necessary, will have undoubted impacts on the environment but these should be quantified as necessary via Environmental Impact Assessment of areas identified for development where necessary. Whilst the strong focus on Mid Fife will have impacts on the transport network the areas chosen have been selected for their good accessibility to a range of modes of transport.		
<b>Recommendations:</b> No further changes to Policy H1. Associated Proposal H1 will be reviewed and revised as necessary.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
Proposal H2: Strategic Land Allocations		
Draft Plan Reference: Policy H2: Large Scale and Medium Scale Land Allocations – Schedules H2 and H3		
Change from Draft Policy/Proposal		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	X	Proposal has adverse impact on this objective in supporting new development, which would result in loss of soils. Re-use, especially during rehabilitation of brownfield sites could reduce effect.
2. Protect and enhance the water environment including coastal and river systems	X/o	Proposal on its own could result in adverse effects depending on site conditions. (Other policies address)
3. Protect, enhance and where necessary restore species and habitats	X/o	Proposal on its own could result in adverse effects depending on site conditions. (Other policies address)
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	X/o	Proposal on its own could result in adverse effects depending on site conditions. (Other policies address)
5. Regenerate degraded environments	?	Proposal releases only greenfield land required taking account of delivery via brownfield sites.
6. Protect, enhance and where necessary restore building character and townscape	?	Proposal releases only greenfield land required taking account of delivery via brownfield sites and re-use of vacant urban land.
7. Protect, enhance and where necessary restore the historic environment	-	Proposal outwith scope of this objective.
8. Reduce energy consumption	?	Large-scale areas allocated are adjacent to existing settlements and will have good accessibility to a range of modes of transport, which could reduce commuting.
9. Reduce the need for travel and journey length	+	Large-scale areas allocated are adjacent to existing settlements and will have good accessibility to a range of modes of transport, which could reduce commuting.
10. Reduce waste	-	Proposal outwith scope of this objective.
11. Protect the environment from pollution	-	Proposal outwith scope of this objective.
12. Improve accessibility and interconnection	+	Large-scale areas allocated are adjacent to existing settlements and will have good accessibility to a range of modes of transport and facilities.
13. Protect and enhance town centres	+	Increased population should increase support for town centres of settlements with large-scale development.
14. Improve the quality, range and condition of housing	+	All strategic allocations would be developed to deliver this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	?	Increased population and housing numbers should generate increased employment in the local area.
16. Make communities stronger and safer	+	Sustainable urban expansions will support communities, provide increased accessibility to a range of housing and community facilities.
<b>Effect of Policy/Proposal Change(s):</b> None.		
<b>Comments:</b> In identifying the strategic land-releases, the aim is to provide for sustainable urban expansions with good accessibility to a range of transport modes and facilities in Fife's towns. The development will be carefully planned to ensure delivery of appropriate services, facilities and infrastructure is in step with the housing development.		
<b>Recommendations:</b> No change to revised Proposal H2.		



Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy H2: Meeting the Housing Land Requirement</b>		
<b>Draft Plan Reference:</b> Policy H3: Meeting the Housing Land Requirement		
<b>Change from Draft Policy/Proposal</b> Unchanged but renumbered.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	x/o	Some adverse impact on soils in identifying sites for development, limited by preference for appropriate brownfield sites within settlements in preference to greenfield sites.
2. Protect and enhance the water environment including coastal and river systems	?	Uncertainty in predicting contribution or impact.
3. Protect, enhance and where necessary restore species and habitats	?	Uncertainty in predicting contribution or impact.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	?	Uncertainty in predicting contribution or impact.
5. Regenerate degraded environments	+	Policy directly implements this objective in allocating appropriate brownfield sites within settlement boundaries in preference to greenfield sites.
6. Protect, enhance and where necessary restore building character and townscape	+	Positive contribution.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	+	Policy directly implements this objective giving preference to land close to jobs and services and well served by public transport.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	+	Policy directly implements this objective giving preference to land close to jobs and services and well served by public transport.
13. Protect and enhance town centres	+/o	Policy makes a positive contribution to the objective in giving preference to allocation of sites within settlements and close to jobs and services.
14. Improve the quality, range and condition of housing	+	Policy directly implements this objective in providing for a range of sites, tenures and house types in each local plan area.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+	Policy directly implements the objective.
<b>Effect of Policy/Proposal Change(s):</b> No change to Policy.		
<b>Comments:</b> A generally positive policy which seeks to make a positive environmental contribution in allocating appropriate brownfield sites in preference to greenfield land, together with sites that are close to jobs and services and well-served by public transport. In doing so it guides development to sustainable locations.		
<b>Recommendations:</b> No change.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy H3: Phasing of Residential Development</b>		
<b>Draft Plan Reference:</b> Policy H4: Phasing of Residential Development		
<b>Change from Draft Policy/Proposal</b> Minor. Policy now applicable to all sites.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	+ / 0	Policy contributes to the objective. Release of large sites for new housing should not prejudice development of brownfield sites.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	+	Policy directly implements the objective in requiring the planned management of release of brownfield sites.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+ / 0	Policy contributes to the objective in requiring planned release of large sites and provision of appropriate infrastructure.
<b>Effect of Policy/Proposal Change(s):</b> Clarification that Policy applies to all sites.		
<p><b>Comments:</b> A robust policy seeking to manage the release of development sites to favour brownfield development and to ensure that local infrastructure is able to cope with new development. Control of the development of sites, rather than uncontrolled, which may put undue stress on local communities, will have a positive impact on Fife and assist in delivering sustainable urban extensions.</p> <p><b>Recommendations:</b> No change.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy H4: Provision of Affordable Housing</b>		
<b>Draft Plan Reference:</b> Policy H5: Affordable Housing		
<b>Change from Draft Policy/Proposal</b> Major. Policy revised setting new targets by Housing Market Areas. Now gives clearer guidance specifying Fife Council's requirements for delivery of Affordable Housing.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Affordable housing may open up opportunities for those needing to live closer to their place of employment.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	+	Policy directly implements this objective by improving accessibility to housing, especially affordable housing and a range of housing types across Fife.
15. Reduce unemployment in Fife, particularly in its regeneration areas	?	Affordable housing may open up opportunities for those needing to live closer to their place of employment.
16. Make communities stronger and safer	+	Policy directly implements this objective in meeting identified housing needs across Fife.
<b>Effect of Policy/Proposal Change(s):</b> Targets set are more likely to be achieved. Approach more positive towards retention of affordable housing in perpetuity which should retain longer-term benefits.		
<b>Comments:</b> A targeted policy focussing on a key policy area for Fife with potential to make significant long-term positive contribution to all communities.		
<b>Recommendations:</b> No change to revised Policy H4.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy H5: Exceeding the Housing Land Requirement</b>		
<b>Draft Plan Reference:</b> Policy H7: Exceeding the Housing Land Requirement		
<b>Change from Draft Policy/Proposal</b> Renumbered as Policy H5. Minor. Addition of reference to Housing Market Areas for clarity.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	x/o	There is likely to be some negative impact on this objective, though dependent on the location of proposed sites and whether development is on greenfield or brownfield land.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	+	Policy will make a contribution where it will reuse brownfield sites.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	+	Policy directly implements this objective. It will improve the range of housing where applied.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> Policy clarified. No change to effect of Policy.		
<b>Comments:</b> The significance of any contribution or impact is difficult to assess, given its reliance on the proposals submitted and their location. It is positive in clearly setting out the criteria by which proposals may be acceptable and supporting the reuse of brownfield sites.		
<b>Recommendations:</b> No change to revised Policy H5.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy H6: Density</b>		
<b>Draft Plan Reference:</b> Policy H8: Density		
<b>Change from Draft Policy/Proposal</b> Renumbered as Policy H6. Minor. Downward revision of minimum density from 25 to 20 dwellings per hectare (dph). Revision to locations where densities of 35 dph are required.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+	Policy directly implements the objective in relation to the efficient and sustainable use of land, a finite resource.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	+	Policy directly implements the objective by promoting improved access to local facilities and the public transport network.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	+	Policy directly implements the objective by encouraging higher densities in town centres and public transport corridors.
13. Protect and enhance town centres	+	Policy directly implements the objective, supporting the vitality of town centres by encouraging residential development there.
14. Improve the quality, range and condition of housing	+	Policy directly implements the objective by supporting higher density housing development in or close to town centres, thus improving the range available.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+	Policy directly implements the objective by proposing more efficient use of land and supporting more vibrant communities.
<p><b>Effect of Policy/Proposal Change(s):</b> Lowering of minimum density could result in greater requirement for land to meet housing land requirement if sight is lost of overall objective at masterplan stage.</p> <p><b>Comments:</b> This is a positive policy to promote the efficient and sustainable use of land. Changes will offer scope to increase the range of house types and layouts from previous limit and care in the overall application at the masterplan stage could ensure that the overall objective is not diluted.</p> <p><b>Recommendations:</b> No further changes to revised Policy H6.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy T1: Transport and Development</b>		
<b>Draft Plan Reference:</b> Policy T1: Transport and Development		
<b>Change from Draft Policy/Proposal:</b> No change.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	+	Directly implements the objective in maximising public transport access and travel choice.
9. Reduce the need for travel and journey length	+	Directly implements the objective in maximising public transport access and access to a range of transport modes.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	+	Policy directly implements the objective in supporting a range of transport modes as alternatives to car use. This will have a positive impact on climate change.
12. Improve accessibility and interconnection	+	Policy directly implements the objective in encouraging development in locations that increase accessibility to homes, employment and services.
13. Protect and enhance town centres	?	Uncertainty in predicting contribution or impact.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+	Policy directly implements in supporting development that contributes to integrated, accessible communities.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<p><b>Comments:</b> This is a policy with a positive contribution to make to the environment and sustainability. It is likely to have a positive effect on a number of environmental factors and objectives, while locating development in locations that increase accessibility to homes, employment and services across Fife.</p> <p><b>Recommendations:</b> No change.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Proposal PT2: Port of Rosyth</b>		
<b>Draft Plan Reference:</b> Proposal PT1: Port of Rosyth		
<b>Change from Draft Policy/Proposal</b> No change but renumbered.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Proposal outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Proposal outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Proposal outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Proposal outwith scope of this objective.
5. Regenerate degraded environments	+	Proposal directly implements the objective by promoting the development and revitalisation of the port area.
6. Protect, enhance and where necessary restore building character and townscape	-	Proposal outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Proposal outwith scope of this objective.
8. Reduce energy consumption	+/0	Proposal contributes to the objective by supporting the development of an integrated road, rail and port freight transport hub.
9. Reduce the need for travel and journey length	+	Proposal directly implements the objective.
10. Reduce waste	-	Proposal outwith scope of this objective.
11. Protect the environment from pollution	+/0	Proposal contributes to the objective by supporting the development of an integrated road, rail and port freight transport hub.
12. Improve accessibility and interconnection	+	Proposal directly implements the objective by promoting the development of an integrated road, rail and port freight transport hub with important benefits for the Scottish economy.
13. Protect and enhance town centres	-	Proposal outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Proposal outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	+	Proposal directly implements the objective by promoting the development of an integrated transport hub with allied employment opportunities.
16. Make communities stronger and safer	-	Proposal outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> No change		
<b>Comments:</b> This proposal supports an development opportunity to benefit the Scottish economy at a regional and national scale as well as a strategic role in the continued success of the Fife economy. Appraisal will be required at the project level to assess any potential environmental impacts.		
<b>Recommendations:</b> No change.		

Chapter 3 Strategic Policies and Proposals		POLICY/PROPOSAL APPRAISAL
<b>Policy T2: Safeguarding of Existing and Potential Transport Routes</b>		
Draft Plan Reference: Policy T4: Safeguarding of Existing and Potential Transport Routes		
Change from Draft Policy/Proposal: Renumbered as Policy T2. Minor. Inserting of word "potential" before "new multi-modal crossing"		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	?	Uncertainty in predicting contribution or impact. Some opportunity in allowing for future development of the transport network.
9. Reduce the need for travel and journey length	?	Uncertainty in predicting contribution or impact. Some opportunity in allowing for development of the transport network.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	?	Uncertainty in predicting contribution or impact. Some contribution possible in allowing for transport developments.
12. Improve accessibility and interconnection	+	Policy directly implements the objective in supporting development of the transport network.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> Minor change to reflect status of multi-modal bridge proposal.		
<b>Comments:</b> The policy safeguards routes and projects identified in the Local Transport Strategy, Area Transport Plans and Local Plans. Many impacts may only be identified when routes and projects are identified. The policy is positive in protecting existing and potential transport routes from development and maintaining opportunities for further development of the transport network.		
<b>Recommendations:</b> No change to revised Policy T2. Appraisal required of individual projects at a later stage.		



Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Proposal PT1: Transport Proposals</b>		
<b>Draft Plan Reference:</b> Proposal PT2: Transport Proposals		
<b>Change from Draft Policy/Proposal:</b> Major. Removal of proposals implemented or dropped. New proposals to assist implementation of Plan strategy.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Proposal outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Proposal outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Proposal outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Proposal outwith scope of this objective.
5. Regenerate degraded environments	-	Proposal outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Proposal outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Proposal outwith scope of this objective.
8. Reduce energy consumption	+/o	Proposal contributes to the objective in providing support for a range of public transport proposals.
9. Reduce the need for travel and journey length	+/o	Proposal contributes to the objective in providing support for a range of public transport proposals, which will increase travel choices.
10. Reduce waste	-	Proposal outwith scope of this objective.
11. Protect the environment from pollution	+/o	Proposal contributes to the objective in providing support for a range of public transport proposals, which will increase travel choices and contribute to reducing carbon emissions.
12. Improve accessibility and interconnection	+	Proposal directly implements the objective by supporting improvements to the transport network at a range of locations across Fife.
13. Protect and enhance town centres	-	Proposal outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Proposal outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Proposal outwith scope of this objective.
16. Make communities stronger and safer	-	Proposal outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<b>Comments:</b> This is a strongly positive proposal, which addresses connectivity and improvement of transport choices for Fife. Individual proposals will require detailed assessment of potential impacts. This will be achieved through Local Plans and Area Transport Plans.		
<b>Recommendations:</b> No change to amended Proposal PT1.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy T3: Transport of Freight</b>		
<b>Draft Plan Reference:</b> Policy T2: Transport of Freight		
<b>Change from Draft Policy/Proposal:</b> Renumbered as Policy T3. None.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	+	A positive implementation of the objective in seeking to site freight-generating developments in locations accessible to the transport network.
9. Reduce the need for travel and journey length	+	Policy directly implements the objective in locating developments in accessible locations, thus reducing journey length and offering scope for alternative modes.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	+	Policy directly implements the objective in supporting development locations with good access to alternative forms of transport, or the primary road network.
12. Improve accessibility and interconnection	+	Policy directly implements the objective in supporting development that is located with good access to the transport network.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<b>Comments:</b> The policy will make a positive environmental and sustainability contribution in locating freight-generating development proposals according to a sequential approach.		
<b>Recommendations:</b> No change.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy R1: Wind Turbines</b>		
<b>Draft Plan Reference:</b> Policy R3: Wind Turbines		
<b>Change from Draft Policy/Proposal:</b> Renumbered as Policy R1. Minor. Minor rewording and addition.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	+ / 0	Policy offers some protection for migratory birds and breeding grounds/areas.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+	Policy directly implements the objective by protecting landscape (character) as a key consideration in the siting of windfarms. Wind farms should be located where the landscape is capable of absorbing them, in relation to clearly defined criteria and the FLCA.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	+	Policy directly implements the objective. There would be a reduction in emissions of fossil fuels if alternative technologies are developed to meet renewable energy targets.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> Minor changes have little effect.		
<b>Comments:</b> The policy gives clear guidance on the siting of wind farms. Local plans and a customer guideline together provide detailed policy guidance. The Structure Plan is the first step in putting in place a robust framework to guide development.		
<b>Recommendations:</b> No change to revised Policy R1.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy M1: More Sustainable Mineral Extraction</b>		
<b>Draft Plan Reference:</b> Policy M1: Making Mineral Extraction More Sustainable		
<b>Change from Draft Policy/Proposal</b> No Change.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+/x	Both contribution and impact likely in seeking to make mineral extraction more sustainable.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	?	Uncertainty in predicting contribution or impact. The Minerals Subject Local Plan contains the policies to protect and restore landscape.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	+	Policy directly implements the objective through support for recycling and use of secondary sources.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<p><b>Comments:</b> The policy reinforces the Minerals Subject Local Plan in supporting the sustainable use of Fife's mineral resources. More detailed policies to guide extraction are contained within the Local Plan. This policy defines the conditions within which mineral extraction proposals will be supported, with a focus on a proven need for extraction.</p> <p><b>Recommendations:</b> No change.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy M2: Minerals Trust Fund</b>		
<b>Draft Plan Reference:</b> Policy M2: Minerals Trust Fund		
<b>Change from Draft Policy/Proposal</b> No change.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	?	Uncertainty in predicting contribution or impact. The Fund may support projects of environmental benefit.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	?	Uncertainty in predicting contribution or impact. The Fund may support projects to enhance or improve landscape.
5. Regenerate degraded environments	?	Uncertainty in predicting contribution or impact. The Fund may support projects to regenerate degraded environments.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+	Policy directly implements the objective by providing support to communities affected by minerals operations.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<b>Comments:</b> It is not clear what type of community facilities will be supported by the minerals trust fund, but there will be opportunities to improve the environment and facilities of affected communities. Further guidance will emerge through a review of the Minerals Subject Local Plan.		
<b>Recommendations:</b> No change.		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy M3: Construction Aggregates</b>		
<b>Draft Plan Reference:</b> Policy M3: Construction Aggregates		
<b>Change from Draft Policy/Proposal</b> No change		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+/X	Whilst minerals development will have some impact on protection of soils, their extraction and restoration are governed by strict policies which promote making minerals extraction more sustainable.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<p><b>Comments:</b> This is a precise policy that reflects the obligation on planning authorities to ensure that there is an adequate landbank for construction aggregates. Any significant impacts will be addressed by policies in the Minerals Subject Local Plan governing environmental protection.</p> <p><b>Recommendations:</b> No change.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy M4: Opencast Coal Operations</b>		
<b>Draft Plan Reference:</b> Policy M4: Opencast Coal Operations		
<b>Change from Draft Policy/Proposal</b> No change.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	+/ <b>X</b>	Both positive contribution and negative impact possible. Opportunities for both where restoration of derelict and/or degraded land is achieved.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+/ <b>X</b>	Both positive contribution and negative impact possible. Opportunities for both where restoration of derelict and/or degraded land is achieved.
5. Regenerate degraded environments	+	Policy directly implements the objective where it secures the restoration of derelict and/or degraded land.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+/ <b>O</b>	Policy contributes to the objective in protecting communities from the adverse effects of opencast coal operations.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<p><b>Comments:</b> The policy addresses a key element of the Fife economy and landscape. Given that the Plan cannot veto opencast coal operations, the policy aims to protect the environment and communities and gives clear guidance on the circumstances in which proposals will be supported. The policy is particularly positive for the environment in its focus on stabilising land, delivering regeneration and securing the restoration of derelict and degraded land.</p> <p><b>Recommendations:</b> No change.</p>		

Chapter 3 Strategic Policies and Proposals	POLICY/PROPOSAL APPRAISAL	
<b>Policy W1: Strategic Waste Management</b>		
<b>Draft Plan Reference:</b> Policy W1: Strategic Waste Management Facilities		
<b>Change from Draft Policy/Proposal</b> Major changes Policy now takes a strategic overview of where waste management facilities should be located and supports recycling and other alternatives to landfill.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	+/o	Adequate planned facilities should help reduce fly tipping and associated problems.
3. Protect, enhance and where necessary restore species and habitats	+/o	
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	+/o	Policy encourages recycling which will contribute to waste reduction process.
11. Protect the environment from pollution	+/o	Adequate planned facilities should help reduce fly tipping and associated problems.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<p><b>Effect of Policy/Proposal Change(s):</b> The policy provides more strategic guidance yet retains support for Best Practical Environmental Option and support for more sustainable waste management. [Original Policy W1 included in Local Plans.]</p> <p><b>Comments:</b> Adequate provision of waste management facilities for all waste streams. This should assist illegal disposal with knock on benefits for the natural and built environment.</p> <p><b>Recommendations:</b> No Change.</p>		



Chapter 4 Safeguarding And Improving Fife's Environment	POLICY/PROPOSAL APPRAISAL	
Policy ENV1: Landscape Setting of St Andrews and Dunfermline		
Draft Plan Reference: Policy ENV1: Landscape Setting of St Andrews and Dunfermline		
Change from Draft Policy/Proposal Minor. Reworded for clarity.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+/0	Policy contributes to the objective in defining areas where development will be limited.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	?	Uncertainty in predicting contribution or impact. Will require appraisal at local plan level when boundaries identified.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+	Policy directly implements this objective in protecting the character, setting and critical views top and from the historic cores of Dunfermline and St Andrews.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	+	Policy directly implements the objective by protecting the historic townscape.
7. Protect, enhance and where necessary restore the historic environment	+	Policy directly implements the objective by protecting the historic environments of St Andrews and Dunfermline.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	+	Policy directly implements the objective, focussing on protection of historic cores.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective. Visual rather than social effects.
<b>Effect of Policy/Proposal Change(s):</b> Revision to wording for clarity.		
<p><b>Comments:</b> Impacts are unlikely to be significant at the strategic level of appraisal. Appraisal of appropriate local plans will address impacts more fully when they define green belt boundaries. The policy specifically deals with landscape issues, but does not address the potential social and economic effects of green belt designation.</p> <p><b>Recommendations:</b> No change to revised Policy ENV1. Appraisal of green belt boundaries through local plans.</p>		

Chapter 4 Safeguarding And Improving Fife's Environment	POLICY/PROPOSAL APPRAISAL	
<b>Policy ENV2: Nature Conservation – International Sites</b>		
<b>Draft Plan Reference:</b> Policy ENV4: Nature Conservation – International Sites		
<b>Change from Draft Policy/Proposal</b> Renumbered as Policy ENV2. Major. Addition of text to address wider range of potential developments and reference about Nature Conservation (Scotland) Act 2004 powers.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+	Policy directly implements the objective by affording strong protection to sites of international nature conservation importance. Policy now has a commitment to protecting and promoting biodiversity.
2. Protect and enhance the water environment including coastal and river systems	+	Policy directly implements the objective by setting out strict criteria for site protection and requiring appropriate assessment where development is likely to affect these sites. Policy now has a commitment to protecting and promoting biodiversity.
3. Protect, enhance and where necessary restore species and habitats	+	Policy directly implements the objective by setting out strict criteria for the protection and requiring appropriate assessment where development is likely to affect these sites. Policy now has a commitment to protecting and promoting biodiversity.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	May be able to address if within Natura area or potential to improve biodiversity.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy could be active if pollution was considered to have a potentially adverse impact on Natura area or potential to act against biodiversity interests.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s): Additions</b> strengthen approach to Natura sites and to biodiversity.		
<b>Comments:</b> This is a positive policy that takes forward the commitment to international nature conservation obligations. A hierarchical approach is adopted to nature conservation, with sites of international importance, Natura 2000 and Ramsar sites, being afforded the highest level of protection. Policy also supportive of protecting and promoting biodiversity.		
<b>Recommendations:</b> No change to revised Policy ENV2.		

Chapter 4 Safeguarding And Improving Fife's Environment	POLICY/PROPOSAL APPRAISAL	
<b>Policy ENV3: Nature Conservation – National Sites</b>		
<b>Draft Plan Reference:</b> Policy ENV5: Nature Conservation – National Sites		
<b>Change from Draft Policy/Proposal</b> Renumbered as Policy ENV3. Major. Addition of text to address wider range of potential developments and reference about Nature Conservation (Scotland) Act 2004 powers.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+	Policy directly implements the objective by affording strong protection to sites of national nature conservation importance.
2. Protect and enhance the water environment including coastal and river systems	+	Policy directly implements the objective by offering strong protection to sites of national nature conservation importance.
3. Protect, enhance and where necessary restore species and habitats	+	Policy directly implements the objective by offering strong protection to sites of national nature conservation importance.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+	Policy directly implements the objective by offering strong protection to sites of national nature conservation importance, which contribute to local distinctiveness.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> Policy now promotes greater protection of natural environment and is more supportive of biodiversity.		
<b>Comments:</b> This is a positive policy that takes forward the commitment to international obligations. A hierarchical approach is adopted to nature conservation, with sites of national importance, National Nature Reserves and Sites of Special Scientific Interest, afforded an appropriate level of protection. Policy gives support to biodiversity issues. Sites of regional or local importance are addressed in local plans.		
<b>Recommendations:</b> No change to revised Policy ENV3.		

Chapter 4 Safeguarding And Improving Fife's Environment	POLICY/PROPOSAL APPRAISAL	
Policy ENV5: Nature Conservation Enhancement		
Draft Plan Reference: Policy ENV6: Nature Conservation Enhancement		
Change from Draft Policy/Proposal Renumbered as Policy ENV5. Minor. Word species inserted to address biodiversity requirements.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+	Policy directly implements the objective by requiring early consideration of potential impacts on designated sites.
2. Protect and enhance the water environment including coastal and river systems	+	Policy directly implements the objective by requiring early consideration of potential impacts on designated sites.
3. Protect, enhance and where necessary restore species and habitats	+	Policy directly implements the objective by requiring early consideration of potential impacts on designated sites.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+	Policy directly implements the objective by requiring early consideration of potential impacts on designated sites.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<p><b>Effect of Policy/Proposal Change(s):</b> Policy extended to take account of species.</p> <p><b>Comments:</b> A positive policy that requires ecological appraisal of development likely to have an impact on sites of importance for nature conservation and to ensure that any potential detrimental effects are minimised or mitigated. The revised wording allows consideration to be given to a wide range of habitats, which support a flora and fauna.</p> <p><b>Recommendations:</b> No change.</p>		

Chapter 4 Safeguarding and Improving Fife's Environment	POLICY/PROPOSAL APPRAISAL	
Policy ENV5: Forestry		
Draft Plan Reference: Policy ENV7: Forestry		
Change from Draft Policy/Proposal Renumbered as Policy ENV5. No change.		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	+/0	Policy contributes to the objective. Forestry development would not sterilise soils from future uses. Type of forestry proposed may dictate impacts.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	+	Policy directly implements the objective. Forestry and community woodland will help to enhance biodiversity.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	+	Policy directly implements the objective, requiring consistency with the Fife Landscape Character Assessment and enhancement of the landscape setting of settlements.
5. Regenerate degraded environments	?	Uncertainty in predicting contribution or impact. May be opportunities to rehabilitate previously developed sites.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	+	Policy directly implements. New woodland planting will contribute to offsetting of carbon dioxide emissions.
12. Improve accessibility and interconnection	-	Policy outwith scope of this objective.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	-	Policy outwith scope of this objective.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<b>Comments:</b> This is a positive policy that supports forestry and community woodland planting proposals while securing a range of environmental, social and economic benefits. The policy gives clear guidance for proposals.		
<b>Recommendations:</b> No change.		

Chapter 4 Safeguarding and Improving Fife's Environment	POLICY/PROPOSAL APPRAISAL	
Policy ENV6: Countryside Recreation and Access		
Draft Plan Reference: Policy ENV8: Countryside Recreation and Access		
Change from Draft Policy/Proposal Renumbered as Policy ENV6. No change		
Sustainability Objective	Contribution or Impact	Comments
1. Protect and use soils in a sustainable way	-	Policy outwith scope of this objective.
2. Protect and enhance the water environment including coastal and river systems	-	Policy outwith scope of this objective.
3. Protect, enhance and where necessary restore species and habitats	-	Policy outwith scope of this objective.
4. Protect, enhance and where necessary restore landscape character, local distinctiveness and scenic value	-	Policy outwith scope of this objective.
5. Regenerate degraded environments	-	Policy outwith scope of this objective.
6. Protect, enhance and where necessary restore building character and townscape	-	Policy outwith scope of this objective.
7. Protect, enhance and where necessary restore the historic environment	-	Policy outwith scope of this objective.
8. Reduce energy consumption	-	Policy outwith scope of this objective.
9. Reduce the need for travel and journey length	-	Policy outwith scope of this objective.
10. Reduce waste	-	Policy outwith scope of this objective.
11. Protect the environment from pollution	-	Policy outwith scope of this objective.
12. Improve accessibility and interconnection	+	Policy directly implements the objective by giving strong support for the development of long-distance and local path networks.
13. Protect and enhance town centres	-	Policy outwith scope of this objective.
14. Improve the quality, range and condition of housing	-	Policy outwith scope of this objective.
15. Reduce unemployment in Fife, particularly in its regeneration areas	-	Policy outwith scope of this objective.
16. Make communities stronger and safer	+	Policy directly implements the objective, giving strong support to the development of path networks, which support healthier communities and increase recreation opportunities.
<b>Effect of Policy/Proposal Change(s):</b> No change.		
<b>Comments:</b> The policy is positive and very specific, supporting the maintenance and extension of long-distance and local path networks.		
<b>Recommendations:</b> No change.		

## APPENDIX D Consultation Authority to Scoping Document

### Response from Scottish Natural Heritage

ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES (SCOTLAND) REGULATIONS,  
2004 - FIFE MATTERS, FINALISED FIFE STRUCTURE PLAN 2006-20026

Thank you for consulting Scottish Natural Heritage via the SEA Gateway on the Scoping Report for the Strategic Environmental Assessment of the Fife Structure Plan. SNH's comments, in its role as a Consultation Authority under the Regulations, on the scope and level of detail to be included in the Environmental Report and are set out below.

Scope of assessment and level of detail

In general SNH welcomes the approach which the Council is planning to take to prepare its Environmental Report. The scope and level of detail proposed for the environmental report is sufficient in most of the areas where Responsible Authorities are required to provide information. However, there are six areas where SNH is concerned that the scoping report has not set out information which should be included within the Environmental Report, where this information is incomplete or requires some clarification.

1. There are additional plans and programmes which SNH considers should influence the plan and are relevant to its implementation, particularly:

- \* NPPG 14 - NATURAL HERITAGE/ NPPG 11 - SPORT, PHYSICAL RECREATION AND OPEN SPACE/ NPPG 13 - COASTAL PLANNING with reference to the quality and accessibility of open-space and green-space
- \* Fife Council's Access Strategy, due for completion in Q1 2006
- \* Fife Council's landscape capacity study for wind farms, due to complete Q1 2006
- \* FETA plans/programmes for Forth crossings
- \* City Region Planning
- \* Fife Environment Network - Environmental Strategy for Fife
- \* Guidance on local landscape designations published in 2005 by SNH and Historic Scotland

2. Areas of baseline data where some clarification is required, particularly:

- \* SEA topic areas - land currently under a local landscape designation, this should be included so that it is clear where the current baseline is set in the event of any review of local landscape designation policy by Fife Council
- \* SEA topic areas - areas of local nature conservation importance, SNH seeks clarity that this also includes designated wildlife sites and significant semi-natural habitats as well as LNRs. This would link it to Fife Environment Network's targets and indicators.

3. The plan does not identify key environmental problems in the sectors covered by the plan and relevant aspects of the current state for the environment. The proposed actions to address these issues could also be usefully set out in the scoping study. Although the scoping report refers to the Sustainability Appraisal already carried out on the Structure Plan proposals this does not provide a guide to key environmental problems. One approach to setting this information out is to list the key issues by development plan topic (e.g. environment, housing, transport), briefly describe each key issue/ problem (e.g. wind farm proposals) and then list the proposed actions to address the issue. Some key issues that SNH consider should be described and considered here are listed in the attached annex.

4. The scoping report does not indicate alternative options that might be considered or identify any environmental criteria that will be used in appraising alternative options. No suitable methods are indicated for establishing alternatives. The suggested comparison between the final plan and the draft plan is not a sufficient robust method to identify alternatives

5. There is insufficient consideration of measures to monitor the environmental impacts of the plan or programme implementation.

6. The report does not say how the sustainability proposal will deal with cumulative impact.

Concluding remarks

We hope these comments are helpful. We would welcome the opportunity to discuss our response in more detail with your team. Please note that this response is in the context of the SEA Regulations and our role as a Consultation Authority. We understand that we will be separately consulted on our views regarding the Environmental Report and the Plan.

Yours sincerely

1. Robin Payne  
Operations Manager Scottish Natural Heritage Fife and Falkirk

2. Annex

#### LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT OF IMPLEMENTING THE PLAN THAT WARRANT ASSESSMENT WITHIN THE ENVIRONMENTAL REPORT

3. Landscape impacts of large and medium scale developments The environment of many towns (including, but not exclusively, St Andrews) are sensitive to development and are environments valued by their inhabitants and visitors. The qualities of these towns and their landscape settings could be compromised by over-development. SNH would therefore seek an assessment of how the large scale and medium scale developments, as proposed, will impact on the landscape of settlements within Fife such as Glenrothes, Rosyth, Dunfermline, Cupar, St Andrews etc. The medium scale developments should be considered as comprehensively as many of the larger developments as they are often being introduced into a more sensitive, intimate, landscape.

4. Access Opportunities  
SNH would seek the SEA to consider how policies DC1 and 2 will impact on the environment by providing access into potentially sensitive areas of the natural heritage.

5. The "multi-modal" Forth Crossing at Queensferry and associated infrastructure. As the West Edinburgh Local Plan and the National Planning Framework acknowledge, but do not resolve, the western approaches to Edinburgh constitute a significant bottleneck to travellers from Fife, Falkirk, Stirling, West Lothian and beyond. This situation can only be exacerbated by more road traffic from Fife. This is not a situation that Fife's Structure Plan or Transport Plans can resolve alone. It requires the co-operation of the City of Edinburgh and other Councils and the Scottish Ministers, and it requires a strategic approach to transport needs in central and south east Scotland. SNH would seek the SEA for Fife's Structure Plan to consider the likely environmental impacts of any proposed additional crossing, in its widest strategic context, as well as its likely impacts on internationally and locally important sites within the immediate area.

#### Greenbelt

The SEA should look at what benefits the proposed greenbelt policy will have on the environment of key settlements and options for increasing that benefit by strengthening the policy.

#### 5.1 Wind farms

The SEA should consider the landscape and environmental impact of the proposed 'key areas of search', with particular regard to cumulative impact. The Landscape Capacity Study for wind farm development should assist with this.

#### Mineral Extraction

Fife is currently under considerable pressure from both coal open-cast and sand and gravel operations. SNH would seek a comprehensive consideration of the impacts of these policies, again with particular emphasis on the cumulative landscape impact and the location of these developments. SNH would also seek an SEA to consider the restoration of such sites with a realistic approach to the affordability and long term management of any proposed restoration.

Development along the SPA (Special Protection Area) Fife's coastline has a European designation, as part of the Firth of Forth SPA or as part of the Tay and Eden Estuary SPA. The structure plan identifies significant development pressure on the SPA, particularly within the Forth. SNH would therefore seek for the SEA to cover potential impacts, singular and cumulative on the SPA, consider alternatives and potential mitigation measures.

## Response from Historic Scotland

Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004  
Fife Matters - Finalised Structure Plan 2006-2026: Scoping Report

Thank you for consulting Historic Scotland on the scoping report prepared for the environmental assessment of the Fife Matters - Finalised Structure Plan 2006-2026, sent to the Scottish Executive SEA Gateway on 30 November 2005.

I note that the preparation of the replacement Structure Plan began in January 2003, before the SEA Regulations were introduced, and that it is anticipated that the Finalised Structure Plan will not be approved before 22 July 2006. I understand that the draft Structure Plan was the subject of public consultation during March to May of this year. I should point out that I would have expected an Environmental Report to accompany the draft Structure Plan and I have some concerns about undertaking the SEA at this late stage of plan preparation. However, I note that you have undertaken a Sustainability Appraisal of the draft Structure Plan and that this accompanied the draft Structure Plan during the public consultation stage.

I am not clear from the scoping report how comments on the Environmental Report will be taken into account at the Finalised Structure Plan stage. Do you intend to undertake a further stage of public consultation before the Finalised Structure Plan is submitted to Scottish Ministers? I would welcome clarification on these points.

I have reviewed the scoping report on behalf of Historic Scotland in its role as a Consultation Authority under the above regulations (Regulation 17). This letter contains the views of Historic Scotland on the scope and level of detail of the information to be included in the Environmental Report (part 1), and the duration of the proposed consultation period (part 2). I have also provided detailed comments on the scoping report in the annex to this letter.

### 1. Scope of assessment and level of detail

1.1 My understanding from the scoping report is that the environmental assessment will include assessment of all of the policies contained in the Finalised Structure Plan. I am content with this.

1.2 I note that all of the environmental parameters listed in Schedule 2 of the regulations are scoped into the environmental assessment.

1.3 I understand that you intend to use SEA objectives as an assessment tool, and that two of the SEA objectives are directly concerned with the historic environment. For information, I should point out that the definition and scope of the "historic environment" utilised by HS is set out in NPPG 18 and includes:

- \* scheduled ancient monuments
- \* historic buildings
- \* designed gardens and landscapes
- \* archaeological sites
- \* townscapes
- \* historic landscapes
- \* the wider setting of the features listed above

Please note that this list should be read as including conservation areas and maritime archaeology. Accordingly, the assessment should take these features into account, where appropriate, when considering impact on the historic environment overall.

### 2. Consultation period for the Environmental Report

2.1 I am content with the 8 week period proposed for consultation on the Environmental Report. For administrative purposes, Historic Scotland considers that the consultation period commences on receipt of the relevant documents by the SEA Secretariat.

2.2 At the Environmental Report stage, I would prefer to receive paper copies of the report and the Finalised Fife Structure Plan both of which should be sent via the Scottish Executive Gateway in line with the procedures set out in the Consultation Authorities' draft Information Note (a copy of which is enclosed).

None of the comments contained in this letter should be construed as constituting a legal interpretation of the requirements of the SEA regulations. They are intended rather as helpful advice, as part of Historic Scotland's commitment to capacity-building in SEA. If you consider that these comments would most usefully be discussed at a meeting, please do not hesitate to contact me.



Yours sincerely

Amanda Chisholm  
Strategic Environmental Assessment Team Leader

Annex A: Detailed comments on the scoping report

#### Plan Context

1. Table 1 usefully sets out the plans and programmes to be analysed, and their relationship to the Structure Plan. As part of your review of the relevant policy framework you may wish to refer to the following policy document, as it is relevant to the historic environment:

\* Passed to the Future (Historic Scotland's policy for the sustainable management of the historic environment, available at <http://www.historic-scotland.gov.uk/index/policyandguidance/free-publications/free-publications-3.htm>)

#### Baseline environmental data

2. I would find it useful if a map is included in the Environmental Report showing the Structure Plan area.

3. Section 2.2 sets out the baseline data that will be collated to inform the environmental assessment. I have a number of comments here:

\* Baseline data is identified by SEA Topic. "Cultural heritage" and "landscape" might be better treated separately.

\* I note that information will be gathered on 'archaeological sites and monuments' and I assume that this will include

Scheduled Ancient Monuments as well as unscheduled sites included on the SMR.

\* Please note that the term "at risk" refers to the condition of historic buildings, and I am not sure how the Structure Plan would affect this.

4. Annex B to this letter sets out information on the historic environment and how this can be obtained.

5. I note that the scoping report does not contain any detail of the indicators that will be used to monitor the environment impacts of the Structure Plan. When identifying indicators, you may wish to take into account the remit of the Structure Plan and how activities will affect (or otherwise) the identified features. I would be happy to assist in the development of indicators for the historic environment.

#### Environmental problems

6. Table 3 sets out the key environmental problems that are relevant to the Structure Plan. I have no comments to make.

#### Alternatives

7. I note that due to the advanced stage of plan preparation there are no alternative proposals included in the Finalised Structure Plan for consideration. My understanding from the scoping report is that alternative locations, required to meet the 20 year growth forecast, were assessed at the consultation stage as part of the sustainability appraisal. I would be grateful for clarification as to whether you intend to report this as part of the Environmental Report.

#### Framework for assessing/mitigating environmental effects

8. SEA Objective 7 currently states "protect, enhance and where necessary restore the historic environment". Some features of the historic environment do not lend themselves to restoration and, accordingly, I would be grateful if you amend "necessary" to "appropriate".

9. I note that the assessment objectives and criteria are based on those used in the sustainability appraisal of the draft Fife Structure Plan. You may wish to consider whether the inclusion of socio-economic objectives (e.g. SEA objectives 14, 15 and 16) is appropriate for an environmental assessment. Several of the proposed SEA objectives are in fact objectives for the Structure Plan and relate more to planning objectives than to the assessment of environmental impact.

10. I welcome the intention to provide a short commentary within the assessment matrix to explain the conclusions of the assessment. I also suggest that, when documenting the environmental assessment in the Environmental Report, it would be useful to set out any assumptions that were made during the assessment. This will help to make the assessment more transparent.

11. I would have found it useful if the scoping report had also provided an indication of some of the likely impacts of the Structure Plan. Impacts on the historic environment should be considered in terms of the following:

\* direct i.e. loss and or damage to a feature of the historic environment; effects on setting

\* indirect e.g. through changes to surface drainage patterns, local air quality

12. Impacts on historic environment features often depend on the land-take associated with infrastructure and supporting activities, and may be avoided through appropriate locational measures. The assessment should consider short, medium and long term effects, permanent and temporary effects and secondary, cumulative and synergistic effects.

13. When undertaking the environmental assessment, you may find that some impacts are uncertain at the strategic level, for example due to dependence on locational factors. In such circumstances it may be appropriate to flag the issue as requiring more detailed consideration at a lower level e.g. at the Local Plan level. It would therefore be useful to know how Fife Council intend to capture any issues flagged at this stage.

14. Mitigation should be considered in the Environmental Report using the mitigation hierarchy i.e. avoid, reduce, remedy or compensate (for negative effects) and enhancement where appropriate (for positive effects). Please note that any enhancement of the historic environment should only be undertaken where appropriate and should be discussed with Historic Scotland in the first instance when features of national interest are being considered.

#### Next steps

15. As noted above, I am not clear from the scoping report whether the Environmental Report will accompany the Finalised Structure Plan for public consultation prior to submission to Scottish Ministers, and would welcome clarification.

16. I note that you intend to consult with an identified group of organisations on the Environmental Report. You may wish to consider whether this approach complies with the requirements of the SEA Regulations, specifically Regulation 18.

Annex B: Information held by Historic Scotland (HS)

B.1 To comply with the Freedom of Information (Scotland) Act 2002, HS has published a publication scheme to provide access to information collected, held and used by HS. This publication scheme is a guide to the information which HS routinely makes available either electronically through its website, or via its offices. HS's publication scheme can be viewed on the HS website ([http://www.historic-scotland.gov.uk/foi\\_publication\\_scheme\\_feb05.pdf](http://www.historic-scotland.gov.uk/foi_publication_scheme_feb05.pdf)).

B.2 Historic Scotland will provide advice on cultural heritage as it relates to the historic environment. This comprises the tangible built heritage - historic buildings and townscapes (including Conservation Areas), parks and gardens, designed landscapes, scheduled ancient monuments, archaeological sites and landscapes, protected wrecks, and underwater archaeology. It also includes the wider setting of these features and areas as well as places important for their historic associations. Information on the historic environment is available from a variety of sources.

B.3 Information on Scheduled Ancient Monuments, Listed Buildings, The National Monuments Record of Scotland (NMRS) and the Inventory of Gardens and Designed Landscapes is provided on Pastmap, a map-enabled query system (<http://www.PASTMAP.org.uk>) developed jointly by Historic Scotland and the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS). Information on scheduled ancient monuments and listed buildings is also available through the Historic Scotland website. The RCAHMS website also provides information on NMRS sites (see below for addresses). The underlying scheduled ancient monument and listed building data displayed on Pastmap is also available, under licence, in GIS format (contact [hsgimanager@scotland.qsi.gov.uk](mailto:hsgimanager@scotland.qsi.gov.uk)).

B.4 Detailed supporting information on historic gardens and designed landscapes is provided in the Inventory of Gardens and Designed Landscapes. The Inventory can be consulted at HS offices or is available to purchase from HS and SNH (see below for addresses). The underlying gardens and designed landscape data used on Pastmap is available from Scottish Natural Heritage (contact [data\\_supply@snh.gov.uk](mailto:data_supply@snh.gov.uk)). The Inventory is currently being updated; for up-to-date information please contact Historic Scotland's Project Manager Tony Cairns ([tony.cairns@scotland.qsi.gov.uk](mailto:tony.cairns@scotland.qsi.gov.uk) <<mailto:tony.cairns@scotland.qsi.gov.uk>> ) or the Landscape Historian ([raoul.curtis-machin@scotland.qsi.gov.uk](mailto:raoul.curtis-machin@scotland.qsi.gov.uk)).

B.5 Information on historic landscapes, in particular historic land-use assessment and NMRS data, can be obtained from the RCAHMS website (<http://www.rcahms.gov.uk>).

B.6 The Historic Scotland website (<http://www.historic-scotland.gov.uk>) also provides information on World Heritage Sites.

B.7 Information on designated wrecks is available, under licence, in GIS format (contact [hsgimanager@scotland.qsi.gov.uk](mailto:hsgimanager@scotland.qsi.gov.uk)). Information on the wider maritime archaeology is available from the NMRS.

B.8 Information on the historic environment is also held by local authority archaeology services, who will provide information on Conservation Areas and sites included on the Sites and Monuments Record (known sites which are not scheduled or listed). Contact details are provided on the HS website.

B.9 Contact Addresses:

Historic Scotland	NMRS and RCAHMS
Longmore House	John Sinclair House
Salisbury Place	16 Bernard Terrace
Edinburgh EH9 1SH	Edinburgh EH8 9NX
Tel: 0131-668-8600	Tel: 0131-662-1456
<a href="http://www.historic-scotland.gov.uk">www.historic-scotland.gov.uk</a>	<a href="http://www.rcahms.gov.uk">www.rcahms.gov.uk</a>

Inventory volumes 1-5 can be obtained from:      Inventory supplementary volumes can be obtained from:

Scottish Natural Heritage	The Publications Department
Publication Section	Technical Conservation Research & Education (TCRE)
Battleby	Longmore House
Redgorton	Salisbury Place
Perth	Edinburgh EH9 1SH
Tel: 01738 444177	Tel: 0131 668 8638

## Response from Scottish Environment Protection Agency

Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004  
fife matters - finalised structure plan 2006-2026 -SCOPING Report

I refer to your scoping consultation in relation to the above Regulations in respect of the finalised Structure Plan for Fife, submitted to SEPA via the Scottish Executive SEA Gateway on 30 November 2005. SEPA's comments are as follows.

It is noted that in addition to the Scoping Report the Sustainability Appraisal for the draft Plan has also been submitted for information. It is presumed that all information relevant to the SEA is found within the Scoping Report, however, SEPA has made some comments on the cross over between Sustainability Appraisal and SEA below.

It would seem that this SEA is being completed at the end of the Plan making process and that as the Plan is unlikely to be approved before 22 July 2006 then SEA will be a statutory requirement. It is not clear how the Regulations will be met in relation to further consultation on the Plan itself and ensuring that the SEA process will be taken into consideration prior to the adoption of the Plan. SEPA requests clarification as to how the Council intend to meet the requirements of the Regulations and would be happy to attend a meeting with the Council and other Consultative Authorities to discuss this and other issues.

SEPA has used Table 3.2 set out on page 22 of the Scottish Consultation Authorities' publication 'Information for Responsible Authorities' (available on SEPA's website: [www.sepa.org.uk](http://www.sepa.org.uk)) to inform its response. This table is copied in Annex 1 for ease of reference.

1. Context

1a - The Plan/Strategy

Background Information

The Scoping Report provides clear information on the purpose of the Plan, the area and time periods covered and an outline of the timescales for preparation. In relation to the preparation of the Plan it is noted that while it was prepared taking into account a variety of SEA legislation and guidance, it does not state that it takes full account of the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004; those which the assessment must comply with.

Relationship with other Strategies, Plans and Programmes Table 1 provides a list of the plans, programmes and policies relevant to the Strategy and includes a brief explanation of the important environmental objectives and how they affect or are affected by the Plan. The list seems to include many of those which SEPA would expect to see covered, however consideration should also be given to including in the ER:

- \* The Scottish Sustainable Development Strategy (newly published); and
- The revised Scottish Climate Change Programme (being prepared by the Scottish Executive and subject to voluntary SEA); and
- \* It is noted that while the Community Plan is included the Environmental Strategy for Fife is not.

It is noted that the Sustainability Appraisal includes a much larger range of other strategies, plans and programmes. While the exclusion of documents from the SEA relating purely to social and economic issues is appropriate, it is not clear why other documents (such as some of the SPPs and PANs) have been excluded. For example, for SPP3 one of the key relevant sustainability considerations highlighted in the Sustainability Appraisal is 'ensuring approved green belts remain effective' and 'increasing energy efficiency'; issues which are relevant to SEA. Equally key relevant sustainability consideration of NPPG9 and NPPG 11 are stated as 'avoid harm to other natural features and the built environment and minimise effects of noise, visual intrusion and vehicle emissions' and 'protect and enhance parks and open spaces and other land of recreational amenity or wildlife value' respectively, yet neither of these guidelines are included in the SEA table.

The Council may also wish to consider whether the following SEPA policies, available on the SEPA website, are relevant to the Strategy:

- \* Groundwater Protection Policy for Scotland (Policy 19);
- \* Policy on the Culverting of Watercourses (Policy 26); and
- \* Draft Policy on Provision of Waste Water Drainage in Sewered Areas. This is currently being consulted upon and is available from [www.sepa.org.uk/consultation/index.htm](http://www.sepa.org.uk/consultation/index.htm).

#### 1b - The Area

##### Current State of the Environment

The Scoping Report states that baseline data is still to be gathered, yet the Sustainability Appraisal document includes some well presented tables which provide useful baseline data (for example 'trends') most of which is relevant to SEA. SEPA therefore queries why this information, or a summary of it, is not presented in the Scoping Report.

In summary, baseline data should provide information on the Structure Plan geographical area and topic. i.e. strategic development. The ER needs to provide enough information of a sufficient scope and level of detail to allow the likely significant environmental effects of the Strategy to be identified in the subsequent assessment. As the assessment will cover all the environmental issues outlined in the Regulations then the baseline data, and the identification of problems, should equally cover all these issues or any related SEA objectives. The identification of SEA objectives at an early stage can help to streamline the baseline data collection process.

SEPA holds significant amounts of environmental data, such as watercourse classification, which could be of interest to the Council in preparing both the baseline assessment and environmental problem aspect of the ER. Many of these data are now readily available on SEPA's website and a copy of our publications list is available from [www.sepa.org.uk/access/index.htm](http://www.sepa.org.uk/access/index.htm). Table 2.1 of the aforementioned 'Information for Responsible Authorities' publication outlines a generic list of information that is available on the website. This table is copied in Annex 2 for ease of reference. Other local information may also be available from SEPA's Registry in Riccarton whom should be contacted directly on tel: 0131 4497296.

Existing Environmental Problems in the Area and Sector Table 3 provides a very small list of existing environmental problems. SEPA is concerned by its limitation. SEPA does not consider that the current list of problems is appropriate for the Structure Plan, especially as further on in the Report it is determined that all the environmental aspects of the Regulations will be included in the assessment.

SEPA would expect to see significantly more information on the environmental problems in Fife outlined in the ER. Environmental problems related to each of the environmental issues should be detailed. For example, what is the air quality in Fife, are there known hot spots, and what are they related to (traffic, industrial plans?). What is the extent of contaminated land or land contamination in Fife? Are there coastal flooding issues?

Likely Future Changes to the Environment without the Strategy No information is presented on the likely future environmental conditions without the Strategy, yet this is considered in the Sustainability Appraisal. SEPA would have welcomed a summary of this in the Scoping Report. This is a requirement under Schedule 2 of the Regulations and should be addressed in the ER. An analysis of the likely future environmental conditions without the Strategy helps to assess the effectiveness of the Strategy.

#### 2. Scope

##### 2a - Scope and Level of Detail

Environmental Issues to be Scoped In and Scoped Out Table 4 indicates that all of the environmental issues outlined in the Regulations have been scoped in to the process at this stage. SEPA agrees with this assessment.

##### Level of Detail of Assessment

It is difficult to determine the level of detail the assessment will go into, however, it would seem that individual aims, policies and proposals will be assessed separately. If this is the case, then SEPA considers this approach, where all aspects of the Plan which are likely to have significant impacts are being assessed, as good practice.

##### 2b Alternatives & Mitigation

While it is not a requirement that the final Plan itself includes a range of alternatives it is a requirement of the Regulations that the ER should identify, describe and evaluate the likely significant effects on the environment of implementing the plan and reasonable alternatives. It would seem that the Council have considered alternatives in relation to the Plan timescale, the distribution of development with the geographical area and possible sites. SEPA would therefore expect these alternatives to be detailed in the full ER.

It is noted that the assessment pro-forma and matrix will include a 'recommendations' box on how the policy/aim/proposals will be amended in light of the assessment. SEPA welcomes this approach, whereby assessment results are directly related to mitigation measures. Other mitigation measures, such as including additional policies, could also be included in this section.

### 3. Methods

#### 3a - Assessment Method

Proposed Draft SEA Objectives and Indicators While SEPA acknowledges that the Council has undertaken Sustainability Appraisal on the Draft Structure Plan.

The purpose of the Scoping Report and ER is to concentrate on purely environmental assessment. Socioeconomic issues should not form part of the assessment pro-forma and matrices and should, preferably, be excluded from the Scoping Report and ER or if it is the intention of the Council to undertake a full Sustainability Appraisal of the Finalised Plan then it is important that the SEA should be a discrete and easily identifiable part of the wider Sustainability Appraisal. Currently this is not possible in the Scoping Report and SEPA recommends that this disassociation be made clear in the ER.

SEPA welcomes the establishment of objectives which largely have a positive or negative aspect to them (e.g. "Increase...." or "Decrease.." as this will allow for connectivity with targets (e.g. "To reduce by x%" or "to increase by y%") and with monitoring indicators (i.e. data sources which allow the Council to determine progress towards x or y). Any indicators need to relate directly to the SEA objectives so that they are able to measure progress. As outlined above, SEPA would welcome the setting of specific targets relative to these objectives.

#### Assessment Methodology

Some of the language used in the 'Scoring' section suggests that the assessment has already taken place and this is confusing. It is also not clear what the score '+/X' means; is it 'both positive and negative contribution or impact?' This should be clarified in the ER.

However, apart from the issue previously outlined, the proposed pro-forma/matrices, which SEPA is pleased to note includes a commentary box to provide justification for the assessment decisions and a recommendations section, seems a suitable way to carry out and present the assessment.

#### 4. Next Steps

##### 4a - Consultation

SEPA considers eight weeks a reasonable timeframe for consultation on the ER. However, it does not seem that it is possible for this consultation (which must be accompanied by the Plan itself) to take place and then for the finalised Plan to be revised to take into consideration every opinion expressed in response to the consultation, as is required by the Regulations, before 'early 2006' as is proposed.

As stated at the beginning of this letter SEPA would be happy to attend a meeting to discuss any of the issues outlined. If you wish to discuss any of the above I can be contacted via SEPA's SEA Gateway at [sea.gateway@sepa.org.uk](mailto:sea.gateway@sepa.org.uk).

Yours sincerely

Susan Haslam  
Senior planning officer (SEA)  
Planning UNIT (NORTH REGION)

Electronic copy: Neil Deasley, Linda White

Enc.

ANNEX 1 - Extract Table 3.2 entitled "Coverage of a Scoping Report" from  
SEPA, SNH and Historic Scotland (2005) "Information For Responsible  
Authorities" - [www.sepa.org.uk/pdf/consultation/current/sea/annex\\_b.pdf](http://www.sepa.org.uk/pdf/consultation/current/sea/annex_b.pdf)

- 1 Context
- a The Plan
  - \* Plan name, area covered, period covered, timescales for preparation
  - \* Legal requirement for plan
  - \* Plan purpose, subject and proposed objectives
  - \* Relationship with other relevant Plans and Programmes
- b The Area
  - \* Summary of existing environmental problems in the area/sector covered by the plan or programme and relevant aspects of the current state of the environment
  - \* Summary of likely future changes to environment without the plan
  - \* Environmental characteristics of areas likely to be significantly affected by the plan or programme
  - \* Relationship with existing environmental objectives relevant to the plan or programme. These may be European objectives set by Directives, national objectives set by legislation or policy or they may be local/regional objectives
- 2. Scope
  - a Scope and Level of Detail
    - \* Summary of the environmental issues to be considered in the Environmental Report with justifications
    - \* Summary of any environmental issues not to be considered in the Environmental Report with justifications
    - \* Summary of the proposed level of detail of assessment - e.g. will the assessment focus on very detailed policies in the plan, or just strategic objectives?
  - b Alternatives & Mitigation
    - \* Where possible, a summary of intended approach to assessing alternatives (e.g. type and scale of alternatives that may be assessed)
    - \* Where possible, the proposed approach for identification of mitigation
- 3. Methods
  - a Assessment Method
    - \* A brief summary of the proposed approach to the assessment which might include:
      - o Summary of existing work to date
      - o Proposed (draft) SEA objectives
      - o Proposed approach to assessment including use of SEA objectives
      - o Proposed (draft) indicators
- 4. Next Steps
  - a Consultation
    - \* Proposed consultation period for the Environmental Report

ANNEX 2 - Extract Table 2.1 entitled "Information held by SEPA" from SEPA, SNH and Historic Scotland (2005) "Information For Responsible Authorities" - [www.sepa.org.uk/pdf/consultation/current/](http://www.sepa.org.uk/pdf/consultation/current/)

The table below summarises information available on SEPA's website. Further information may be obtained by contacting your Local SEPA office.

State of the Environment Reports - For Air, Water, Soil and Scotland

] [www.sepa.org.uk/publications/state\\_of/index.htm](http://www.sepa.org.uk/publications/state_of/index.htm)

Bathing water quality data

] [www.sepa.org.uk/publications/bathingwaters/index.htm](http://www.sepa.org.uk/publications/bathingwaters/index.htm)

Water quality data - such as the water quality classification scheme and monitoring and new classifications established to meet the requirements of the Water Framework Directive

] [www.sepa.org.uk/publications/wfd/index.htm](http://www.sepa.org.uk/publications/wfd/index.htm)

] [www.sepa.org.uk/data/classification/index.htm](http://www.sepa.org.uk/data/classification/index.htm)

River level data

] [www.sepa.org.uk/data/river\\_levels/data.htm](http://www.sepa.org.uk/data/river_levels/data.htm)

Flood warning information

] [www.sepa.org.uk/flooding/index.htm](http://www.sepa.org.uk/flooding/index.htm)

Catchment Management Plans - eg such as the Spey Catchment Plan

] [www.sepa.org.uk/publications/technical/spey/index.htm](http://www.sepa.org.uk/publications/technical/spey/index.htm)

Waste Strategy/waste data reports - eg Waste Data Digests providing information about waste arisings

] [www.sepa.org.uk/publications/nws/index.htm](http://www.sepa.org.uk/publications/nws/index.htm)

] [www.sepa.org.uk/publications/wds/index.htm](http://www.sepa.org.uk/publications/wds/index.htm)

Environmental Pollution Emission Register (EPEER)

] [www.sepa.org.uk/data/eper/mainpage.htm](http://www.sepa.org.uk/data/eper/mainpage.htm)

Scottish Pollutant Release Inventory (SPRI)

] [www.sepa.org.uk/spri/index.htm](http://www.sepa.org.uk/spri/index.htm)

NO<sub>2</sub> and SO<sub>x</sub> Emissions: Scotland

] [www.sepa.org.uk/data/emissions\\_SO2\\_NOx/](http://www.sepa.org.uk/data/emissions_SO2_NOx/)

Air Pollution Information System

] [www.apis.ac.uk/](http://www.apis.ac.uk/)

SEPA Policies - eg Groundwater Policy

] [www.sepa.org.uk/policies/index.htm](http://www.sepa.org.uk/policies/index.htm)

SEPA Guidance

] [www.sepa.org.uk/guidance/index.htm](http://www.sepa.org.uk/guidance/index.htm)