

Wednesday, 6th April, 2022 - 1.00 p.m.

AGENDA

	<u>Page Nos.</u>
1. APOLOGIES FOR ABSENCE	
2. DECLARATIONS OF INTEREST – In terms of Section 5 of the Code of Conduct, members of the Committee are asked to declare any interest in particular items on the agenda and the nature of the interest (s) at this stage.	
3. MINUTE – Minute of Meeting of North East Planning Committee of 9th March, 2022.	3 – 5
4. 19/01270/FULL - CARPHIN HOUSE, LUTHRIE, CUPAR Installation of grass reinforcement system (retrospective).	6 – 17
5. 20/02763/FULL - 67 SPOTTISWOODE GARDENS, ST ANDREWS Erection of dwellinghouse with associated access and parking on land to South East of No. 67.	18 – 27
6. 21/00088/ARC - LAND TO SOUTH WEST OF YOUNGER GARDENS, MELVILLE ROAD, ST ANDREWS Approval of strategic infrastructure delivery plan and design/development brief required by conditions 1(J) and 1(K) of planning permission 15/01823/EIA.	28 – 52
7. 21/00091/ARC - LAND TO SOUTH WEST OF YOUNGER GARDENS, MELVILLE ROAD, ST ANDREWS Application for approval of matters specified by condition 1(a), 1(e), 1(f), 1(g) and 1(h) and 2(a-ff) of 15/01823/EIA for residential development of UP TO 363 residential units.	53 – 99
8. 21/00917/FULL - STREET RECORD C65 FROM Q14 JUNCTION TO Q15 JUNCTION, CRAIGTOUN Proposed roundabout access from Craigtoun Road.	100 – 112
9. 21/00550/FULL - LAND TO NORTH OF 14A DURA VIEW, PITSCOTTIE Erection of dwellinghouse and associated garage and installation of electric vehicle charging point.	113 – 124
10./	

10. 21/01075/FULL - LAND TO SOUTH EAST OF BALMUNGO HOUSE, BALRYMONTH, ST ANDREWS

125 – 137

Erection of dwellinghouse, including associated infrastructure, access, landscaping and parking (land to the South East of Balmungo House, Balrymonth Street, St Andrews).

11. APPLICATIONS FOR PLANNING PERMISSION, BUILDING WARRANTS AND AMENDED BUILDING WARRANTS DEALT WITH UNDER DELEGATED POWERS

List of applications dealt with under delegated powers for the period 21st February to 20th March, 2022.

Note - these lists are available to view with the committee papers on the Fife.gov.uk website.

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

Lindsay Thomson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
North Street
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30th March, 2022

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THE FIFE COUNCIL - NORTH EAST PLANNING COMMITTEE – REMOTE MEETING

9th March, 2022

1.30 p.m. – 3.00 p.m.

PRESENT: Councillors Donald Lothian (Convener), Tim Brett, Bill Connor, John Docherty, Andy Heer, Linda Holt, Jane Ann Liston, David MacDiarmid, Karen Marjoram, Tony Miklinski, Bill Porteous, Jonny Tepp, Brian Thomson and Ann Verner.

ATTENDING: Chris Smith, Lead Officer Development Management, Economy, Planning & Employability Services; Steven Paterson, Solicitor; Diane Barnet, Committee Officer, Legal & Democratic Services, Finance & Corporate Services.

APOLOGIES FOR ABSENCE: Councillor Margaret Kennedy.

339. DECLARATIONS OF INTEREST

Councillor Verner declared an interest in Para. 341 - 21/01491/FULL - 150 North Street, St Andrews - as she had a non-financial family connection with the applicant.

340. MINUTE

The Committee considered the minute of meeting of the North East Planning Committee of 9th February, 2022.

Decision

The Committee agreed to approve the minute.

Prior to consideration of the following item, Councillor Verner, having declared an interest, left the meeting at this point.

341. 21/01491/FULL - 150 NORTH STREET, ST ANDREWS

The Committee considered a report by the Head of Planning relating to an application for change of use from private garden to outdoor seating area, including siting of coffee kiosk and installation of replacement gate.

Decision

The Committee agreed:-

(1) to refuse the application:-

- (a) in the interests of protecting the character and appearance of the designated St Andrews Conservation Area and surrounding historic environment, the proposed development was considered to be contrary to Section 64(1) of the Town and Country Planning (Listed Buildings/

2022 NEPC 204

Buildings and Conservation Areas) (Scotland) Act 1997; Scottish Planning Policy – Valuing the Historic Environment (2014); Historic Environment Scotland Policy for Scotland (2019); Policies 1, 10 and 14 of the Adopted FIFEplan (2017); Making Fife's Places Supplementary Planning Guidance (2018); the St Andrews Conservation Area Appraisal and Management Plan (2010); and Guideline 17 of the St Andrews Design Guidelines 2011 by virtue of its prominent location, form, layout and proposed use would have a detrimental visual impact on the designated conservation area, streetscape, prevailing pattern of development and historic environment;

- (b) in the interests of protecting visual amenity, the proposed development was considered to be contrary to Scottish Planning Policy (2014); Policies 1, 10 and 14 of the Adopted FIFEplan (2017); and Making Fife's Places Supplementary Planning Guidance (2018) by virtue of its prominent location, form, layout and proposed use resulting in a detrimental impact on the character and appearance of the surrounding area/ streetscape and failing to make a positive contribution towards the surrounding townscape, immediate environment and built environmental quality; and
 - (c) in the interests of preserving residential amenity, the proposed development did not comply with Policies 1 and 10 of the Adopted FIFEplan (2017) due to its detrimental impact on the residential amenity of adjoining or nearby residential properties and other residents arising from the proposed use in respect of noise and disturbance introducing an impact on residential amenity not currently experienced; and
- (2) agreed to delegate to the Head of Planning, in consultation with the Head of Legal and Democratic Services, to finalise the full reasons for refusal in order to ensure that a decision on the application was not unduly delayed.

Councillor Verner re-joined the meeting prior to consideration of the following item.

342. 21/03865/FULL - 6 & 10-12 STATION ROAD, ST MONANS, ANSTRUTHER

The Committee considered a report by the Head of Planning relating to an application for the change of use of part of retail (Class 1) to cafe/wine bar (Class 3) (Retrospective).

Decision

The Committee agreed to approve the application, subject to the 2 conditions and for the reasons detailed in the report.

343. APPLICATIONS FOR PLANNING PERMISSION, BUILDING WARRANTS AND AMENDED BUILDING WARRANTS DEALT WITH UNDER DELEGATED POWERS

Decision/

Decision

The Committee noted the lists of applications dealt with under delegated powers for the period 24th January to 20th February, 2022.

ITEM NO: 4

APPLICATION FOR FULL PLANNING PERMISSION REF: 19/01270/FULL

SITE ADDRESS: CARPHIN HOUSE LUTHRIE CUPAR

**PROPOSAL: INSTALLATION OF GRASS REINFORCEMENT SYSTEM
(RETROSPECTIVE)**

**APPLICANT: MR TOM MACALLAN
CARPHIN HOUSE LUTHRIE CUPAR**

**WARD NO: W5R16
Howe Of Fife and Tay Coast**

CASE OFFICER: Brian Forsyth

DATE REGISTERED: 04/06/2019

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

It has attracted more than five representations contrary to the officer's recommendation. As such, it cannot be determined by an appointed officer under the current Fife Council List of Officer Powers.

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise. Under Section 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority

should have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses.

1.0 BACKGROUND

1.1 Site

1.1.1 The application site relates to an area within the extensive grounds of the Category C-Listed Carphin House, a large detached dwellinghouse located in the countryside and Tay Coast Local Landscape Area, west of the village of Luthrie. The area comprises an approximately 400 metre stretch of partly tree-lined private driveway running west from the neighbouring Carphin Lodge towards Carphin House, part of the main approach to the house, terminating approximately 120 metres short of it to include what was a planted area off the driveway's south side. The area is primarily accessed from Luthrie via a private road commonly known as The Wynd, being a Core Path and established Right of Way leading from Luthriebank Road. The former planted area is bounded by a tributary of the Motray Water to the south and to the west by trees subject to a Tree Preservation Order and listed in the Inventories of Ancient, Long-Established and Semi-Natural Woodlands.

1.2 Proposal

1.2.1 Planning permission is sought in retrospect for a plastic interlocking grass reinforcement system across the former planted area, over a bed of hardcore, with access to the area taken off the private driveway. Associated earth banking alongside the tributary originally forming part of the application has been removed following the initial submission of the application and deleted from the description of the development at the request of the applicant. The application is for the works only, no change of use being proposed.

1.2.2 The grass reinforcement system is currently the subject of an enforcement notice relating to use of the curtilage of Carphin House as a wedding venue (see 1.3 below), which seeks, amongst other things, an end to use of the former planted area as an overspill car park for the venue and removal of the grass reinforcement system and reinstatement to grass. The notice was given effect on 15 January 2019, with a six-month period for compliance.

1.2.3 The current application for planning permission was received on 6 May 2019. At that time, the applicant stated that he wished to retain the works to prevent the potential pollution of the water environment and disturbance of the grass, riparian vegetation and, potentially, the trees adjacent to the site, posed by compliance with the enforcement notice. As explained above, the earth banking originally proposed as part of the application has since been removed.

1.3 Site History

1.3.1 The following site history is relevant to determination of the current application.

1.3.2 Erection of a Wedding Venue (Class 11), including proposed formation of an overspill car park in close proximity to the currently considered location, was refused planning permission (17/01852/FULL) on 18 April 2018 following consideration by Committee. Following an appeal to Scottish Ministers (DPEA ref. PPA-250-2305), the Council's decision was upheld by the Reporter on 16 August 2018.

1.3.3 An enforcement notice dated 6 September 2018 was subsequently served by the Council (18/00136/ENF) seeking cessation of use of the curtilage of Carphin House as a commercial wedding venue and any other material change of use from Class 9 (House) of the Use Classes (Scotland) Order 1997, etc.; and removal of the by then installed grass reinforcement system, which system is the subject of the current application for planning permission. An appeal to Scottish Ministers against the notice (DPEA ref. ENA-250-2089) saw the Reporter dismiss the appeal and uphold the notice; the Reporter gave effect to the notice on 15 January 2019 and confirmed a period of six months for compliance with same.

1.3.4 At its meeting of 13 November 2019, the North East Planning Committee considered a version of the current report, agreeing to continue the application for further information on the impact of then recent flooding. A subsequent version of the current report, incorporating further information, was considered by Committee at its meeting of 12 February 2020, Committee agreeing to continue the application again to further explore issues regarding the extent to which the development was impacting flood risk, including clarification as to the extent to which the former planted area had been raised above the original ground level. Para 2.3 below in respect of Flooding and Drainage has been updated to provide clarification in respect of these matters.

1.4 Procedural Items

1.4.1 The application has been advertised as affecting the setting of a listed building.

2.0 ASSESSMENT

2.1 The issues to be assessed against the relevant development plan policies and guidance are as follows:

- Flooding and Drainage
- Design and Built Heritage
- Ecology and Biodiversity
- Trees

2.2 As planning permission is not sought for any change of use of any part of the site, the issues to be addressed relate to the works only.

2.3 Flooding and Drainage

2.3.1 Part B of Policy 1: Development Principles of FIFEplan states that development proposals must address their development impact by avoiding flooding and impacts on the water environment and comply with Policy 12: Flooding and the Water Environment. Policy 12 states that development proposals will only be supported where they can demonstrate they will not increase flooding or flood risk from all sources on the site or elsewhere; reduce the water conveyance and storage capacity of a functional flood plain; or detrimentally impact on future options for flood management.

2.3.2 Scottish Planning Policy is also relevant here. It states that the planning system should promote a precautionary approach to flood risk from all sources, including coastal, watercourse (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking into account of the predicted effects of climate change; flood avoidance: by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high-risk areas; etc. To achieve this the planning system

should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere; piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity. The Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020) are also relevant here.

2.3.3 Commenting on the submitted drawings in July and August 2019, the Council's Harbours, Flood and Coast team (HFC) raised no objection to the proposals. Their comments noted that the small extent of the then proposed earth banking along the tributary would have a negligible impact on the flood plain for the tributary, whilst the grass reinforcement would allow water to percolate into the soil below; concluding that the development therefore did not increase flood risk. The Scottish Environment Protection Agency (SEPA) also stated that it had no objection.

2.3.4 At its meeting on 13 November 2019, Committee considered a version of this report which set out the above views of HFC and SEPA and recommended conditional approval of planning permission. Committee continued the application for further information on the impact of recent flooding; following heavy rain the week prior to the meeting, further submissions raising concerns about flooding to the access road to the house and its impact on neighbouring property, allegedly consequent upon the development, had been submitted by the public to the HFC team, the Planning Service and elected members; additional photographs allegedly showing before and after construction of the grass reinforced area had also been submitted by neighbours, alleging that this was evidence that the applicant had not provided the full details of the extent of land raising that had occurred in connection with development.

2.3.5 Land raising and flooding was not considered by the Reporter in their assessment of the proposal (see 1.3 above), nor was removal of built-up land proposed as a mitigatory step in the Reporter's determination of the enforcement case. Neither the original nor current applications specify or indicate any material land raising works. Following the Committee's meeting of 13 November 2019, the applicant was contacted in writing to provide details of the extent of ground works in order that the issue could be addressed in a subsequent report to Committee. The applicant failed to submit such details and refuted, on several occasions, the suggestion that there has been any such land raising.

2.3.6 HFC members of staff who visited the site during the above noted period of heavy rains, at the objectors' invitation, are understood to have expressed concerns to neighbours that the development had exacerbated the above flooding incident; it should be noted, however, that there is a history of properties here being impacted by flooding and it was not clear what evidence this view was based on nor whether HFC was commenting on the basis of definitive knowledge of the difference between the site prior to the works being done and the then current situation or making a general comment on the principle of what the impact of land raising might be on a watercourse. The applicant submitted photographs in November 2019 purporting to evidence that a pre-existing blocked drain under the road, pre-existing field run-off, and a pre-existing blocking off of the traditional run-off route through the garden of Carphin Lodge had all served to exacerbate flooding; the applicant gave an undertaking to clear the drain that day.

2.3.7 At its meeting on 12 February 2020, Committee considered a further version of this report wherein it was stated that there was no definitive evidence before the planning authority leading it to conclude other than that the works undertaken were of a relatively minor extent in terms of impact on flood risk and that there was no sound reason to refuse the proposal in Planning terms on that basis. In light of this, the report stated that development was considered to accord with policy provisions relating to flooding and drainage. The report noted that enforcement

action to return the site to its previous condition would have to both firstly identify the clear Planning harm caused by the work and also to what state the site should be returned; the report stated that it was not clear that either matter could be specified with sufficient certainty or clarity to justify a refusal of the application. Committee agreed to continue the application again to further explore issues regarding the extent to which the development impacts flood risk and to clarify the representations regarding the extent to which the land had been raised above the original ground level.

2.3.8 Following consideration by Committee, the applicant was invited to submit detailed levels showing the existing and pre-development situation. These levels, now showing removal of the earth banking and an otherwise minimal change in landform, were submitted by the applicant. However, interrogation of historical LIDAR (aerial laser scanning) data by HFC indicated that it was highly likely that the uplift in landform across the area of grass reinforcement was more significant than shown in the applicant's submitted levels. In light of HFC and SEPA now raising objection pending submission of a flood risk assessment (FRA), the applicant was requested to submit an FRA taking into account HFC's understanding of the pre-existing landform. Multiple requests for such an FRA initially proved unsuccessful; however, notwithstanding, and based on the submitted drawings only, SEPA withdrew its objection.

2.3.9 An FRA was submitted in December 2021. It is stated therein that comparison of LIDAR vs topographic survey is not appropriate due to a number of reasons including accuracy of LiDAR data (~100-300mm vertical accuracy) and, in this specific situation, limitations due to the then dense planting and limitation of the filtering technique. The consultant has observed that no changes have been made to the channel or bed of the watercourse adjacent to the site, which watercourse the FRA concludes can continue to convey the 200-year flow and 200-year + climate change flow without overtopping onto the site.

2.3.10 In response to the FRA, the Council's HFC team raises no objection to the development, being content that the applicant has answered the concerns that the grass reinforcement system could exacerbate flooding within the area and noting in particular that the banking has been removed. HFC notes that, historically, during significant events, there has been overtopping water running down the access road and that regular clearance of the culvert under this road alleviates this. HFC notes the applicant's assertion that his neighbour in the gatehouse has blocked an established means for water from the access road to discharge to the watercourse, advising that this is a matter between themselves as it is on private land, but that the situation may attract attention from Roads Network should it continue to spill onto the public road.

2.3.11 Taking the submitted FRA and the views of HFC into account, it is considered that the development accords with the above provisions of policy and guidance in relation to flooding and drainage.

2.4 Design and Built Heritage

2.4.1 Part B of Policy 1: Development Principles of the adopted FIFEplan Fife Local Development Plan (2017) states that development proposals must address their development impact by complying with relevant criteria and supporting policies; including, in the case of proposals in the countryside, being a use appropriate for these locations and complying with Policy 7: Development in the Countryside; protecting the amenity of the local community and complying with Policy 10: Amenity; safeguarding the character and qualities of the landscape and complying with Policy 13: Natural Environment and Access; and safeguarding the character

and qualities of the historic environment and complying with Policy 14: Built and Historic Environment.

2.4.2 Policy 7 states that development must be located and designed to protect the overall landscape and environmental quality of the area. Policy 10 only supports development if it does not have a significant detrimental impact on amenity, including in respect of development which may lead to the loss of the amenity qualities of open space and green networks. Policy 13 only supports development where landscape character and views and green networks and greenspaces are protected. Policy 14: Built and Historic Environment does not support proposals where it is considered they will harm or damage the setting of listed buildings.

2.4.3 Scottish Planning Policy (2014) promotes positive change to listed buildings which protects their special interest while enabling them to remain in active use. The layout, design, materials, scale and siting and use of any development which will affect a listed building should be appropriate to the character of the listed building. It states that where planning permission is sought for development affecting the setting of a listed building, special regard must be had to preserving and enhancing that setting. Historic Environment Scotland's Managing Change in the Historic Environment: Setting (2020) states that development proposals should seek to avoid or mitigate detrimental impacts on the setting of historic assets and take account of potential effects on landscapes.

2.4.4 In the period since the appeal decision, including following the removal of the earth banking, grass has grown through the plastic grass reinforcement system and vegetation has established itself, returning the site to a near natural state, with little of the reinforcement system visible. The works are considered not to have resulted in any significant harm to the wider open, green and semi-natural character of the area. In turn, it is considered that the amenity qualities of open space and green networks and spaces have been sufficiently protected; that landscape character and views have been sufficiently protected; and that there has been no significant harm or damage to the setting of listed buildings. It is considered, therefore, that the development accords with the above provisions of policy in relation to design and built heritage.

2.4.5 It must be acknowledged that the Reporter, in considering the appeal against the enforcement notice (see 1.3 above), whilst noting that the grass reinforcing system had by then largely grassed over, stated that he still considered the works had introduced an alien and visually intrusive element into the setting of a listed building, sited as it is off the main approach drive to Carphin House and located just below the lawn gardens which form the foreground views from that drive to the house. Without the need to accommodate a wedding venue, the Reporter saw no overriding reason for the works to be there as an overflow car park. Notwithstanding the Reporter's position, it is considered that the degree of re-naturalisation of the area which has occurred in the period since that decision is sufficient to now outweigh the concerns expressed by the Reporter in relation to design and built heritage.

2.5 Ecology and Biodiversity

2.5.1 Part B of Policy 1: Development Principles of FIFEplan states that development proposals must address their development impact by complying with relevant criteria and supporting policies, including safeguarding the loss of natural resources and complying with Policy 13: Natural Environment and Access. Policy 13 states that development proposals will only be supported where they will protect or enhance natural heritage assets, including the nature conservation value of trees and biodiversity in the wider environment.

2.5.2 Scottish Planning Policy states that development management decisions should take account of potential effects on the natural and water environment. Planning permission should be refused where the nature or scale or proposed development would have an unacceptable impact on the natural environment.

2.5.3 Subject to a condition relating to planting along the area of the now removed bunding, the Council's Natural Heritage Officer has no objection in terms of ecology and biodiversity. Native species planting, as required by such a condition, would help promote habitat connectivity and enhance biodiversity. Subject to such a condition, it is considered that the development accords with the above provisions of policy in relation to ecology and biodiversity.

2.6 Trees

2.6.1 Part B of Policy 1: Development Principles of FIFEplan states that development proposals must address their development impact by complying with relevant criteria and supporting policies, including safeguarding the loss of natural resources and complying with Policy 13: Natural Environment and Access. Policy 13: Natural Environment and Access protects woodlands and trees that have landscape, amenity or nature conservation value. Where adverse impacts on trees are unavoidable, development is only supported where these impacts can be satisfactorily mitigated.

2.6.2 Scottish Planning Policy (2020) states that woodlands and individual trees should be protected from the adverse impacts resulting from development.

2.6.3 The grass reinforcing system encroaches within the Root Protection Area (RPA) of the nearest TPO tree up to near its trunk. The trees here also feature in the Inventories of Ancient, Long-Established and Semi-Natural Woodlands. The section of grass reinforcing system and earth banking within the RPA currently forms a barrier to root growth and its removal will assist the ongoing recovery of the tree, including some of the roots of which had been severed when the system was installed. Subject to a condition requiring that part of the system within the RPA is removed and appropriate reinstatement/remediation, impacts on the tree within the scope of consideration of this application can be considered satisfactorily mitigated. Issues around initial severance of the roots and the enforcement of the TPO are a separate planning enforcement matter, and not for consideration as part of this application. Subject to the aforementioned condition, the development is considered to accord with the above provisions of policy in relation to trees.

CONSULTATIONS

Structural Services - Flooding, Shoreline And Harbours	No objection.
Natural Heritage, Planning Services	No objection subject to conditions.
Scottish Environment Protection Agency	No objection on basis of submitted drawings.
Land And Air Quality, Protective Services	No comment.
Trees, Planning Services	No objection subject to conditions.

REPRESENTATIONS

21 objections have been submitted in respect of the proposal. One representation has been submitted in support, although this is from the applicant. The issues raised in the objections are addressed below.

- Do not believe applicant was unaware planning permission was not required for these works.

This is not a material consideration which can be taken into account in dealing with this application.

- The applicant is not the sole owner of the site.

The agent has been asked to re-certify that the other owners have been notified. Although no such certification has been received, it is understood that the other owners are the applicant's immediate family and well aware of the application.

- Applicant shouldn't be allowed to re-apply having previously had planning permission for these works refused.

This is not a material consideration which can be taken into account in dealing with this application. In deciding to entertain this application, it was considered that there had been sufficient of a change in circumstances to justify doing so.

- The area in question should have been reinstated by 15 July 2019, as per the enforcement notice.

Compliance with the enforcement notice is not a matter for consideration in dealing with this application.

- The area is clearly a car park and can be expected to end up being used as such.

No car park is proposed. Use of the former planted area as a car park in connection with a commercial wedding venue use is subject to the enforcement notice referred to in 1.3 above.

- There is no requirement for the car park.

No car park is proposed. Use of the former planted area as a car park in connection with a commercial wedding venue use is subject to the enforcement notice referred to in 1.3 above.

- By depositing large amounts of hardcore the area has become impermeable, causing flooding.

The issue of flooding is dealt with in the main body of this report.

- Area visually intrusive on approach to Carphin House.

The issue of visual impact is dealt with in the main body of the report.

- Ongoing destruction of woodlands at the property, even though a tree protection order is in place.

Any contravention of the TPO is not a matter for consideration as part of this application.

- Interference with the habitat and food supply of the local biota/impact of wildlife.

The issue of natural heritage is dealt with in the main body of this report.

CONCLUSIONS

Subject to conditions of planning permission requiring planting along the bank of the watercourse and ground remediation adjacent to the protected tree, the development accords with those provisions of policy and guidance relating to design and built heritage, ecology and biodiversity, trees, and flooding and drainage. Subject to such conditions, the development accords with the development plan, with no relevant material considerations of sufficient weight to justify departing therefrom.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. Within the first planting season following the date of this permission, that part of the grass reinforcement system hereby approved within the Root Protection Area of the TPO tree adjacent to said system shall have been removed by hand, and the area remediated and reinstated to its condition prior to works to install the system, all in accordance with a scheme for same, details of which shall have been submitted to and approved in advance, in writing, by the planning authority. The Root Protection Area must comply with BS 5837 (2012) "Trees in Relation to Design, Demolition and Construction - Recommendations." Remedial works shall include soil/subsoil aeration and the introduction of organic matter to improve soil/subsoil structure and mulching of the area equivalent to the Root Protection Area in accordance with BS 3998:2010 "Tree Work. Recommendations." The scheme shall provide for appropriate supervision of the above by a qualified arborist.

Reason: To mitigate the impacts of the development on the tree referred to; to accord with Policy 13 of the adopted FIFEplan Fife Local Development Plan (2017) and Scottish Planning Policy (2014).

2. Within the first planting season following the date of this permission, planting shall have been introduced to the earth banking in accordance with a scheme, details of which shall have been submitted to and approved in advance, in writing, by the planning authority. This planting shall be of native species and of benefit to wildlife.

Reason: In the interests of biodiversity and the natural environment more generally; in accordance with Policy 13 of the adopted FIFEplan Fife Local Development Plan (2017) and Scottish Planning Policy (2014).

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

Development Plan

Adopted FIFEplan Local Development Plan (2017)

National Policy and Guidance

Scottish Planning Policy (2014)

Historic Environment Scotland's Managing Change in the Historic Environment: Setting (2016)

Other

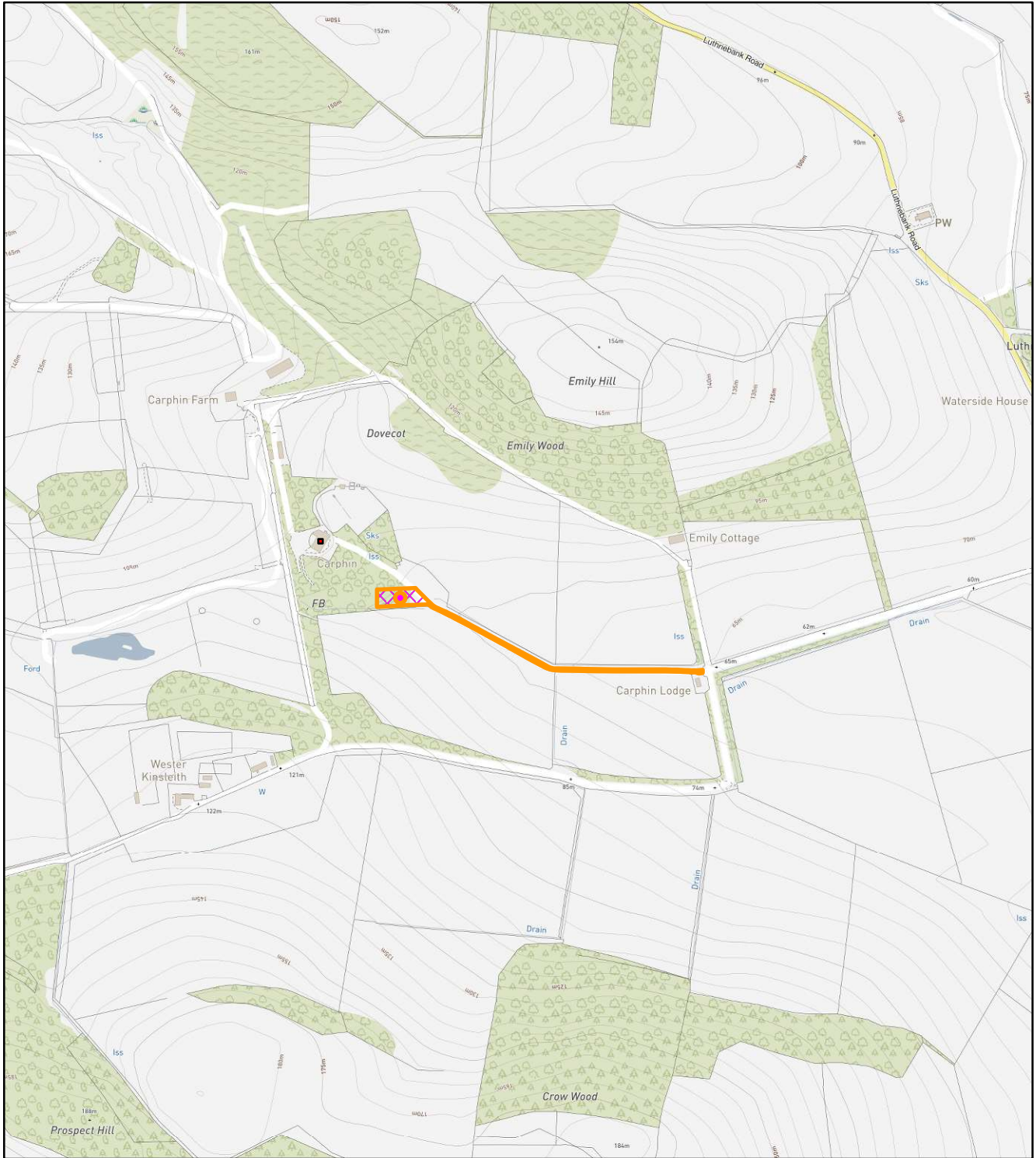
Fife Council Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020)

Report prepared by Brian Forsyth, Chartered Planner

Report agreed and signed off by Alastair Hamilton, Service Manager (Committee Lead)25/3/22.

Date Printed 11/03/2022

Carphin House Luthrie Cupar

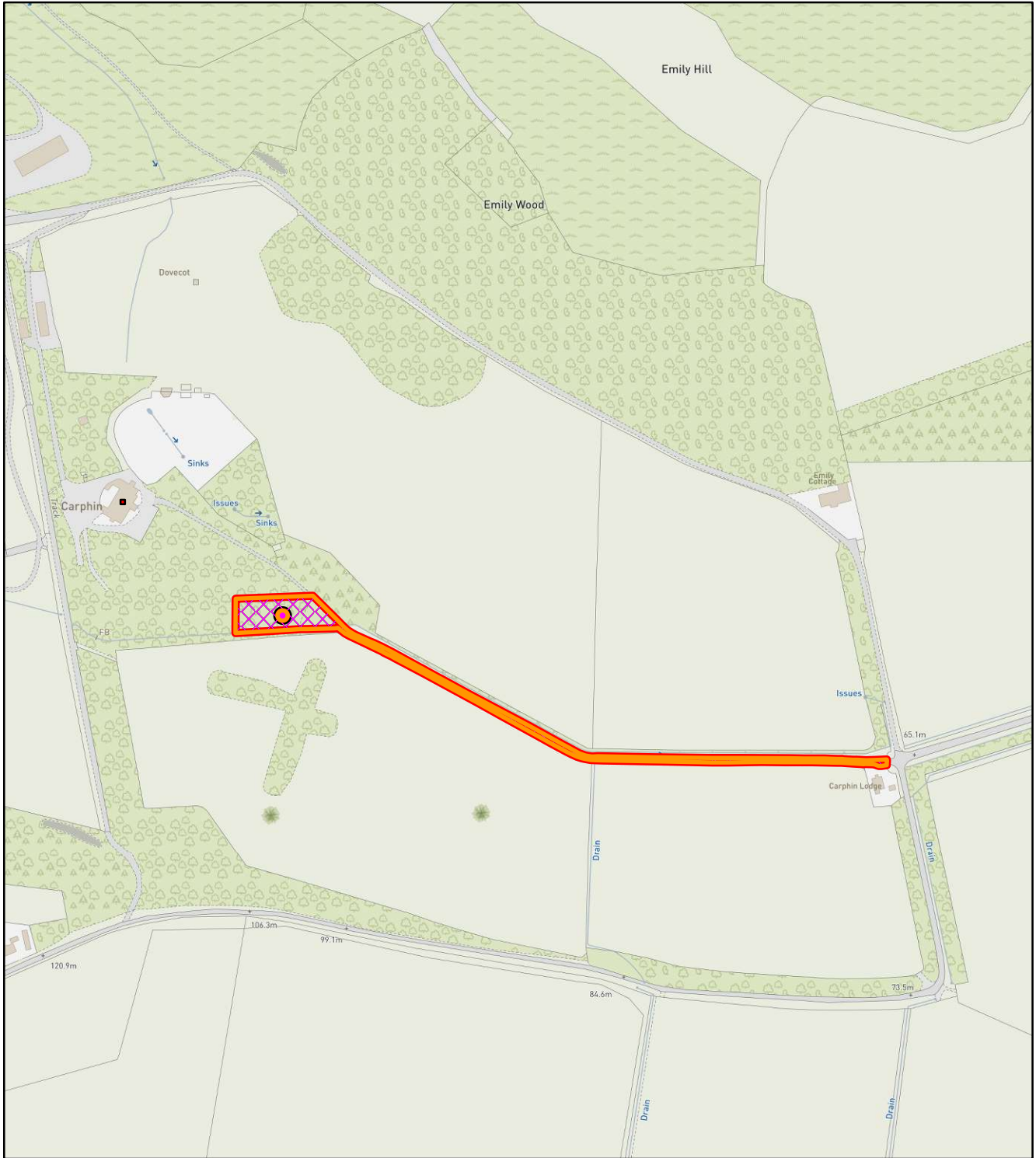


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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

19/01270/FULL

Carphin House Luthrie Cupar



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Legend			
 Application Boundary			

ITEM NO: 5

APPLICATION FOR FULL PLANNING PERMISSION REF: 20/02763/FULL

SITE ADDRESS: 67 SPOTTISWOODE GARDENS ST ANDREWS FIFE

PROPOSAL: ERECTION OF DWELLINGHOUSE WITH ASSOCIATED ACCESS AND PARKING ON LAND TO SOUTH EAST OF NO.67

**APPLICANT: MR CRAIG NISBET
67 SPOTTISWOODE GARDENS ST ANDREWS UNITED KINGDOM**

**WARD NO: W5R18
St. Andrews**

CASE OFFICER: Scott McInroy

DATE REGISTERED: 10/03/2021

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

Community Council objection

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 Background

1.1 The application site currently comprises of the rear garden ground of 67 Spottiswoode Gardens, St Andrews and is approximately 450 square metres. The site is bounded to the northeast and northwest by the gardens of adjoining properties fronting onto Spottiswoode Gardens and to the north by the applicant's own property. To the south is a play park while to the east is the rear of a recently vacated garden machinery and garden centre premises which fronts Largo Road. The existing boundary treatment includes a 2.4m hedge to the northeast and south, a 2.3m fence to the northwest and a 1.8m fence to the east. The residential dwellings adjacent the application site are of a mixed architectural style which are mostly single and two storeys in height. The existing property at 67 Spottiswoode Gardens is single storey to the front and two storeys to the rear with a white dash render finish, a pitched roof clad in slates and UPVC windows. Existing vehicular access is taken directly from Spottiswoode Gardens. The surrounding area is predominately residential with a park to the south and commercial to the west.

1.2 The proposal is for planning permission to erect a 3-bedroom, two storey dwellinghouse in the rear garden to the north of the existing dwelling at 67 Spottiswoode Gardens. Access would be taken via the existing access and a driveway is proposed along the northwestern mutual boundary. The proposed dwelling would be finished externally with white smooth rendered walls on the rear elevation with coursed walling to the front and a concrete tiled roof.

1.3 There is no previous planning history for the site:

2.0 PLANNING ASSESSMENT

2.1 The issues to be assessed against the development plan and other guidance are as follows:

- Principle of Development
- Residential Amenity
- Garden Ground
- Visual Amenity / Design / Character of the Area
- Road Safety
- Trees
- Contaminated Land
- Low carbon

2.2 Principle of Development

2.2.1 The Scottish Planning Policy (2014) promotes the use of the plan-led system to provide a practical framework for decision making on planning applications thus reinforcing the provisions of Section 25 of the Act.

2.2.2 Policy 1, Part A, of the Adopted FIFEplan (2017) stipulates that the principle of development will be supported if it is either (a) within a defined settlement boundary and compliant with the policies for this location; or (b) is in a location where the proposed use is supported by the Local Development Plan Team. Policy 2 of FIFEplan supports the development of unallocated sites for housing provided they do not prejudice the housing land supply strategy of the Local Development Plan and proposals comply with the policies for the location.

2.2.3 The proposed dwelling would be within an existing settlement and as such the principle of a dwellinghouse on this site is considered to be acceptable subject to satisfying other detailed criteria which are considered below.

2.3 Residential Amenity

2.3.1 Planning Advice Note (PAN) 1/2011: Planning and Noise, Policies 1 and 10 of Adopted FIFEplan Local Development Plan (2017) and The REHIS Briefing Note 017 Noise Guidance for New Developments apply in terms of residential amenity. FIFEplan Policy 10 states that development will only be supported if it does not have a significant detrimental impact on the amenity of existing or proposed land uses. Development proposals must demonstrate that they will not lead to a significant detrimental impact on amenity in relation to a variety of issues, including: the loss of privacy, sunlight and daylight; construction impacts; the visual impact of the development on the surrounding area; and noise, light and odour pollution.

2.3.2 PAN 1/2011 promotes the principle of how noise issues should be taken into consideration with determining an application. The above FIFEplan Policies set out the importance of encouraging appropriate forms of development in the interests of residential amenity. They generally advise that development proposals should be compatible with their surroundings in terms of their relationship to existing dwellings, and that they should not adversely affect the privacy and amenity of neighbours.

2.3.3 The REHIS Briefing Note 017 Noise Guidance for New Developments advises that only in exceptional circumstances should satisfactory internal noise levels only be achievable with windows closed and other means of ventilation provided. Predictions of internal noise levels within noise sensitive premises must be calculated based on an open window scenario. For the purposes of this guidance exceptional circumstances are considered to be proposals which aim to promote sustainable development and transport within the local authority area and which would provide benefits such as:

- (a) reducing urban sprawl
- (b) reducing uptake of greenfield sites
- (c) promoting higher levels of density near transport hubs, town and local centres
- (d) meeting specific needs identified in the local development plan

2.3.4 In respect of the impact on the privacy of neighbouring property to the northeast (69 Spottiswoode Gardens) and northwest (65 Spottiswoode Gardens), with regards to overlooking of windows, the window-to-window distances to the dwellings would be more than the minimum 18 metres required by the Councils 'Minimum Distances between Window Openings' Guidelines and the proposals are therefore acceptable in this respect.

2.3.5 With regards to overlooking of neighbouring curtilages it is considered that the existing 2.4m high beech hedge on the boundary would negate any overlooking of the curtilage of 69 Spottiswoode Gardens to the northeast from the proposed porch on the northeast elevation while the existing 2.3m timber fence to the northwest would negate any overlooking into 65 Spottiswoode Gardens. The proposed 1.8m timber close boarded fence would provide a significant amount of privacy and would not allow any significant overlooking from the garden ground and ground floor windows of both the proposed and existing dwellings. There is no material planning issue in relation to overlooking from the proposed house to the hotel as there is no planning harm arising from overlooking to a commercial premises.

2.3.6 With the proposed hotel to the rear of the site being 3 storeys in height, there were concerns raised regarding the impact of the sunlight and daylight of the proposed dwelling. The daylight and sunlight assessments are related to the impact on residential property and therefore the impact of a residential property on the much larger hotel building is not a relevant material consideration in this case.

2.3.7 The applicant has submitted a noise report to consider the potential impact of the commercial premises to the rear on the proposed application site. The report concluded noise levels within the dwelling with windows open directly facing the adjoining commercial premises and A915 to the east of these would have excessive noise levels and would need to be mitigated. To mitigate these noise concerns acoustic trickle vents would be installed to the windows and a 1.8m boundary fence would be installed. Fife councils Public Protection team were consulted on this application, and they advised there is potential for residents of the proposed development to be disturbed by noise associated with nearby road traffic and the proposed Hotel. The REHIS Briefing Note 017 Noise Guidance for New Developments advises that only in exceptional circumstances should satisfactory internal noise levels only be achievable with windows closed and other means of ventilation provided. In this instance it has been determined that the proposed development meets the exceptional circumstances criteria as it would reduce urban sprawl, reduce uptake of greenfield sites. Fife councils Public Protection Team concur with the findings and recommendations in the noise report and request that the noise attenuation recommendations made in the aforementioned report are incorporated into the proposal. Thus, it is concluded that the proposal is deemed to meet the terms of residential amenity as set out through Development Plan policy and PAN 1/2011 respectively.

2.3.8 In terms of residential amenity it is considered that the proposed dwelling is acceptable in terms of potential impacts arising relating to visual and residential amenity. The potential for the introduction of a residential property adjacent to the proposed hotel has also been considered and addressed with the consideration of this proposal. There would be no overlooking or privacy impacts arising from the proposed development.

2.4 Garden Ground

2.4.1 Fife Council Planning Policy Guidelines on Garden Ground recommends that new residential developments are served by in-curtilage garden ground sufficient in quality, quantity and usability to provide for the normal needs and day-to-day activities of residents, of at least 100m square metres of useable private garden ground per dwelling and new properties should incorporate a 1:3 plot ratio after allowing for both the built area plus car parking and manoeuvring areas.

2.4.2 Concerns have been raised by objectors regarding the loss of a large garden plot arising from the approval of this application. The objectors have concerns that this would impact on the prevailing pattern of development in this area and result in overdevelopment. Although this development would subdivide an existing large rear garden in this area, in this instance, this application results in more than the minimum 100 square metres of garden ground for both the existing and proposed dwellings (140m² for the new dwelling and 148m² for the existing dwelling). The size of back gardens of the other houses in the cul de sac vary in size and shape as some dwellings sit deeper in their plots while others have existing structures and mature planting in the garden area, therefore not all adjacent dwellings in the cul de sac would have scope for additional development within the gardens. In order to maintain control over the unrestricted expansion of the proposed new house it is considered appropriate in this instance to remove permitted development rights relating to outbuildings and extension of the new house to

maintain the level of garden ground provided. It is considered that the proposed garden area for the proposed and existing dwelling meets the garden ground guidelines to ensure there are sufficient levels of amenity garden ground and approval of this proposal would not create over development of this area. The application therefore meets the requirements of the Development Plan relating to new build development in this regard.

2.5 Visual Amenity / Design / Character of the Area

2.5.1 Policies 1 and 10 of the Adopted FIFEplan (2017) apply and state amongst other things that development will be supported where it conforms to relevant Development Plan policies and proposals; and the proposal, respects the character, appearance and prevailing pattern of development of the adjacent townscape in terms of external finishes and complies with any planning guidance which has been issued by Fife Council. New development must make a positive contribution to its immediate environment and is required to demonstrate well thought out design, and high standards of architecture in terms of choice of materials.

2.5.2 Making Fife's Places - Supplementary Guidance (2018) also offers advice on design with regard to new developments. The planning policy guidance encourages a design-led approach to development proposals, focussed on achieving high quality design through careful consideration of the needs of users and future users to create buildings which are fit for purpose.

2.5.3 Concerns have been raised regarding the visual impact of the proposed development in this residential area. The proposed dwelling would be to the rear (southeast) of the applicants 2 storey existing house at 67 Spottiswoode Gardens. The proposed house would be located at the boundary of the applicant's existing garden and the recently vacated garden machinery and garden centre premises which fronts Largo Road. Given the distance the proposed house would be from the existing house, the height of the existing dwelling, the proposed dwelling would not be seen from outwith the private garden areas of 67 and 69 Spottiswoode Gardens and therefore would not have a significant impact on the streetscene of Spottiswoode Gardens. With regards to impact on Largo Road, the roof the proposed dwelling would be seen from Largo Road however given the distance the proposed house would be from Largo Road it is considered that the proposal would not have a significant impact on Largo Road. A much larger hotel building is also proposed to be erected between the proposed house and Largo Road further limiting the external views of the proposed dwelling. The design of the dwelling and the proposed external finishes, would be appropriate in the context of the surrounding dwellings. There are a variety of house types of different sizes and style within the surrounding area varying from single storey terrace and bungalows to 2 storey houses. Therefore, the size and finishing materials of the proposed house are considered to be in keeping with the surrounding residential premises.

2.6 Road Safety

2.6.1 Adopted FIFEplan (2017) Policy 3 and Making Fife's Places - Transportation Development Management Guidelines (2015) apply in this instance.

2.6.2 Transport Development Management Team (TDMT) were consulted and have no objections subject to conditions regarding visibility splays, off street parking, garage dimensions and driveway material.

2.6.3 The application, subject to the inclusion of the aforementioned conditions recommended by the Transportation Development Management team, meets the requirements of the Development Plan in relation to road safety.

2.7 TREES

2.7.1 Policies 1, 10 and 13 of FIFEplan Local Development Plan (2017), Making Fife's Places Supplementary Guidance Document (2018) and British Standard (BS) 5837:2012 Trees in relation to Design, Demolition and Construction apply with regard to the potential impact on trees and ecology as a result of this development.

2.7.2 Policies 10 and 13 of FIFEplan and Making Fife's Places Supplementary Guidance Document (2018) set out that development proposals will only be supported where they protect or enhance natural heritage assets, including trees which have a landscape, amenity or nature conservation value. Where large semi-mature/mature trees are present on and adjacent to a development site, distances greater than the British Standard will be expected and no new buildings or gardens should be built within the falling distance of the tree at its final canopy height.

2.7.3 The trees on site are not protected by Tree Preservation Orders (TPO), however the applicant has submitted an ecological impact assessment alongside this application. The trees on site are not protected by Tree Preservation Orders (TPO), however the applicant has submitted a tree report alongside this application. The tree report highlighted a total of 6 trees would need removed due to them directly conflicting with the proposed dwelling. All of these trees are category C (These are smaller trees or ones considered to be of low quality) Therefore, the trees proposed to be removed are not of high quality. There is limited additional tree works/maintenance required to other trees, with the tree report itself proposes tree protection measures and proposed replacement planting which is acceptable and subject to conditions.

2.8 CONTAMINATED LAND

2.8.1 Policy 1 and 10 of the Adopted FIFEplan advises that development proposals must not have a significant detrimental impact on amenity in relation to contaminated and unstable land, with particular emphasis on the need to address potential impacts on the site and surrounding area.

2.8.2 Given that the application site is adjacent to the old track bed of the St Andrews Railway line which ran along the east boundary, a condition has been added to ensure any unforeseen contamination on site are suitably addressed. The proposal would, therefore, be acceptable subject to this condition being complied with and would comply with Development Plan Policy in this respect.

2.9 LOW CARBON

2.9.1 Collectively, Policies 1:Development Principles (Part B), 3: Infrastructure and Services and 11: Low Carbon Fife of FIFEplan state that planning permission will only be granted for new development where it has been demonstrated, amongst other things, that: low and zero carbon generating technologies will contribute to meeting the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards); construction materials come from local or sustainable sources; and water conservation measures are in place. The Council's Low Carbon Fife Supplementary Guidance (2019) notes that small and local applications will be

expected to provide information on the energy efficiency measures and energy generating technologies which will be incorporated into their proposal. Applicants are expected to submit a Low Carbon Sustainability Checklist in support. The applicant has submitted a low carbon checklist which states that the house will include low carbon technologies including photovoltaic panels on the roof and air source heat pump on the rear elevation. The building materials will also be sourced locally.

2.9.2 As such, it is considered that the proposed development accords with the above provisions of policy and guidance in relation to low carbon.

CONSULTATIONS

Environmental Health (Public Protection)	No objection subject to conditions
Scottish Water	
Transportation, Planning Services	No objection subject to conditions

REPRESENTATIONS

2 letters of objection have been received in relation to this application from the Royal Burgh of St Andrews Community Council and St Andrews Preservation Trust. The material considerations relating to these concerns have been addressed under sections 2.4 (Garden Ground) and 2.5 (Visual Amenity / Design / Character of the Area) of this report of handling.

CONCLUSIONS

The proposal is considered acceptable in meeting the terms of the Development Plan and National Guidance. The proposal is considered to be compatible with its surrounds in terms of land use; would not cause any significant detrimental impacts on surrounding residential properties or road safety and is considered acceptable in terms of its visual impact.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order) no development within Classes 3A, 3AA 3B, 3C and 3D shall be undertaken without the express prior consent of this Planning Authority.

Reason: In the interests of residential amenity to provide sufficient garden ground for the approved dwellinghouse.

2. The proposed Dwelling shall not be occupied until all works which form part of the sound attenuation scheme as specified in the approved noise impact assessment report (Plan Reference 06C) have been carried out in full and such works shall be thereafter retained.

Reason: In the interests of safeguarding residential amenity

3. BEFORE ANY WORK STARTS ON SITE, a Scheme of Supervision for the arboricultural protection measures shall be submitted for the approval in writing with Fife Council as Planning Authority and the agreed scheme shall be carried out in full. For the avoidance of doubt the scheme shall be appropriate to the scale and duration of the works and shall include details of the following:

- (a) Induction and personnel awareness details of arboricultural matters,
- (b) Details of the identity of individual responsibilities and key personnel,
- (c) A statement of the delegated powers afforded to key personnel,
- (d) Details of the timing and methods of site visiting and record keeping, and
- (e) Details on the updates procedures for dealing with variations and incidents.

Reason: In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

4. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason: In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

5. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.

Reason: In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

6. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

7. Prior to the first occupation of the proposed dwellinghouse, the proposed garage shall have minimum internal dimensions of 3m x 7m. Anything smaller than this will not be considered as an off street parking space.

Reason: In the interest of road safety; to ensure the provision of adequate off street parking.

8. Prior to the first occupation of the proposed dwellinghouse, the first two metre length of the existing driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

Reason: In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.

9. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason: To ensure all contamination within the site is dealt with.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

National Policy and Guidance

Scottish Planning Policy (SPP) (2014)

Planning Advice Note 1/2011: Planning and Noise

REHIS Briefing Note 017 Noise Guidance for New Developments

Development Plan

Adopted FIFEplan (2017)

Other Guidance

Fife Council's Planning Customer Guidelines on Daylight and Sunlight (2017)

Fife Council's Planning Customer Guidelines on Garden Ground (2016)

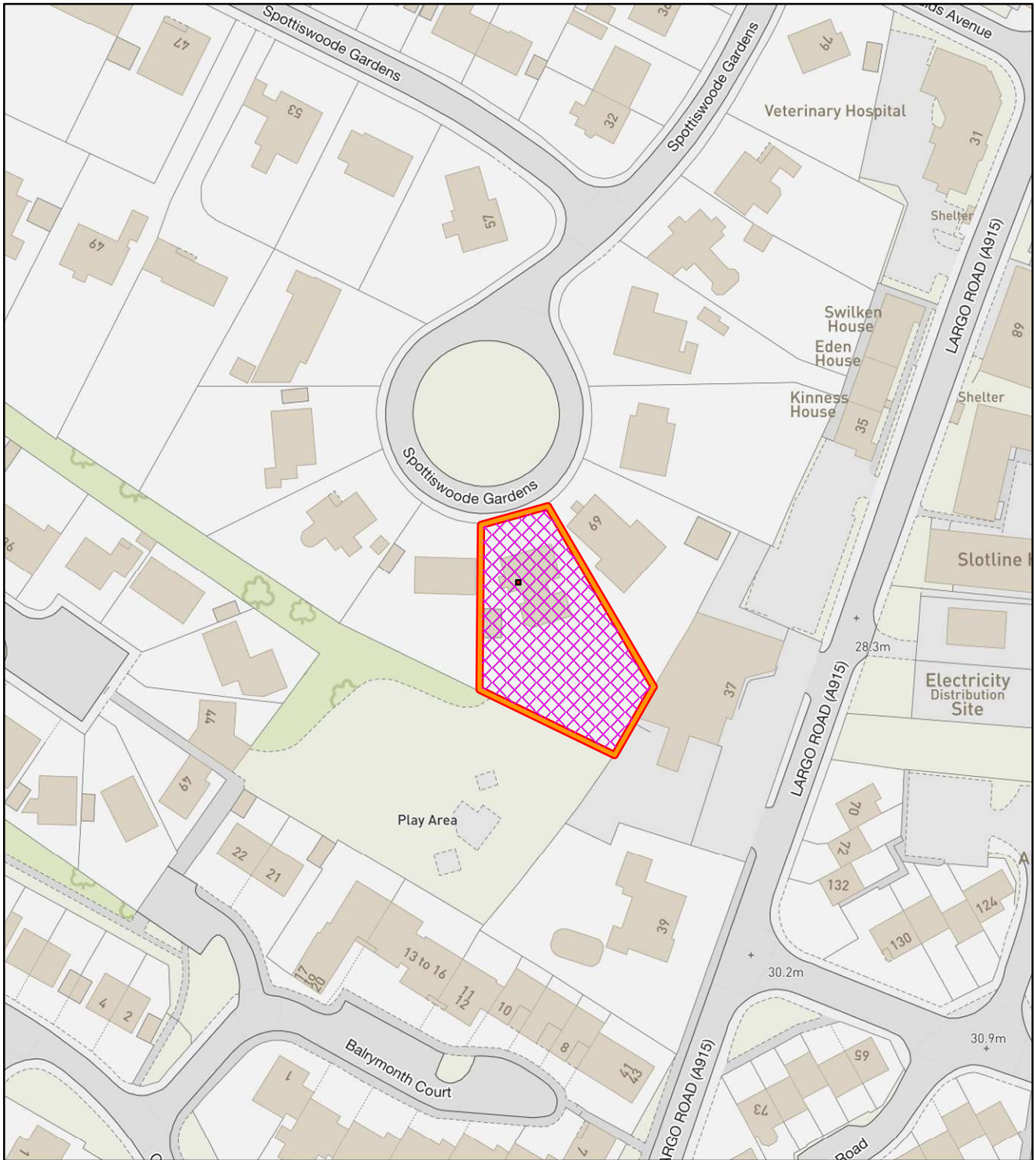
Fife Council's Minimum Distance between Windows Guidance

Making Fife's Places Supplementary Guidance (2018)

Report prepared by Scott McInroy, Chartered Planner, case officer.

Report agreed and signed off by Alastair Hamilton, Service Manager(Committee Lead) 25/3/22.

Date Printed 14/03/2022



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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

ITEM NO: 6

APPLICATION FOR APPROVAL REQUIRED BY CONDITION(S) REF: 21/00088/ARC

SITE ADDRESS: LAND SW OF YOUNGER GARDENS MELVILLE ROAD ST ANDREWS

PROPOSAL : APPROVAL OF STRATEGIC INFRASTRUCTURE DELIVERY PLAN AND DESIGN/DEVELOPMENT BRIEF REQUIRED BY CONDITIONS 1(J) AND 1(K) OF PLANNING PERMISSION 15/01823/EIA

**APPLICANT: BDW TRADING LTD & MOUNT MELVILLE LTD
TELFORD HOUSE 3 MID NEW CULTINS EDINBURGH**

**WARD NO: W5R18
St. Andrews**

CASE OFFICER: Steve Iannarelli

DATE REGISTERED: 21/01/2021

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

More than 5 representations have been received which are contrary to the Officer recommendation.

SUMMARY RECOMMENDATION

The application is recommended for:

Unconditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 BACKGROUND

1.1 Site

1.1.1 The application site ('the site') relates to an irregular parcel of land measuring approximately 17.7 hectares located on the south-western edge of St Andrews. The site is within the settlement boundary and the majority of the site is currently in active use for agriculture. The south-western corner of the site is not utilised for agriculture and contains a small tree grouping/copse. The site is located within an area allocated for the western expansion of St Andrews (St Andrews West Strategic Development Area (SDA)). The eastern boundary and part of the northern boundary of the site contain trees which are protected by a Tree Preservation Order. The site is undulating in nature but generally rises from north to south towards Craigtoun Road. Craigtoun Road is a designated Core Path and cycle way. There is a high-pressure pipeline and high voltage overhead cables within the site which run diagonally through almost the centre of the site, exiting at the south east corner of the site at Craigtoun Road. The lowest parts of the site (approximately 32m AOD) are located along the site's northern boundary where the ground slopes down to the Kinness/ Claremont Burn. The highest parts of the site are located along the south-western corner of the site (approximately 55m AOD).

1.1.2 The site is bordered by Craigtoun Road to the south where an existing field access to the site exists with further agricultural land to the south beyond Craigtoun Road. There are existing residential properties and the built edge of the settlement to the east and north-east of the site. Kinness Burn and its tributary Claremont Burn borders the site to the north with further land allocated within the SDA beyond the burn along with the Rufflets Hotel and individual properties. To the west of the site is further agricultural land which forms the St Andrews' Green Belt.

1.1.3 This site is located within allocation STA001 (St Andrews West Strategic Development Area) of the Adopted FIFEplan (Fife Local Development Plan) (2017). This is a mixed-use allocation with an indicative capacity of 1,090 residential units, business park, employment land, retail, university land and a link road. The SDA extends to the north and west of St Andrews with this site only encompassing only part of the overall allocation. The policy specifically requires this part of the allocation to provide 2 hectares of employment land, 2000sqm of retail and a link road to Craigtoun Road.

1.1.4 The Site would contain all seven residential phases associated with the site's future development for both market and affordable housing proposals and associated infrastructure.

1.2 Proposal

1.2.1 The application proposal seeks to address two conditional requirements within the approved Planning Permission in Principle (PPP). Firstly, to approve a Design/Development Brief (Development Brief) for the residential part of the development site - to establish the design and layout standards for each phase. Secondly, submission and approval of a Strategic infrastructure

Delivery Plan - to confirm the timing of strategic infrastructure associated with the proposed residential and commercial/employment uses within the site.

1.2.2 To this extent, the following conditions are relevant to the assessment of the application proposal:

- Condition 1(k) and Condition 10 - Design/Development Brief
- Condition 1(j) and Condition 9 - Strategic Infrastructure Development Plan (SIDP)

1.2.3 Condition 1(k) requires the submission of a SIDP for approval of the Planning Authority. This requirement is detailed within Condition 10 which states:

“10. Prior to or with the first application for each phase of development (both residential and non-residential) as defined by the phasing plan and the Strategic Infrastructure Delivery Plan, a Development Brief for that phase shall be submitted for written approval in accordance with condition 1(k).

This shall set out the following: a) Character/ design themes, concepts, styles for the phase; b) Identification of character areas, sensitive locations and constraints; c) Heights of buildings; d) Hierarchy of streets; e) Final play area locations, form and age groups; f) Final public art theme for phase including locations and contribution level to be spent on phase; g) Biodiversity enhancement locations/concepts; h) Strategic landscaping; i) Enhanced detailing locations including boundary treatment, gables and elevations; j) Bus route infrastructure; k) Connections; l) Hierarchy of open space.

Thereafter all applications for Matters Specified By Condition 1 shall reflect the details approved through this condition where directly relevant to that further application.”

1.2.4 A single overarching Development Brief has been submitted for approval setting out the design and development principles to be adopted within seven residential phases. Market housing would be provided within Phases 1 – 7 with Phases AFF 1-3 accommodating future affordable housing within the site.

1.2.5 The original PPP Masterplan / Development Framework (‘the Masterplan’) was updated to incorporate minor design amendments required by Condition 8 on the original PPP. This included amended open space provision, additional landscaping, updated phasing and the provision of a 0.5 hectare parcel of land safeguarded for future provision of an energy generation hub should this type of facility be feasible and required in association with the SDA site’s future development.

1.2.6 The proposed land uses fully reflect the proposed requirements of the approved Masterplan for the original PPP, approved in December 2018. The purpose of the Development Brief is to set further design detail for each phase of development and set principles around siting, design, orientation, frontage, accessibility, open space, biodiversity, landscaping, and pipeline exclusions amongst other design issues.

1.2.7 This Development Brief covers the proposed residential components of the Craigtoun development site with additional Development Brief(s) required to be submitted and approved for the commercial/employment areas within the PPP masterplan to ensure any future applications for their detailed design are assessed against any corresponding approved Development Brief.

1.2.8 The proposed Development Brief for the Craigtoun residential phases cover the majority of the original PPP site including the northern, central and south-western corners of the approved Masterplan. It incorporates the following:

- Residential-led development across seven phases - including three affordable housing phases (AFF Phase 1, 2 and 3) within multiple locations in the site
- A series of interconnected public open spaces of varying hierarchy, delivered in association with the corresponding adjacent phase.
- Primary access to/from the site via Melville Road to the north and Craigtoun Road to the south - via a primary spine road running through the centre of the site.
- A street hierarchy showing primary, secondary and tertiary streets within the site.
- Entrance features at the south and northern site including open space and public art.
- A series of pedestrian and road connections linking the site to the wider pedestrian and road networks.
- Pedestrian connectivity between each phases via off-street pedestrian routes within public open spaces.
- Strategic landscaping and planting along the western, northern and eastern site boundaries and landscaping/tree planting within the remainder of the site (across all 7 phases).
- Provision of equipped play areas - including a play trail in the centre of the site and equipped play area within the eastern part of the site.
- Biodiversity enhancements within existing landscaped and where additional strategic tree planting / landscaping is proposed - along the northern, western and easter site boundaries.
- Creation of interlinked character areas creating individual design aspirations for each area. Including:
 - o Character Area 1 - North-Eastern corner - Site Gateway;
 - o Character Area 2 – South-Eastern Corner – Central core, open space, affordable housing;
 - o Character Area 3 – North-western corner - SuDS, residential and western edge;
 - o Character Area 4 – western corner – western strategic planting, housing, north-south open space; and
 - o Character Area 5 - South-western corner – housing, western boundary edge, southern planting, linear park.

1.2.9 Condition 1(j) requires the submission of a Strategic Infrastructure Delivery Plan (SIDP) for approval of the Planning Authority. This requirement is detailed within Condition 9 which states:

“9. THE FIRST APPLICATION SUBMITTED UNDER THE TERMS OF CONDITION 1 SHALL BE/ OR ACCOMPANIED BY a Strategic Infrastructure Delivery Plan in accordance with condition 1(j) for written approval. This shall divide the masterplan area into phased development zones to confirm the phasing of the delivery of strategic infrastructure within each of those zones. The plan shall include the general location and timing of delivery of the following matters within each zone:

- a) Green infrastructure;*
- b) Strategic paths, cycle routes and road network;*
- c) SUDS;*
- d) Public art (overall theme);*
- e) Play areas;*
- f) Strategic landscaping;*
- g) Early delivery of wester/ southern landscape screens;*

- h) Details of existing assets for retention such as trees, hedgerow, walls;*
- i) Woodland improvement/management;*
- j) Hierarchy of open space and delivery;*
- k) Countryside access;*
- l) No build zone for pipeline and power lines;*
- m) Management and maintenance regime for above the pipeline;*
- n) Biodiversity enhancement*

The timing of the delivery of each matter shall be associated to the phasing and completion of triggers associated with the neighbouring development within that zone (i.e., completion of 40th unit). Updates to the Strategic Infrastructure Delivery Plan can be made through the submission for the written approval of Fife Council as planning authority of an amended Strategic Infrastructure Delivery Plan under the terms of this condition but the Council reserves the right to request a new planning application in the event that the change to the Strategic Infrastructure Delivery Plan has a significant impact on the terms of the Development Plan current at the time of the request or overall delivery of the site. Thereafter all applications for Matters Specified By Condition 1 shall reflect the details approved through this condition where directly relevant to that further application.”.

1.2.10 A SIDP and accompanying documentation have been submitted to identify the timing of all relevant strategic infrastructure. The general approach seeks to ensure the delivery of associated open space, footpath, roads, landscaping, play areas and other infrastructure on a phased basis to align with the corresponding residential phase.

1.2.11 With respect to open space, this includes primary open spaces running north-south within the centre of the site and along the eastern boundary and an east-west linear park running through the centre of the site. Additional areas of open space provision are located at the northern site entrance and adjacent to the SuDS pond alongside other smaller areas of open space (i.e., kick-about areas).

1.2.12 In terms of strategic planting, the SIDP identifies that tree planting and strategic landscaping along the site’s western, northern and eastern boundary will be delivered within Phase 1 – early within the scheduling of the site’s future development.

1.2.13 Seven residential phases are identified within the SDIP (including three affordable housing phases as follows):

- Phase 1: SuDS drainage infrastructure, public open space and structural tree planting.
- Phase 1: 40 dwellings with associated works.
- Phase 2: 40 dwellings with associated works
- Phase 3: 35 dwellings with associated works
- Phase 4: 34 dwellings with associated works.
- Phase 5: 44 dwellings with associated works.
- Phase 6: 38 dwellings with associated works.
- Phase 7: 8 dwellings with associated works.
- AFF Phase 1: 34 dwellings (affordable housing) with associated works.
- AFF Phase 2: 32 dwellings (affordable housing) with associated works.
- AFF Phase 3: 37 dwellings (affordable housing) with associated works.

1.2.14 Tree/woodland protection, enhancement and management approaches are also identified within the accompanying Landscape Management Plan prepared by Langton Tree Specialists.

1.3 Planning History

1.3.1 The majority of the planning history for the site relates to the wider SDA site to the north of the site. However, the following applications relate specifically to the site.

1.3.2 An EIA Scoping request (14/02991/SCO) was received in August 2014 for a propped mixed-use development. Confirmation that an EIA was required to accompany any future application was issued in December 2014 with an application for PPP (15/01823/EIA) submitted in May 2015 and approved in October 2019.

1.3.3 An application for the construction of a roundabout along the southern boundary of application site 21/00091/ARC was submitted in March 2021 and is currently under consideration by the Planning Authority (21/00917/FULL). Another ARC application for approval of the detailed design of 342 residential dwellings was submitted in Jan 2021 and is currently being determined by the Planning Authority (21/00091/ARC). Both these ARC applications are due to be considered at the same Planning Committee as the application proposal.

1.3.4 With respect to the wider SDA site, a Proposal of Application Notice (17/00138/PAN) which was received in January 2017 for a mixed-use development comprising residential, university, business, employment, hotel, care home, retail, education, community facilities, open space, roads and associated infrastructure. This proposal covers the majority of the St Andrews West SDA. An EIA Scoping request (17/01340/SCO) was submitted for the same scheme in April 2017. It outlined that an EIA would be required to accompany any future planning application. Subsequently, an application for Planning Permission in Principle (PPP) (18/00280/EIA) was submitted in February 2018 and approved in June 2019.

1.3.5 Another Proposal of Application Notice (17/01409/PAN) was submitted on 26 April 2017 for the erection of a secondary school (Class 10) with associated facilities, including access, car parking/bus stance and playing fields/all weather pitches. This site is located within the boundary of the wider SDA. An EIA Screening request (17/02445/SCR) was also submitted for this development where it was determined that an EIA was not required. An application (18/00295/FULL) was submitted and approved for this development and the school has now been completed and is operational.

1.3.6 An EIA Screening request (17/01631/SCR) was received on 15 May 2017 for the construction of a roundabout and road (with associated SUDS and earthworks). This site is also located within the wider SDA site to the north. The corresponding planning application (17/03467/FULL) for the proposed development was approved in April 2018. A S42 application to amend conditions to update the approved species protection plan for the proposed link road and roundabout was received in December 2019 and approved, via appeal, in August 2020.

1.3.7 Recent ARC applications seeking approval for the detailed design for various uses have now been submitted for the wider SDA land to the north of the 21/00091/ARC application site and are currently being determined by the Planning Authority. This includes the first housing phase for 96 dwellings received in November (21/03585/ARC) and a 40-bed care home (21/03950/ARC) submitted in December 2021 both of which are still being determined by the Planning Authority.

1.4 Application Procedures

1.4.1 As an application for approval of Matters Specified by Condition this development needs to receive a formal permission, but it is not in itself planning permission. Any permission granted is read entirely in accordance with the terms of the PPP.

1.4.2 The application proposal was advertised in the local press on 4 Feb 2021 for Neighbour Notification purposes.

1.5 Environmental Impact Assessment Process

1.5.1 The original application was determined in accordance with the Environmental Impact Assessment (EIA) Regulations. This application does not introduce any new or amended elements that would have a new significant environmental effect that had not been assessed within the Environment Statement (ES) accompanying the original PPP application. Therefore, the application can proceed without the assessment of a new or amended ES (or EIA Report).

2.0 ASSESSMENT

2.1 Introduction

2.1.1 As the principle of development has been established across this part of the St Andrews West SDA, known as Craigtoun, this further application for Approval of Matters Specified in Conditions (ARC) will address the requirement for a Development Brief for each phase of the development. The requirements to submit this is contained within Condition 1(j) of the Original PPP, with Condition 9 of the original PPP outlining the content of this document and details to be addressed. Approval of a Strategic Infrastructure Development Plan required by Condition 1(k) of the original PPP that addresses the requirements and detailed within Condition 10 of the original PPP is also required to be assessed by this ARC application.

2.2 Design Development Brief

2.2.1 With respect to the Design/Development Brief, the following themes within Condition 9 are required to be considered and will be assessed in turn:

- Compliance with the Masterplan including:
 - Character Areas, Design Themes & Styles;
 - Sensitive Locations & Constraints;
 - Scale, Density and Heights;
 - External Finishes
 - Affordable Housing
- Road/Street Hierarchy & Connectivity;
- Enhanced Detailing
- Open Space Hierarchy
- Bus Route Infrastructure
- Play Areas
- Public Art
- Strategic landscaping (Addressed within section 2.16 of this report)
- Biodiversity Enhancement (Addressed within section 2.21 of this report)

2.3 Compliance with the Masterplan

2.3.1 The approved Masterplan sets out general principles that will guide development of each phase and how strategic infrastructure will be delivered in order to support development of each residential phase. The Development Brief examines each phase individually but seeks to promote the same design principles as the approved Masterplan in order to deliver a strategic vision for this part of the St Andrews West SDA.

2.3.2 The Development Brief follows the layout of the approved Masterplan and identify the same neighbourhood areas and design principles. The Development Brief shows the areas of infrastructure delivery and associated triggers and identify the appropriate links first set out within the Masterplan. The proposed land use set out within the Development Brief – for phased residential development – fully complies with the Masterplan objectives. The quantum of affordable housing, open space, public open space, landscaping/tree belts also accord with the Masterplan principles and the planning conditions within the approved PPP. The proposed phasing reflects the approved Masterplan as does the infrastructure delivery identified within the accompanying SIDP. Overall, it is considered that the Development Brief aligns with the principles agreed through the approved Masterplan. Therefore, the proposed land use mix and on-site delivery requirements set out within the seven residential in the Development Brief complies with the approved Masterplan and the terms of the PPP.

2.4 Sensitive locations/constraints

2.4.1 The Development Brief includes a series of potential risks and constraints to be considered for the site's future design development. This includes potential flooding, preservation of residential amenity, trees and arboricultural safeguards, landscape and visual impacts amongst other issues.

2.4.2 Identification of the constraints within the Development Brief addresses the PPP conditions and the approved Masterplan requirement ensuring that detailed designs take cognisance of such constraints in their future layout and design formation.

2.5 Character Areas, Design Themes & Styles

2.5.1 The Development Brief includes five defined character areas that incorporates variations to the siting, layout, open spaces, external materials, detailing, landscaping and accessibility (pedestrian and roads) to create a varied approach to the delivery of built form. These character areas create a series of individual design parameters that should be reinforced to create a sense of place and ultimately create a series of key design parameters that future layouts will respond to create place-based design solutions. Initially, the Council's Urban Design Officer sought amendments to the propped approach, to introduce a range of comprehensive design amendments. However, the majority of these went beyond the scope of this Development Brief - as they sought to introduce new matters that had already approved in principle within the approved Masterplan or sought to address detailed design matters that would be more appropriately considered within applications for the detailed design of future development phases. Therefore, minor amendments to the Development Brief were undertaken to address more subtle design enhancements - to ensure that strategic design aspirations sought by the approved Masterplan could be implemented. To this extent, a series of character areas were included within the Development Brief to take forward the original design intent within the approved Masterplan and create a series of place-based solutions.

2.5.2 In this regard, Character Area 1 in the north of the site seeks to create a gateway open space feature directly adjacent to the primary access junction to Melville Road. Generous front setbacks with private drives for dwellings along the southern side of the spine road further are encouraged to further enhance this openness and sense of arrival. These larger setbacks also incorporate a tree lined streetscape within this location. To create a variation in built form, the character area encourages that properties on the northern side of the spine road are sited towards the street, with uniform front setbacks. Furthermore, it advocates that dwellings are reorientated towards the north-south primary open space area or incorporate dual-aspect designs to create natural surveillance and interconnectivity to these areas.

2.5.3 Character area 2, within the south-eastern part of the site, is typified by wide linear landscape and open space features running east-west and north-south through the site. Higher density flatted blocks of up to three storeys and are also encouraged within this location, intermixed with traditional two-storey built flats/houses. This character area comprises a mix of both private and affordable dwellings encouraged to be orientated towards open spaces, pocket parks and associated car parking courts to enable overlooking. Landscaping between parking spaces if also encourage to soften their appearance. Enhanced pedestrian and footpath connectivity is also identified within this character area including a series of off-street pedestrian routes connecting this area to the wider development site and beyond. Equipped play areas are also positioned within selected open space areas next to dual fronted properties that provide natural surveillance. Secondary and tertiary roads are also included within this area to facilitate localised traffic movements. Moreover, this character area requires that structural landscape and tree planting along the eastern edge of the site complements the existing TPO tree belt and retention of the mature specimen trees within the centre of the site. Softer boundary treatments are encouraged for properties facing the linear parks and other open space (including hedging) to create clear boundaries between public and private open spaces.

2.5.4 Character Area 3, within the north-western corner of the site, is characterised by the relationship between the proposed dwellings and the SuDS pond to the north. Aspirations seek to ensure generous street setbacks are also introduced along the primary spine road. Private drives are encouraged to facilitate opportunities to extend street tree planting along the primary spine road. Opportunities to introduce comprehensive planting within open spaces surrounding the SuDS pond and along the northern and western site boundaries are also identified - to encourage the landscape offer within this part of the site. Priorities for this character area encourage dwellings to be orientated towards the SuDS pond and other primary open spaces to maximise connectivity. In addition, the character area objectives include the siting of traditional 'back-to-back' style layouts alongside varied house types - to create an irregular plot layouts and varied garden sizes. This would generate a good balance between built form and landscaped/open spaces for the benefit of an enhanced place making design solution.

2.5.5 Within Character Area 4, a varied spatial hosing pattern is encouraged - allowing for opportunities to introduce a mix of detached, semi-detached and terraced properties. This, combined with off-street parking courts for properties facing open space areas, seeks to allow for an enhanced urban design solution that frames open space areas within this location. Dual-aspect properties with elevated gables play a key feature within this area as corner plots are encouraged to respond to the extensive number of road junctions within this character area. Design aspirations also seek to allow for the proposed road alignment to be offset and for careful building placements, to introduce opportunities for deflection that would help reduce traffic speeds.

2.5.6 Character Area 5 comprises a series of design objectives to create a new landscape buffer around the southern boundary of the site to separate residential development (between the residential and commercial/employment areas) and along the western site boundary to reduce potential visual impacts and soften built form for this location. A range of housing types are included within this character area – creating self-contained residential parcel of land on the southern side of the open space in line with the approved Masterplan.

2.5.7 The Development Brief is considered to contain sufficient character area design objectives to successfully influence future detailed layouts through the assessment of detailed application for future residential development phases in line with the PPP requirements, the approved masterplan and the corresponding policy requirements.

2.6 Scale, Density and Height

2.6.1 Housing densities are an important consideration in the creation of successful communities. Land is a finite resource, and the planning system is responsible for ensuring that it is used in a sustainable way and that new development does not lead to urban sprawl and increased reliance on unsustainable modes of transport. Higher densities within parts of SDAs will help to create a critical mass that can support new infrastructure and public transport in a sustainable and economically viable way. These principles are reflected within the approved Masterplan.

2.6.2 The Development Brief identifies low/medium density development within the majority of site – generally comprising 2-storey development. Medium/higher density development (3-storey built form) is identified within selected residential phases within the centre, south and south-eastern part of the site to respond to landscape and visual impacts requiring larger development proposals to be relocated away from the sensitive western site boundary. Such buildings also create suitable enclosure onto adjacent areas of primary open space within the site. Combined, this is considered to be an appropriate design solution for the site's future development, particularly as suitable setbacks to residential properties to the east of the site and combined with the formation of landscape enhancements along the site's eastern boundary. The Development Brief does not specifically contemplate higher densities within other parts of the site, but should they be proposed, these would be assessed via any future detailed design application(s). Smaller single-storey amenity bungalows are also proposed within Phase AFF 1 in the northern part of the site – addressing specific housing need and creating a graded approach to development form within the site.

2.6.3 Overall, the proposed scale, height and massing provisions within the Development Brief are considered to be appropriate for this stage of the development process and would create suitable variety within the streets with higher densities indicated close to core roads, junction nodes/corner, adjacent to open spaces and away from the western boundary.

2.7 External Finishes

2.7.1 A variety of external finishes are proposed in the Development Brief for each phase using a simple palette of high-quality materials. This creates a consistent design rationale that also allows for suitable variation to enhance the character of respective phases and the overall sense of place. To this extent, this applicant has worked with the Planning Authority, following advice from the Council's Urban Design Officer, to introduce a series of enhancements to external materials within key nodes, open spaces and gateways - to improve the overall design and character across all phases. As such, the Development Brief includes an objective to introduce a

series of enhanced character areas that use transitional building materials that, themselves, take reference from the local vernacular. This includes an aspiration to incorporate a mix of wetdash render, reconstituted stone, traditional slate and red pantiles into such areas. This enhancement treatment has been included within all tenures - including properties within the south-eastern corner of the site - enhancing the overall design without creating any differentiation in the design rationale nor the external material palette. For other areas, the use of high-quality materials, including drydash render, reconstituted stone and grey concrete roof tiles is encouraged for all tenures. The external hard landscaping and ground surface treatments are shown to be varied to create interest and indicative variations between public and private spaces across the development. It is therefore considered that the design aspirations within the Masterplan are promoted within the Development Brief with respect to external materials - to create a simple palette of high quality finishes that would enhance final built form options within the site.

2.8 Affordable Housing

2.8.1 Planning Advice Note (PAN) 67 that affordable housing should be designed to a good standard. SPP reaffirms this by stating that, as far as possible, tenure should not be discernible from its design, quality and appearance. Policy 2 of the Adopted FIFEplan states that open market housing development must provide affordable housing at the levels shown in Figure 2.2 for each Housing Market Area (HMA), consistent with the Affordable Housing Supplementary Guidance. This should be fully integrated into new development and be indistinguishable from other forms of housing. In order to achieve mixed and balanced communities, mixed tenure developments will be promoted. The affordable housing requirement within St Andrews under Policy 2 of the Adopted FIFEplan is 30%. The approved Masterplan does not specifically identify or require the split or location of affordable housing to be confirmed. Rather the requirement to provide affordable housing within the site is contained within the S75 Legal Agreement for the original PPP.

2.8.2 Initially, the original PPP exceeded this requirement - seeking to deliver up to 33% affordable housing within the site. This figure was therefore included within the S75 legal agreement for the original PPP to ensure its delivery. However, following subsequent discussions with the Affordable Housing Team in relation to the scope of the future affordable housing mix, and evolution of affordable housing component, this figure was reduced to 30%. Importantly, an alternative option was provided to the Affordable Housing Team to meet the higher 33% aspiration. However, the aforementioned solution (with 30% and a greater variety of properties/housing mix) was deemed to be preferable to the Affordable Housing Team. Accordingly, whilst the proportion of affordable housing was initially suggested at 33%, 30% is considered to be acceptable - as it not only accords with FIFEplan Policy 2 above but also delivers a housing mix supported, and specifically sought, by the Council's Affordable Housing Team. Given the above, the applicant has submitted a S75A modification to amend the wording in the legal agreement from 33% to 30%.

2.8.3 To reflect the above, and to ensure that this 30% affordable housing requirement can be accommodated within the site, in line with FIFEplan Policy 2, the Development Brief identifies three affordable housing phases within the 7 phases of development. The SIDP contains a detailed breakdown of the quantum of affordable housing quantum within each affordable phase. Specifically, Phase AFF 1 includes 34 houses - including single storey wheelchair accessible bungalows – within the northern part of the site; Phase AFF 2 includes 32 dwellings (a mix of apartments, houses and cottage flats) within the south-eastern corner of the site; and Phase AFF 3 includes 37 dwellings (29 apartments and 8 cottage flats) positioned to the east of Phase AFF 2. In this regard, the Affordable Housing Supplementary Guidance (2018) sets out that affordable

housing should ideally be spread across a site as far as possible, avoiding 'pepper potting' of individual affordable houses throughout a development or large groupings of houses of the same tenure. The three areas/phases for the affordable housing provision creates a reasonable spread of affordable housing within the site, however, it is noted that the south-eastern corner includes a higher concentration of affordable housing than the northern area. Despite this, the site area for the affordable housing within Phases AFF 2 and AFF 3 in the south-east (at 0.85ha) is similar to that of Phase AFF1 in the north of the site (at 1.0 hectares). Importantly, the higher number of dwellings within the south eastern part of the site largely stems from a higher proportion of apartments and cottage flats (at the request of the Affordable Housing Team) which, by their nature, result in higher densities than traditional houses. Moreover, the inclusion of a large number of single-storey wheelchair accessible amenity bungalows within Phase AFF 1 requires substantially more land and therefore a lower density/quantum of units. Moreover, the Affordable Housing Team generally consider larger affordable housing parcels of around 50 dwellings and therefore the spread of affordable housing containing 34 dwellings, 32 dwellings and 37 dwellings achieves this aspiration. The Affordable Housing Team has also outlined that the applicant has engaged extensively with them on this issue to agree not only the mix of affordable housing within the site but also the location. They outlined that the proposed location, mix and phasing arrangements for the detailed design has significant benefits in precisely addressing affordable housing need within this area – particularly the inclusion of (lower density) amenity bungalows within the northern part of the site. They therefore support the proposed phasing of affordable housing and their location within the site against other less desirable options that included a higher number of affordable dwellings.

2.8.4 Given the above, the location and spread of affordable housing within the wider site is deemed to be acceptable. The affordable housing phases are largely surrounded by market/private dwellings which would create suitable integration between private and affordable dwellings and create an appropriate tenure mix across the wider site more generally. It also facilitates the early delivery of affordable housing along key road and associated infrastructure delivery (i.e., spine road/open space etc). Moreover, the location of affordable housing also maximises opportunities for future affordable housing residents to take advantage of enhanced public open space and green network areas running along the southern part of the site. This ensures an acceptable level of integration into the new development.

2.8.5 In terms of design, the proposed affordable housing would also be indistinguishable from other forms of housing - with a 'tenure-blind' approach to materiality within the site. For the detailed application the applicant has worked with the Planning Authority in line with advice from the Council's Urban Design Officer to introduce a series of enhancements to external materials to enhance the overall design and character of the proposed development, irrespective of housing tenure. This would ensure that a series of enhanced character areas would be introduced to address the above requirements would be met.

2.8.6 Accordingly, the proposed location and grouping of the affordable housing would be acceptable and would make a positive contribution towards a sense of place and community and the proposed development would therefore address the conditional requirements of the PPP and would be consistent with the aspirations and policy requirements with respect to this issue.

2.9 Road/Street Hierarchy and Connectivity

2.9.1 Design considerations relating to street hierarchies, road layout/design and connectivity are important components in the design process for new residential/ mixed-use neighbourhoods. Scottish Government policy and best practice is outlined in Designing Streets and the principles

contained therein are reflected in Fife Council's supplementary guidance Making Fife's Places. The purpose of this policy framework is to create safe conditions for all road users and encourage movement which is not solely reliant on the private car. Road layout, construction, access and parking provision should conform to the aforementioned guidance documents.

2.9.2 The proposed street hierarchy is identified within the Development Brief and reflect principles within the approved Masterplan. The delivery timescales for primary, secondary and tertiary roads and for footpaths is identified within the SIDP. In this regard, these documents show the provision of a new primary site access junction from the north, delivered within Phase 1 - to allow for suitable connectivity to the nearby road network at Melville Road.

2.9.3 A primary spine road running through the site from the northern primary access, running east-west along a tree-lined primary street that includes opportunities for grass verges and private drives ensuring a relatively generous streetscape widths/proportions within the spine road. This route then moves south through the site, connecting the northern part of the site to Phase 7 and the commercial/employment phases to the south before connecting to a new southern primary access road.

2.9.4 Primary access to the south of the site is provided via a new roundabout connecting these areas to Craigtoun Road. The SIDP identifies that this new access - and the provision of a continuous spine road from Craigtoun Road to Melville Road through the site - would be delivered before the occupation of the 200th dwelling. Secondary road infrastructure would then be delivered in line with the adjacent residential phase. This accords with the PPP requirement for the site's future development. These secondary streets are proposed within residential phases – allowing for localised connectivity through each residential block. These streets would be narrower in width with less opportunities for large verges or extensive street tree planting. Tertiary streets would be provided to allow for shared surface treatments or private drives utilised by selected residents within the respective phase. Footpaths, pedestrian and cycling links would be provided through each of the phases via series of off-street links through green spaces or via footpaths adjacent to the road network. These would ensure that character areas are well connected to each other and to public open spaces and that there are sustainable routes to connect to the wider footpath network beyond the site.

2.9.5 Carriageway and footpath dimensions are set out as general design principles within the Development Brief. Indicative site sections through typical primary, secondary and tertiary street are set out the variation in scale, width and form for: carriageways, footpaths, verges, shared drives (if applicable), planting and gardens. This provides a consistent design rationale for each street type and a coherent streetscape framework to then consider detailed layouts for future residential phases.

2.9.6 With respect to accessing the countryside, and in response to the respective conditional requirement, a new pedestrian footpath would be delivered within Phase 1 that runs along the eastern site boundary – allowing connection from the northern part of the site to the site (at Melville Road) to the existing public footpath at Craigtoun Road. This would then allow connectivity to the surrounding footpath network and the countryside beyond. Once the southern access road is connected, this would also provide an additional pedestrian route to Craigtoun Road and beyond. Overall, this accords with the Masterplan requirement.

2.9.7 A future distributor 'link road' had shown within the Development Brief to enable a continuous connection from Craigtoun Road (through the site) to the wider St Andrews West SDA site to the north. Creation of this link road would enable an alternative vehicular route to the wider

SDA and to the surrounding road network to the north without unacceptable impacts to existing road junctions within the nearby area. The delivery requirements are set out within a condition on the original PPP which requires its completion prior to the 370th dwelling within the full St Andrews West SDA site.

2.9.8 Overall, the proposed road hierarchy, footpath connections and connectivity aspirations for the site's future development, and the corresponding delivery timescales, are acceptable and would create a highly permeable and well-connected development. The application proposal therefore meets the requirements of the PPP and the corresponding policy requirements in this regard.

2.10 Enhanced Detailing

2.10.1 The Development Brief outlines details of proposed enhancements to build form outcomes within the site within each of the corresponding Character Areas. Each Character Area design identifies key plots/areas where enhanced/elevated gables could be introduced to improve the quality of the design within respective parts of the site. This concentrates on the use of enhanced design outcomes within corner plots and prominent interfaces to form high-quality outcomes. It also nominates that future detailed designs should incorporate dual-aspect layouts - generally on prominent street corners or adjacent to public open spaces - to enhance opportunities for natural surveillance and integration with the street/open space. Additionally, key frontages are identified within each of the character areas to create strong building lines in the creation of place using a co-ordinated, consistent high-quality design approach. Enhanced boundary treatments are also identified within the Development Brief - using reconstituted stone walls and brick piers with fencing and hedging along parts of the primary spine road and linear open spaces. In addition, repositing of the original stone wall along the southern site boundary is also identified to create enhance the site's character from the south. Cumulatively, the proposed approach addresses the PPP requirements and the respective policy requirements with respect to this matter.

2.11 Open Space Hierarchy

2.11.1 The approved Masterplan sets aside an extensive part of the development site for open space and landscaping with a series of linear greenspaces within the development site with the majority identified as usable open space, primarily within two linear routes running through the centre of the site. The open space strategy in the Development Brief accords with this objective - identifying multiple primary open spaces within the site comprising two linear parks and a series of secondary open space areas of varying sizes and characteristics (including pocket parks, kick-about areas and civic spaces). This equates to over 4.5 hectares of greenspace, the majority of which would be usable open space. The location and type of open space accords with the approved Masterplan and exceeds the minimum requirements set by the approved masterplan (of 60m² of open space per dwelling or approximately 2.4 hectares).

2.11.2 The SIDP outlines that this open space network will generally be delivered at the same time as the corresponding residential phase to enable a comprehensive spread of open space within the site.

2.11.3 The primary open space areas would comprise a central linear park running east-west through the site on the line of an existing gas pipeline safeguarded area. This feature connects Phases 6 and 7 in the south-west of the site with the central part of the site (at Phase 5) and the south-eastern corner (at Phase AFF 2). A second primary open space area runs north-south

through the site connecting Phase 1 and 2 in the north with Phases 4 and 5 in the south. Primary open space is also located around the SuDS pond in the northern part of the site.

2.11.4 Overall, the open space provision within the Development Brief and the implementation timescales within the SIDP would be in accordance with the approved Masterplan, the requirements of the PPP and the associated legal agreement. It is considered that the above combined ensures the timely delivery of acceptable areas of open space that would meet the leisure and recreational needs of future residents supporting the respective policy requirements in this regard.

2.12 Bus Route Infrastructure

2.12.1 The Development Brief identifies existing bus stops to the south of the site on Craigtoun Road and to the north of the site on Melville Road. Walking distance isochrones show that development phases would be generally less than 300m to the nearest bus stop. However, to enhance opportunities to for sustainable travel to/from the site, the Development Brief indicates that the primary spine road would be designed to accommodate a future bus route, should future bus operators show interested in connecting into the site. This safeguarding approach would enhance future connectivity and the Development Brief includes sufficient land to accommodate any new bus stops/shelters within the centre of the site. As implemented, this would improve the sustainability credentials of the propped development according with the PPP requirements and the respective policy requirements with respect to this matter.

2.13 Play Areas:

2.13.1 The approved Masterplan identifies a series of play areas for the site, including a 'formal equipped' play area and 'trim trail' within the centre of the site (in the north-south primary open space). Responding to this requirement, the Development Brief includes multiple play areas within the same central location within the site - comprising equipped play trails - alongside an additional equipped play area within the eastern part of the site. Additional locations for future play areas have been identified in the Development Brief to allow for bespoke play areas for both older children and toddlers. The trigger for completion of the proposed play areas is identified within the SIDP - with play areas to be implemented at the same time as the landscaping for the adjacent housing phase. This includes delivery of a primary equipped play area within Phase 2 (in the centre of the site) and Phase 3 within the eastern part of the site.

2.13.2 The play provision and delivery timescales for the Development Briefs and SIDP would be in accordance with the objectives in the approved Masterplan and the requirements of the PPP. Cumulatively, the proposed approach would ensure the delivery of suitable play areas that meet the needs of children's play within the site, according with the requirements in Making Fife's Place SG and the policy requirements with respect to this issue.

2.14 Public Art

2.14.1 The terms of the approved PPP require the developer to set out a strategy for the delivery of public art and to ensure that this is carried forward into the various phases of development. The Development Brief and SIDP identify the location of and timescales for the delivery of public art within the site that reflect the objectives of the approved PPP. This includes provision of a primary art feature at the northern site gateway, as identified within the approved Masterplan, complemented by a second primary art feature at the southern site gateway and another art feature within a central open space. The artwork proposed within the northern and central parts of

the site would be delivered within Phase 1 and the artwork in the southern part of the site delivered within Phase 5 of the development. These timescales are considered to be acceptable.

2.14.2 This art strategy outlines an opportunity to create a co-ordinated theme for the delivery of art within the site - linking the gateway feature(s) at both site entrances. It also suggests connecting this to the play area(s) by introducing bespoke benches reflecting the overarching theme. This is considered to be acceptable and would ensure the delivery of a coordinated, comprehensive public art strategy that addresses the PPP requirements and the policy requirements with respect to this issue.

2.15 Strategic Development Infrastructure Plan

2.15.1 Condition 10 of the original PPP outlines details that the SIDP is required to address. These have been split into the following key themes and assessed in turn below, as follows:

- Green Infrastructure, Strategic Landscaping & Protection of Assets;
- Woodland Improvement/Management;
- Strategic Paths, Cycle Routes & Road Network;
- Drainage Infrastructure;
- Safeguarded Zones; and
- Biodiversity enhancement.

2.15.2 The following matters have already been addressed within the Development Brief Section above:

- Play areas;
- Public Art; and
- Open Space Hierarchy & Delivery.

2.16 Green Infrastructure, Strategic Landscaping & Protection of Assets

2.16.1 The Adopted FIFEplan sets out policies that look to reduce the impact of new development on the environment and promote opportunities to enhance local landscape, biodiversity and green infrastructure. The layout, siting and design of new development are important ways to exploit these opportunities and make a positive contribution towards the surrounding environment. To this extent, FIFEplan Policy 14 promotes quality of design of landscape issues.

2.16.2 The timing of various levels of green infrastructure within the site is included within the SIDP. As outlined above, this includes a series of primary and secondary public open spaces running east-west and north-south within the site, strategic landscaping and planting enhancements within the site perimeters and open space adjacent to the SuDS pond. Each element would be delivered at the same time as the adjacent corresponding residential phase area. However, strategic planting along the western, north and eastern site boundaries would be delivered within Phase 1 - early within the site's future development - and in accordance with the Masterplan requirements. Existing woodland at the site's southern boundary is also shown to be protected within the SIDP and would be infilled with additional planting to enhance its amenity and screening value. Moreover, tree and shrub related within internal streetscapes and localised green corridors are also identified in the SIDP - with their delivery also aligned with the adjacent residential phase. This includes the tree lined primary spine road in the north of the site. The SIDP also shows existing assets proposed for retention including existing trees (along existing tree belts, the TPO and mature specimen trees/hedgerows within the centre of the site). This is complemented by the accompanying Landscape Management Plan which outlines tree protection/retention requirements for such trees/woodland. Requirements to comply with British

Standards BS 5837: 2012 relating to the protection of trees near/on construction sites and maintenance of trees in line with British Standards BS 8545: 2014 are set out within this Management Plan. The SIDP also identifies that stone from the existing wall along the southern boundary will be retained and the wall repositioned along the entirety of the site's southern boundary.

2.16.3 The location and form of strategic landscaping and green networks within the Development Brief accord with the approved Masterplan and the corresponding triggers within the SIDP would ensure that these are suitably delivered within the required timescales. Accordingly, the proposed approach complies with the approved Masterplan, the terms of the PPP and the policy requirements with respect to this issue.

2.17 Woodland Management

2.17.1 Approaches for tree/woodland protection, enhancement and management are identified within the accompanying Landscape Management Plan prepared by Langton Tree Specialists. This document seeks to ensure the suitable protection of tree during construction and the protection of trees/woodland within the western, northern and eastern tree belts and their enhancement with additional screen planting. It also includes protection of a series of mature specimen trees within the centre of the site and the tree dens to the south of the site. The future management of landscape areas, trees and woodland has been also included within the accompanying Landscape Management Plan - to ensure the sustainable and efficient management of such areas. This includes pruning, removal, replanting and other techniques as applicable, in line with future Arboricultural Implication Assessment and Tree Protection/Removal Drawings. This approach is considered to be acceptable and complies with the approved Masterplan and the terms of the PPP with respect to this issue.

2.18 Strategic Paths, Cycle Routes & Road Network

2.18.1 The SIDP shows a series of primary, secondary and tertiary roads within the site - alongside their delivery timescales. To this extent, the primary site access from the north would be delivered within Phase 1 - allowing for suitable connectivity to the nearby road network at Melville Road. The primary access to the south of the site, and the delivery of a continuous road from Craigtoun Road in the south to Melville Road in the north, is outlined as being delivered before the occupation of the 200th dwelling. Additionally, secondary road infrastructure would be delivered in line with the adjacent residential phase. With respect to accessing the countryside, and in response to the respective conditional requirement, a new pedestrian footpath would be delivered within Phase 1 that runs along the site's eastern boundary - allowing for a connection from Melville Road, through the site, to the existing public footpath at Craigtoun Road. This would then allow connectivity to the wider footpath network and the surrounding countryside. Once the southern access road is connected, this would provide an additional pedestrian route to Craigtoun Road and beyond. Overall, this accords with the requirement of the Masterplan.

2.19 Drainage

2.19.1 The SIDP identifies a series of SuDS infrastructure within the north part of the site within Phase 1 of the proposed development. Its early delivery would enable sufficient regulated treatment of surface water from the proposed development into the corresponding SuDS basin, with subsequent discharge to the nearby water course. The detailed design for such infrastructure is required to be approved as part of the detailed design for the future residential development and will require to be approved by the Council's Structural Services (Flooding) in line with the

Council's Flooding checklist. Alongside this, suitable treatment to foul discharge to the Scottish Water Combined Sewer would be accommodated, again, to be assessed via future applications for the detailed design of forthcoming development phases within the site.

2.19.2 This outcome accords with the approved Masterplan and the PPP conditions with respect to this issue.

2.20 Safeguarded Zones

2.20.1 The SIDP incorporates a 30m wide 'no residential build zone' running in an east-west direction through part of the site. This feature extends from the south-eastern corner of the site (opposite to the existing gas governor) and runs along the alignment, and buffer zone, of an existing Scottish Gas network pipeline. The corresponding feature allows for a 30m wide linear park within the site. The SIDP nominates that this exclusion zone is specifically required to protect the existing gas pipelines and that a wayleave must be incorporated into any future design to protect this asset. The SIDP outlines that the maintenance and management of proposed works within this area, including future landscaping and planting, must be delivered in accordance with the Scottish Gas Network Guidance for each development phase. No setbacks for electricity lines are required as these are shown to be diverted underground, removing such a safeguarding requirement. This addresses the respective conditional requirements and will ensure that suitable safeguards are put in place for the site's future development, subject to future consultation from the Health and Safety Executive on any detailed designs for this area (including road and pedestrian routes crossing this pipeline) and within any separate regulatory requirements for works within the corresponding exclusion zone. This arrangement complies with the approved Masterplan and condition requirements of the PPP with respect to this issue.

2.21 Biodiversity Enhancement

2.21.1 Condition 9 and 10 also requires confirmation of the location and timing of delivery for biodiversity enhancements within the site. The Development Brief and SIDP outline that biodiversity enhancement will be taken forward within each phase of development and would be combined with additional outcomes from Biodiversity Action Plans accompanying application(s) for the detailed design of future development phases. In this regard the Development Brief outlines a series of locations where such enhancement would take place including the existing tree lines running north to south and woodland group to the south-west of the site to create a green corridor link through the site to the Kinness Burn. The proposed approach seeks to retain tree and hedgerow cover within the site, where possible, with biodiversity enhancements in the form of additional tree and hedgerow planting. These woodland and hedgerow thicket cover will be increased around development character areas to provide screening and cover for foraging creatures.

2.21.2 Additional planting at the site's eastern, western and northern boundaries alongside the provision of grassland mixes would create enhanced habitat opportunities for insects and birds. The SuDS area to the north of the site is proposed to be planted with native hedging to allow controlled access and tree planting to enhance existing habitats along the Kinness Burn corridor. The basin area would be seeded with appropriate wetland grass and meadow species to create enhanced habitat opportunities for respective species. This approach would result a series of improvements to encourage habitat creation. This would result in species choices and planting mix that are appropriate to the area to encourage foraging opportunities for insects and bird life, particularly bees. Fruit bearing trees and shrub species are also sought in the Development Brief to encourage fauna from established routes and small-scale habitat creation will help to establish

links in the food chain, which will in turn have a wider impact upon the ecological value of the site and wider environment. In relation to these objectives, the detailed planning application for the residential development within the site includes a Biodiversity Action Plan which requires provision of swift bricks, bat poles and other enhancements – demonstrating the realisation of such objectives above. This arrangement addresses the PPP Conditions and the Masterplan with respect to this issue.

CONSULTATIONS

Urban Design, Planning Services

Comments on overall design rationale and updated Development Brief received.

REPRESENTATIONS

There have been nine letters of objection to the application. The concerns raised in the submitted objections, and the Planning Authority's response to these, are summarised below.

1. The segregation/concentration of affordable housing, particularly south-eastern corner of site goes against mixed tenure requirements.
 - As outlined within section 2.8 of this report, a suitable housing mix and spread of affordable housing has been provided within 3 separate phases within the north and south of the site - which was specifically advocated by the Affordable Housing Team to achieve their desired housing mix (including amenity bungalows). This avoids pepper potting individual affordable housing throughout the site and one large concentration of affordable dwellings.
2. Concerns relating to the provision of pedestrian links to the east of the site, over private ground maintained by homeowners within Melville Park, including detrimental impacts to a drainage ditch and tree removal.
 - Given the constraints outlined above, and to address this issue, the applicant redesigned the strategic accessibility proposals within the Development Brief to remove all previously proposed footpaths connecting the site to the existing residential development to the east. Consequently, connectivity to the east is proposed from the site's northern and southern boundary connecting into existing adopted footpaths at Craigtoun Road and Melville Road. No tree removal in the eastern boundary is proposed in the Development Brief (given that this land is not within the applicant's ownership/control and that it protected by an existing TPO). The existing drainage ditch is also shown to be retained to ensure that it would continue to perform its existing function within this area.
3. Concerns regarding no formal boundary treatments along eastern site boundary
 - The Development Brief identifies a series of formal boundaries along the rear gardens of properties along the site's eastern site boundary, generally where these meet the public open space running along the site's eastern boundary. This would create suitable distinction between public and private open spaces without the need for additional boundaries along the eastern edge of the linear park (that could impact root protection areas within the existing TPO tree belt).

4. Unacceptable increase in traffic generation and inappropriate movement strategy
 - The application proposal does not seek approval for the detailed design of any future residential development, nor does it provide an assessment of any potential traffic impacts. Rather, it seeks approval of a Development Brief and SIDP to approve a design rational and implementation timescale for strategic infrastructure. Therefore, matters such as this will be required to be assessed in detail as part of the corresponding application for detailed design of the residential components (Application No. 21/00091/ARC). The strategic movement strategy is deemed to be acceptable as it reflects the aspirations of the Approved Masterplan and corresponding conditions within the approved PPP.
5. Concerns relating to insufficient size of equipped play and their non-delivery
 - The Development Brief specifically identifies a series of play areas within the site. This was amended to include an additional equipped play area to the east of the site. This spread, including play trails within the north-south linear park and the additional equipped play areas in the east, are considered to be acceptable and could accommodate future play and recreational needs of future residents. The SIDP outlines suitable timescales for the implementation to ensure their deliver. Detailed play equipment proposals would be assessed within applications for future residential development phases (Application No. 21/00091/ARC).
6. Concerns that evergreen species planting along the eastern boundary are not proposed to ensure all-year-round cover.
 - The Development Brief include Strategic planting along this boundary which provides sufficient landscape design principles to be followed for any future design. A requirement to address this requirement could be included within the detailed design for the future residential development phases (21/00091/ARC). Regarding this request, the applicant has agreed to introduce such species within the detailed landscape plan for the aforementioned detailed design.
7. Concerns that invasive species such as Japanese knotweed are located within the site.
 - The removal of invasive species is not specifically covered in detail by the Development Brief and would normally be assessed as part of the detailed design for any future development phases. Notwithstanding this, the removal of such invasive species is controlled by separate legislation, under the Environmental Protection Act 1990 (as amended). As such, legal provisions dictate that any soil or plant material that is contaminated with Japanese Knotweed (and is proposed to be discarded) would be classified as controlled waste and a license is required to deposit, treat, keep or dispose of such species. Therefore, should any Japanese Knotweed or any other invasive species be identified during construction, the applicant/contractor will be required to take all necessarily legal steps to control, treat and/or remove this species under the terms of the Environmental Protection Act.
8. Concerns regarding flooding, failure of SuDS infrastructure and insufficient maintenance.
 - An initial assessment of flooding and drainage was undertaken as part of the original PPP. The Development Brief also identified potential risks from existing/future constraints. Following this, a detailed assessment of both flooding and drainage will be required for the detailed design of future phases - to avoid significant adverse flooding risk and to demonstrate that drainage infrastructure can accommodate peak flow demands. The future maintenance of SuDS infrastructure will also be required to

be confirmed during the assessment of the detailed design of such infrastructure to accord with the Council's Flooding checklist requirements.

9. Concerns that the Development Brief does not cover the commercial/employment area.
 - A Development Brief will be required to be provided with via a separate ARC planning application submission for the commercial/employment area to confirm the design rationale for this area. This application would be subject to neighbour notification and members of the public would have an opportunity to submit representations to this application should they wish.
10. Residential amenity concerns with respect to visual amenity (extensive 3-storey continuous built form along eastern boundary) noise, odour, safety, security.
 - The principle of development has been approved via the original PPP approval. The location of potentially higher built form within the central, southern and south-eastern parts of the site would be acceptable in principle and the detail of such design would be required to be assessed within subsequent applications for the detailed design of corresponding residential phases. To address the first part of this objection, the applicant reduced the potential extent 3-storey built form along the site's eastern boundary, to one 3-storey flatted block. The principle of potentially siting one 3-storey residential block within the site's eastern boundary and 2-storey cottage flats/buildings along the site's eastern boundary (adjacent to existing residential properties) is deemed to be acceptable in this instance. Other residential amenity concerns would be assessed within applications for each phase of development where detailed designs would be assessed against the policy requirements and guidance to that suitable residential amenity is preserved for existing residents.
11. Compromising quality in materiality for affordable housing elements and tenure blind approach.
 - The same design requirements to both affordable and market housing would be required to be taken forward for the design of future residential phases to ensure a 'tenure blind' approach in line with the respective policy requirements.

CONCLUSIONS

This application for Approval of Matters Specified in Conditions seeks to address Condition 1(j) and 1(k) of Planning Permission in Principle 15/01823/EIA require submission of a Design/Development Brief for each phase of the development and an overarching Strategic Infrastructure Delivery Plan. Conditions 9 and 10 outlines a series of details required to be considered for the Strategic Infrastructure Delivery Plan and the Design/Development Brief. These documents require to be approved before detailed development proposals for corresponding phases are approved to allow for proposals to be tested against the objectives within these documents. It is considered that the Development Brief submitted for the proposed residential development within the site and the overarching Strategic Infrastructure Delivery Plan for the site are consistent with the provisions of the approved Masterplan and the Development Plan and that approval can be granted.

RECOMMENDATION

It is accordingly recommended that the application be approved with no conditions.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

Previous Committee Report 15/01823/EIA – North East Fife Planning Committee – April 2018

National Policy, Regulations and Guidance:

National Planning Framework 3 (2014)

SPP - Scottish Planning Policy (2014)

Designing Streets (2010)

Creating Places (2013)

Circular 3/2012 planning obligations and good neighbour agreements (2012)

PAN 65 Planning and Open Space (2008)

PAN 33 Development of Contaminated Land (2000)

PAN 2/2011 Planning and Archaeology (2011)

PAN 1/2011 Planning and Noise (2011)

PAN 68 Design Statements

PAN 77 Designing Safer Places

PAN 78 Inclusive Design (2006)

Landscape Institute and Institute for Environmental Management and Assessment document

Guidelines for Landscape and Visual Impact Assessment (2nd Edition, 2009)

Development Management Procedure (Scotland) Regulations (2013)

Air Quality and Land Use Planning (2004)

PAN 51 (Planning and Environmental Protection)

Land-Use Planning and Development Control: Planning for Air Quality (2015)

Historic Environment Scotland Policy Statement (2016)

Scottish Government's Control of Woodland Removal Policy (2009)

Development Plan, Supplementary Guidance and other material considerations:

TAYPlan Strategic Development Plan (2017)

Adopted FIFEplan (Fife Local Development Plan) (2017)

Fife Councils Minerals Supplementary Guidance

Making Fife's Places Supplementary Guidance (2018) (including appendices)

Fife Councils Transportation Development Guidelines as an appendix to Making Fife's Places Supplementary Guidance (2018)

Fife Council's Supplementary Guidance on Affordable Housing (2018)

Fife Council's Planning Obligations Framework Guidance (2017)

Fife Council's Planning Customer Guidelines on Daylight and Sunlight (2009)

Fife Council's Noise Guidance for New Developments

The Royal Environmental Health Institute of Scotland (REIS) Briefing 17 - Noise Guidance for New Developments

World Health Organisation (WHO) Guidelines for Community Noise (2015)

Air Quality and Land Use Planning (2004)

PAN 51 (Planning and Environmental Protection)

Land-Use Planning and Development Control: Planning for Air Quality (2015)

Historic Environment Scotland Policy Statement (2016)

Scottish Government's Control of Woodland Removal Policy (2009)

Plan for Fife 2017-2027 - Local Outcome Improvement Plan

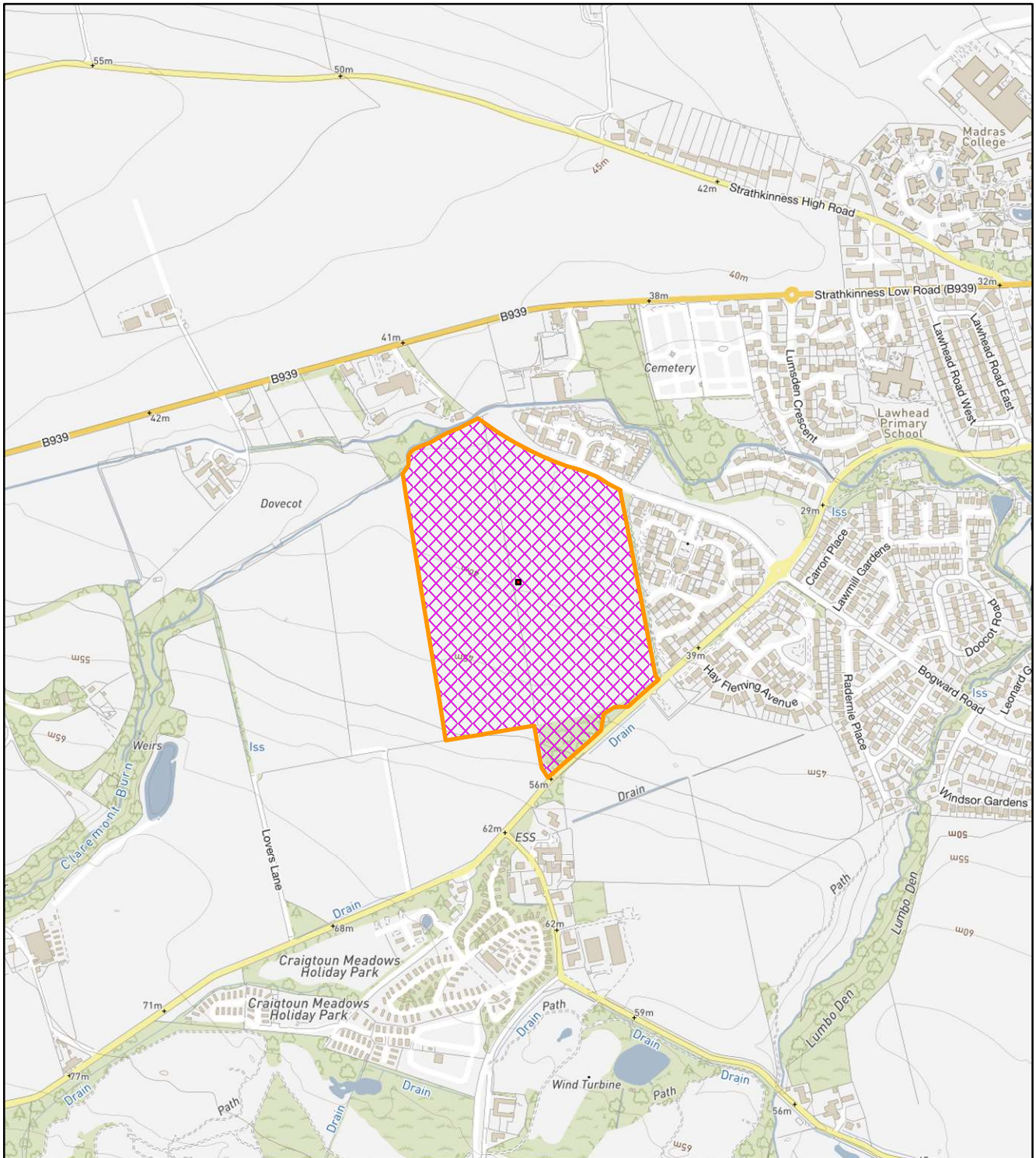
Report prepared by Steve Iannarelli, Strategic Development Manager

Report agreed and signed off by Alastair Hamilton, Service Manager (Committee Lead) 25/3/22.

Date Printed 14/3/2022

21/00088/ARC

Land SW Of Younger Gardens Melville Road St Andrews

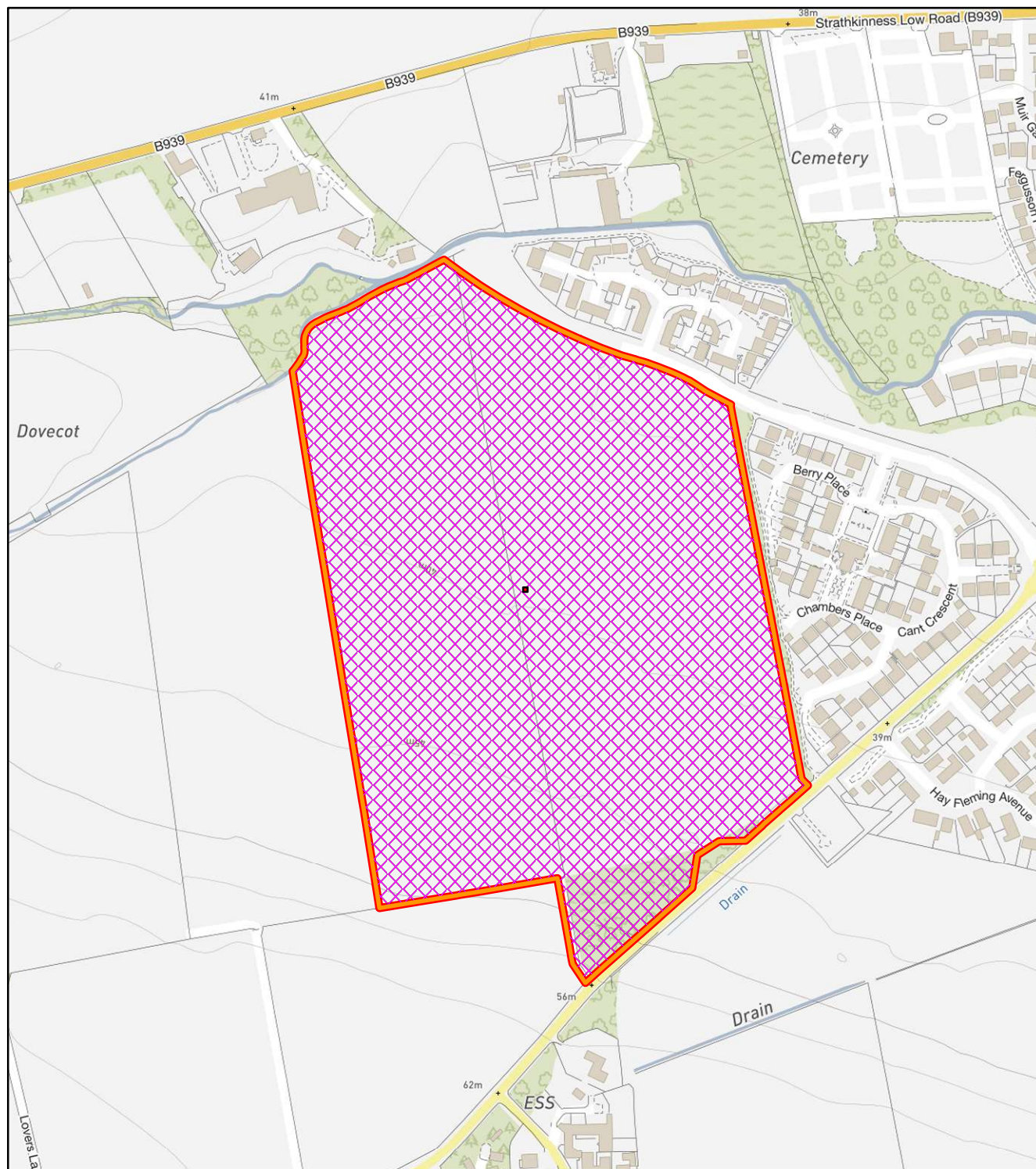


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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

21/00088/ARC

Land SW Of Younger Gardens Melville Road St Andrews



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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

ITEM NO: 7

APPLICATION FOR APPROVAL REQUIRED BY CONDITION(S) REF: 21/00091/ARC

SITE ADDRESS: LAND SW OF YOUNGER GARDENS MELVILLE ROAD ST ANDREWS

PROPOSAL : APPLICATION FOR APPROVAL OF MATTERS SPECIFIED BY CONDITION 1(A), 1(E), 1(F), 1(G) AND 1(H) AND 2(A-FF) OF 15/01823/EIA FOR RESIDENTIAL DEVELOPMENT OF UP TO 363 RESIDENTIAL UNITS

**APPLICANT: BDW TRADING LTD & MOUNT MELVILLE LTD
TELFORD HOUSE 3 MID NEW CULTINS EDINBURGH**

WARD NO: W5R18
St. Andrews

CASE OFFICER: Steve Iannarelli

DATE 08/02/2021

REGISTERED:

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

More than 5 representations have been received which are contrary to the Officer recommendation.

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 BACKGROUND

1.1 The Site

1.1.1 The application site ('the site') relates to an irregular parcel of land measuring approximately 17.7 hectares located on the south-western edge of St Andrews. The site is within the settlement boundary and the majority of the site is currently in active use for agriculture. The south-western corner of the site is not utilised for agriculture and contains a small tree grouping/copse. The eastern boundary and part of the northern boundary of the site contain trees which are protected by a Tree Preservation Order. The site is undulating in nature but generally rises from north to south towards Craigtoun Road. Craigtoun Road is a designated Core Path and cycle way. There is a high-pressure pipeline and high voltage overhead cables within the site which run diagonally through the centre of the site, exiting at the south east corner of the site at Craigtoun Road. The lowest parts of the site (approximately 32m AOD) are located along the site's northern boundary where the ground slopes down to the Kinness/Claremont Burn. The highest parts of the site are located along the south-west corner of the site (approximately 55m AOD).

1.1.2 The site is bordered by Craigtoun Road to the south where an existing field access to the site exists with further agricultural land to the south beyond Craigtoun Road. There are existing residential properties and the built edge of the settlement to the east and north-east of the site. Kinness Burn and its tributary Claremont Burn borders the site to the north with further land allocated within the SDA beyond the burn along with the Rufflets Hotel and individual properties. To the west of the site lies further agricultural land which forms the St Andrews' Green Belt and is identified as a Local Landscape Area (Ref. SLA-SAEF).

1.1.3 This site is located within allocation STA001 - St Andrews West Strategic Development Area) (SDA) of the Adopted FIFEplan Fife Local Development Plan 2017 (FIFEplan). This is a mixed use allocation with an indicative capacity of 1,090 residential units, business park, commercial/employment land, retail, university land and a link road. The SDA extends to the north and west of St Andrews with this site encompassing only part (the southern corner) of the wider SDA allocation. The policy specifically requires this part of the allocation to provide 2 hectares of employment land, 2000sqm of retail and a link road to Craigtoun Road. The site is also identified as a potential location for a Primary School required for the SDA. It is also identified within the Green Network Policy Area (St Andrews SDA, Ref STAGN05) alongside the remainder of the wider SDA site and land to the west of the site.

1.2 Application Proposal

1.2.1 The application proposal seeks approval for the following development components:

- 342 residential dwellings within seven phases across the wider SDA development site approved by the original Planning Permission in Principle (PPP) (15/01823/EIA).
- This comprises: 103 affordable dwellings (30%) and 239 private dwellings.
- A range of dwelling types including: single-storey wheelchair accessible amenity bungalows, two-storey detached, semi-detached and terraces houses. Also three-storey townhouses and flatted blocks within the centre, southern and south-eastern corner of the site.
- Creation of five defined character areas based on varied design, layout, setbacks, materials, open space, external materials, design detailing, landscaping, boundary treatments and other design parameters.

- New road access junctions within the north-eastern and southern corners of the site - connecting the site to Melville Road (via a new road junction) and Craigtoun Road (via a new roundabout (Application No. 21/00917/FULL currently being determined by the Planning Authority).
- A 6m wide spine road running through the site to facilitate traffic movement (designed to accommodate a future bus route through the site if required) with additional secondary road infrastructure to accommodate localised traffic movements for corresponding phases.
- A series of footpaths running east-west and north-south within corresponding open spaces and adjacent to new road infrastructure.
- Provision of extensive strategic open space areas including: large linear parks running east-west through the site (above a safeguarded pipeline consultation zone) and north-south within the centre and east of the site.
- A comprehensive landscaping approach to soft and hard landscaping including extensive tree planting within the site and strategic landscaping along the western, eastern, northern and parts of the southern site boundaries to complement the existing offer.
- New tree and hedgerow planting of various native species with across the remaining parts of the site including open space areas and along key streetscapes with ornamental tree planting and hedges proposed in selected front gardens.
- Retention and safeguarding of the existing tree belt along eastern site boundary (protected by a Tree Preservation Order).
- Retention of selected mature specimen trees within the centre of the site and provision of open spaces adjacent to such trees.
- Provision of multiple equipped children's play areas including a toddlers play area, with accessible play equipment and a play trail within the centre of the site.
- Provision of a SUDS basin within the north of the site to collect surface water runoff from the site and allow for its staged discharge to the nearby watercourse.
- Provision of a public art strategy and sculpted metal artwork proposals within the northern and southern site entrances and complementary artwork within the centre of the site.
- Platforming of commercial/employment land to south of the residential phases to allow for its future delivery (subject to approval of the necessary Development Brief and Detailed design for this area).

1.3 Planning History

1.3.1 The majority of the planning history for the site relates to the wider SDA site to the north of the site. However, the following applications relate specifically to the site.

1.3.2 An EIA Scoping request (14/02991/SCO) was received in August 2014 for a propped mixed-use development. Confirmation that an EIA was required to accompany any future application was issued in December 2014 with an application for PPP (15/01823/EIA) submitted in May 2015 and approved in October 2019.

1.3.3 An application for the construction of a roundabout along the southern boundary of the site was submitted in March 2021 and is currently under consideration by the Planning Authority (21/00917/FULL). Another ARC application (21/00088/ARC) for approval of a Strategic Infrastructure Delivery Plan and Design/Development Briefs required by the original PPP (15/01283/EIA) was submitted in Jan 2021 and is expected to be determined at the same North East Fife Planning Committee as the application proposal.

1.3.4 With respect to the wider SDA site, a Proposal of Application Notice (17/00138/PAN) which was received in January 2017 for a mixed-use development comprising residential, university, business, employment, hotel, care home, retail, education, community facilities, open space, roads and associated infrastructure. This proposal covers the majority of the St Andrews West SDA. An EIA Scoping request (17/01340/SCO) was submitted for the same scheme on April 2017. It outlined that an EIA would be required to accompany any future planning application. Subsequently, an application for Planning Permission in Principle (PPP) (18/00280/EIA) was submitted in February 2018 and approved in June 2019.

1.3.5 Another Proposal of Application Notice (17/01409/PAN) was submitted on 26 April 2017 for the erection of a secondary school (Class 10) with associated facilities, including access, car parking/bus stance and playing fields/all weather pitches. This site is located within the boundary of the wider SDA. An EIA Screening request (17/02445/SCR) was also submitted for this development where it was determined that an EIA was not required. An application (18/00295/FULL) was submitted and approved for this development and the school has now been completed and is operational.

1.3.6 An EIA Screening request (17/01631/SCR) was received on 15 May 2017 for the construction of a roundabout and road (with associated SUDS and earthworks). This site is also located within the wider SDA. The corresponding planning application (17/03467/FULL) for the proposed development was approved in April 2018. A S42 application to amend conditions to update the approved species protection plan for the proposed link road and roundabout was received in December 2019 and approved, via appeal, in August 2020.

1.3.7 Recent ARC applications seeking approval for the detailed design for various uses have now been submitted for the wider SDA land to the north of the site and are currently being determined by the Planning Authority. This includes the first housing phase for 96 dwellings received in November (21/03585/ARC), a 40-bed care home (21/03950/ARC) submitted in December 2021 and a 70-bed care home (21/03985/ARC) submitted in December 2021 which are all still being determined by the Planning Authority.

1.4 Application Procedures

1.4.1 As an application for approval of Matters Specified by Condition this development needs to receive a formal permission, but it is not in itself planning permission. Any permission granted is read entirely in accordance with the terms of the PPP.

1.4.2 The application was advertised in the local press on 18 Feb 2021 for Neighbour Notification purposes.

1.5 Environmental Impact Assessment (EIA) Process

1.5.1 The original PPP application was determined in accordance with the EIA Regulations. This application does not introduce any new or amended elements that would have a new significant environmental effect that had not been assessed within the Environment Statement (ES) that accompanied the original PPP. The application falls within the remit of the terms of the original ES and therefore, the application can proceed without the assessment of a new or amended ES (or EIA Report).

2.0 PLANNING ASSESSMENT

2.1 Introduction

2.1.1 The matters to be assessed against the development plan and other material considerations are:

- Principle of Development;
- Compliance with the Original PPP;
- Design, Layout & Compliance with Masterplan / Development Brief;
- Landscape and Visual Impact;
- Residential Amenity;
- Transportation/Road Safety;
- Flooding and Drainage;
- Sustainability;
- Affordable Housing;
- Natural Heritage;
- Contamination and Remediation;
- Green Networks, Open Space & Play Areas;
- Public Art;
- Health and Safety; and
- Developer Contributions.

2.2 Principle of Development

2.2.1 The principle of development for the proposed residential development within the site has been established by granting the original PPP approval for mixed use development (18/01823/EIA) which included residential development.

2.3 Compliance with the Original PPP

2.3.1 In line with the above, whilst the principle of development does not need to be revisited for an Application for Matters Specified in Conditions (ARC), the proposed development requires to comply with the conditions set out within the original PPP to be considered acceptable. In this regard, the current application has been submitted under the following terms of Condition 1 of the original PPP which requires ARC applications for the following development components approved by the original PPP: Condition 1(a) residential development; Condition 1(e) road, cycleway and footpaths; Condition 1(f) engineering operations; Condition 1(g) play provision; and Condition 1(h) engineering works/SuDS infrastructure.

2.3.2 Condition 2 sets out the information requirements for these types of applications.

2.3.3 To this extent, Conditions 2 (a) - (g) require various plans detailing the proposed development, sections, site levels, landscaping, boundary treatment, planting, future management and finishes. This information has been submitted. Condition 2(i) requires a compliance statement to demonstrate broad compliance with the original PPP, Development Briefs and ES. This has been received.

2.3.4 A series of updated documents/statement and drawings are also required by Conditions 2 and 3 and been submitted to address the following issues:

- Site Sections - Condition 2(j)
- Landscape and Visual Impact Assessment - Condition 2(m);

- Sustainability Statement - Condition 2(p);
- Public Art Strategy - Condition 2(q);
- Drainage Details/Suds Maintenance Details- Conditions 2(r), 2(ee) and 37;
- Engineering Operations details - Condition 1(f)
- Play Park Design Drawings - Condition 1(g)
- Transportation and Strategic Transport Infrastructure Measures - Condition 2(s);
- Biodiversity Action and Enhancement Plan - Condition 2(k) and Condition 34.
- Ecological Assessments and Clerk of Works - Conditions 2(l), 2(t) and 14;
- Tree Surveys/Arboriculture Impact Assessments - Conditions 2(ff), 2(u) and 14;
- Site Investigation/Remediation Reports - Condition 2(v);
- Construction Management/Scheme of Works Reports - Conditions 2(w), 2(x), 2(z) and 26;
- Stage 1 Road Safety Audit - Condition 2(aa);
- Flood Risk Assessment - Condition 2(bb); Archaeological Assessment – Condition 2(cc)
- Air Quality Impact Assessment - Condition 2(y);
- Roads/footpaths, access, levels, finished floor levels - Condition 3(c);
- Open space provision - Condition 3(d); and
- Noise Impact Assessment - Condition 3(e).

2.3.5 The aforementioned Statement of Compliance, the schedule of accommodation and the proposed phasing plans outline the phasing, delivery and housing mix for the proposed housing units across the site, including affordable housing – addressing condition 3(a) and 3(b).

2.3.6 Condition 25 also requires design details be submitted for a toucan crossing on Melville Road, and its delivery prior to the occupation of the first dwelling. Detailed crossing designs/specifications have been submitted for approval.

2.3.7 Condition 2(o) requires a Design and Access Statement to be submitted to consider how the proposal complies with the Development/Design brief for the phase/masterplan, street perspectives and a Bplan in accordance with the adopted Making Fife's Places Supplementary Guidance (2018) ('Making Fife's Places SG'). This documentation has been provided to comply to include information outlining compliance with the PPP and Development Brief.

2.3.8 Overall it is considered that the proposed development complies with the application requirements and conditions in the original PPP. The details submitted to meet the above requirements and whether these comply with the Development Plan and other material considerations shall be considered within the following assessments below.

2.4 Design, Layout & Compliance with Masterplan / Development Brief

2.4.1 SPP advises that planning should take every opportunity to create high quality places by taking a design-led approach and planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful place. Those qualities are: distinctive; safe and pleasant; welcoming; adaptable; resource efficient; easy to move around and beyond. The use of masterplans and development briefs to set out how an area may be developed is part of the SPP strategy and is applied in this case. Scottish Government policy on design is contained within Creating Places and Designing Streets, which have equal status to the SPP, outlining the 6 qualities of successful places and a methodology for assessing development, in both urban and rural environments. There are several PANs that support national design policy and explain in more detail how to achieve their overall purpose of creating better places. These are PAN68 - Design Statements, PAN77 - Designing Safer Places and PAN78 - Inclusive Design.

2.4.2 The Approved TAYplan (2017) states that to deliver better quality development and places which respond to climate change, Local Development Plans, design frameworks masterplans/briefs and development proposals should be place-led to deliver distinctive places; active and healthy; be resilient and future-ready and have efficient resource consumption.

2.4.3 The Local Development Plan framework for the SDA indicates the importance of using a masterplan approach to delivering this development. The Framework however does not indicate specific locations for land uses within this part of the SDA. A combination of the terms of Policy 1 of the Adopted FIFEplan (2017) and the relevant supporting policies provide a strong urban design based context for the determination of this development. Policy 14 of the Adopted FIFEplan (2017) states that the Council will apply the six qualities of successful places when considering development proposals. New development will need to demonstrate how it has taken account of and meets each of the following six qualities: distinctive; welcoming; adaptable; resource efficient; safe and pleasant; and easy to move around and beyond. Making Fife's Places SG provides detailed guidance for the consideration of design matters and sets out the six qualities of place which a development must meet to be considered acceptable.

2.4.4 Making Fife's Places Supplementary Guidance (2018) sets out the expectation for developments with regard to design. This document encourages a design-led approach to development proposals through placing the focus on achieving high quality design. It additionally sets out that design issues should be considered from the neighbourhood or block scale. This document also illustrates how development proposals can be evaluated to ensure compliance with the six qualities of successful places. This document sets out the level of site appraisal an applicant is expected to undertake as part of the design process, including consideration of the landscape setting, character and the topography of the site. The appraisal process may also require an assessment of the townscape character of the site context, where appropriate. Applicants are encouraged to demonstrate that the proposal has followed a robust design process. Making Fife's Places includes an evaluation framework to guide the assessment of the design process undertaken.

2.4.5 The original PPP Masterplan / Development Framework was updated to incorporate minor design amendments required by Condition 8 on the original PPP. This includes amended open space provision within the south-western corner of the site, additional landscaping, updated phasing and the provision of a 0.5 hectare parcel of land safeguarded for future provision of an energy generation hub should this be feasible in the future. This forms the approved PPP Masterplan/Development Framework (approved Masterplan) for the site.

2.4.6 At the time of writing, the proposed Development Brief for the site is pending consideration via a separate ARC application (21/00088/ARC) and is due to be considered at the same North East Fife Planning Committee as this application. If the Committee are minded to grant approval for Application 21/00088/ARC, in line with the Planning Authority's recommendation, this Development Brief would then form the approved Development Brief for the residential development phases within the site.

2.4.7 The Development Brief for the site incorporates the minor amendments to the approved Masterplan outlined above and sets out strategic design intent for the site's future development. It also sets out general design principles required to inform future designs/layouts to ensure that development proposals are acceptable. In this instance, the Development Brief includes seven residential phases including both market and affordable housing phases.

2.4.8 The Development Brief for the site covers the residential development areas within the approved PPP. In line with the Masterplan, and Condition 11 of the original PPP, the Development Brief allows for a maximum of 370 dwellings within the site. In response to various constraints, and objections, the applicant reduced the total number of residential units within the site from 363 dwellings (as proposed) to 342 dwellings - which fully accords with the Development Brief requirements.

2.4.9 The Development Brief sets out a series of design parameters that future ARC planning applications would be required to take cognisance of based on: Overall urban form; Phasing; Landscape and Open Space; Biodiversity enhancement. Play areas and public art; boundary treatments; context and materials; movement; street hierarchy; and provision of character areas/ The following provides a review of the proposed development against these Development Brief objectives.

Compliance with Masterplan and Development Brief:

2.4.10 Reviewing the proposed development against the approved Masterplan and Development Brief, the proposed development accords with the urban structure and overall urban form expected by both documents. The proposed street pattern/alignment and reflects that sought by the Development Brief. Specifically, it incorporates a primary access in the north of the site via a new road junction to Melville Road, with a 6m wide spine road spanning through the site. This road then connects a second site access – a new roundabout – to the south of the site where it meets Craigtoun Road. Secondary road linkages stem from this primary spine road allowing for connectivity to each residential phase and the commercial/employment land the south of the site which complies with the Development Brief objectives. Pedestrian connectivity is evenly spread throughout the site – with footpaths running east-west through the linear park and north south within areas of open space within the centre, western and eastern site boundaries and adjacent to the primary road network.

2.4.11 The proposed houses generally comprise a mix of traditional 2-storey dwellings, three-storey townhouses dispersed through the site. Single storey wheelchair accessible amenity bungalows are also located within the northern part of the site. Additionally, Two-storey cottage flats are located along the southern end of the eastern boundary. Three-storey flatted blocks are located within the centre of the site, adjacent to the north-south open space link, and within the south and south-eastern corner of the site. The site layout was amended during the application process to reduce the number of three-storey flatted blocks within the south-eastern corner of the site. This included the removal of a three-storey flatted block situated within the site's eastern boundary - replaced with two-storey cottage flats. Accordingly, the proposed scale of development across the site accords with the Development Brief's aspirations with respect to this issue.

2.4.12 The external material strategy introduces a coordinated approach to materiality - using a mix of dry dash render (arctic, tuscan and dolomite on white) and wet-dash render. Design detailing and base courses would comprise reconstituted stone. The majority of windows within the proposed dwellings would be white and the roofs covered in dark grey/anthracite roof tiles. The design approach seeks to create streets with a consistent, simple palette of materials and colours, with variations sought on corner points/nodes to provide variety as outlined below. Specifically, the design rationale seeks to introduce higher specification of materials within prominent locations, on corners, adjacent to primary open spaces and along the spine road. Materials within these enhanced character areas take reference from traditional building materials based on the local vernacular. This includes external walls finishes in wetdash render

(polar white or Fintry stone colours), enhanced wall elements in reconstituted stone and traditional red pantiles or natural slate for roof materials. Enhanced design detailing is also introduced into these areas by including dual aspect dwellings on corner plots to provide natural surveillance. These properties have reconstituted stone lintels and surrounds on windows and for feature wall elements to further enhance their character. Such enhancements have been included within both private and affordable dwellings – including properties within the south-eastern corner of the site - enhancing the overall design without any distinction between property tenure. Cumulatively, this accords with the Development Brief objectives.

2.4.13 The Development Brief also includes five defined character areas that incorporate variations to the siting, layout, open spaces, external materials, detailing, landscaping and accessibility (pedestrian and roads) to create a varied approach built form outcomes. The proposed development takes reference from the design parameters within each defined character area. This results in a layout that responds to individual design features and creates a place-based design solution across the site. The following reviews the proposed development against each of the character area objectives within the Development Brief.

2.4.14 Within Character Area 1, the proposed layout has been designed to create a gateway open space feature directly adjacent to the primary access junction to Melville Road. Generous front setbacks with private drives are located along the southern side of the spine road to further enhance this openness. These larger setbacks also allow for the provision of a tree lined streetscape within this location. To create variation in built form, properties on the northern side of the spine road have been sited towards the street, creating a uniform setback along this part of the streetscape. Furthermore, dwellings have been reorientated towards the north-south primary open space area or include dual-aspects designs to create natural surveillance and interconnectivity to such areas in line with the Development Brief aspirations. The single storey wheelchair accessible amenity bungalows also reflect the lower density scale within this character area.

2.4.15 Character area 2, within the south-eastern part of the site, is typified by wide linear landscape and open space features running east-west and north-south through the site. Higher density flatted blocks of up to three storeys are also sited within this location, intermixed with traditional two-storey houses. This part of the site comprises a mix of both private and affordable dwellings which are orientated towards open spaces and pocket parks and associated car parking courts are overlooked by respective properties. Landscaping is also incorporated between parking spaces to soften their appearance. Enhanced pedestrian and footpath connectivity is provided - including a series of off-street pedestrian routes - connecting this area to the wider development site and beyond. Equipped play areas are positioned within selected open space areas and are subject to enhanced natural surveillance from overlooking properties. Secondary and tertiary roads also facilitate localised traffic movements. Moreover, structural landscape and tree planting along the eastern edge of the site complements the existing TPO tree belt and the mature specimen trees which are proposed to be retained within the north-south linear park. Softer boundary treatments are proposed for properties facing the linear parks and other open space (including hedging) which assists in creating clear boundaries between public and private open spaces. Cumulatively, the proposed layout responds to the Development Brief objectives for this character area.

2.4.16 Character Area 3, within the north-western part of the site, is characterised by the relationship between the proposed dwellings proposed SuDS pond to the north of the site. The proposed built form builds on generous street setbacks to the primary spine road introduced within Character Area 1. Private drives are also included to further extend street tree planting along the primary spine road. Opportunities to introduce comprehensive planting within open

space surrounding the SuDS basin has also been undertaken along the northern and western site boundaries, which enhances the landscape offer within this part of the site. Dwellings have been orientated towards the SuDS pond and other primary open spaces to maximise connectivity and overlooking. In addition, many of the dwellings are arranged in a more typical 'back-to-back' style arrangement. However, introducing varied house types, including detached and terraced properties, creates more irregular plot layouts and varied garden sizes which, itself, establishes a good balance between built form and landscaped/open spaces. The above accords with the Development Brief for this character area.

2.4.17 Within Character Area 4, a varied housing mix is proposed including detached, semi-detached and terraced properties. This, combined with off-street parking courts for properties facing open space areas, allows for an enhanced urban design solution that frames the open space areas in this location. Cumulatively, this creates the varied spatial pattern sought by the Development Brief. Dual-aspect properties with elevated gables are common on corner plots to create the natural surveillance sought by the Development Brief. The proposed layout also responds to other site characteristics including corner plots that present to multiple road junctions and tree protection areas to preserve the existing mature specimen trees. The proposed road alignment is offset which, combined with careful building placements that move dwellings closer to the road, introduces suitable deflection that helps reduce traffic speeds within this location. This, and the other design approaches above are considered to address the Development Brief design parameters for this character area.

2.4.18 Character area 5 is defined by objectives to create a new landscape buffer around its southern boundary - to separate residential development from the commercial/employment areas to the south. Strategic landscape improvements are also introduced along the western site boundary to reduce potential visual impacts and soften built form for this location in line with the Development Brief aspirations for this character areas.

2.4.19 A series of different external surface materials and colours would be applied to create a clear road hierarchy within the site. This includes tarmac with black chips for adopted roads and footpaths and a mix of grey block paving and charcoal block paving for parking spaces and secondary streets in line with the Development Brief. Front gardens would feature low level hedges to create defensible boundaries and set a clear definition between public and private spaces. Rear boundary treatments would comprise of stained timber fencing (including acoustic fencing where required) however views of these from public vantagepoints would be limited. Where unavoidable, landscaped areas would be included in front of respective fencing to soften its appearance or, where adjacent to key areas of open space, feature walls using reconstituted stone is proposed. Moreover, the existing stone wall along the southern site boundary is proposed to be rebuilt along the edge of the new footpath to retain the character of this original feature within this location. Cumulatively, this accords with the boundary treatments parameters within the Development Brief.

2.4.20 The proposed approach to cutting and filling would result in the creation of a relatively modest development platforms to construct the proposed dwellings which minimised retention and is considered to be an appropriate approach to the site's future development and would not have any significant detriment to the surrounding land uses.

2.4.21 A public art strategy accompanies the application aligning with the corresponding aspirations in the Development Brief. Specifically, a site-wide approach to the delivery of public art installations would allow for two 5m high carved steel spandrel metal reliefs on both site entrances with a series of metal carved seats within primary open space areas. The artwork

theme is based on the distinctiveness of St Andrew's character and would be explored in more detail via consultation with the Community Council.

2.4.22 A hierarchy of public open space and greenspace opportunities are provided through the site, as presented, above ensuring suitable opportunities for the retention and provision of tree and hedgerow planting - including strategic planting along the eastern, western and northern boundaries and to separate residential and commercial uses. Suitable recreational and leisure opportunities are also provided in line with the Development Brief aspirations. In addition suitable landscaping is provided including hedges, grassed areas ornamental trees between properties and within front gardens and larger street trees. This is appropriate given the urban nature of the site and the appropriate number and spread of trees/structural landscaping across the wider site. Landscaping is also provided between proposed parking bays within the parking court areas in accordance with the Making Fife's Places SG. This would help soften the streets and reduce the visual impact of the cars where available.

2.4.23 Overall, the proposed development includes a robust contextual analysis that allows for a design layout that responds to and enhances the characteristics of the site and the character of the surrounding area. The general form, layout massing and architectural style, housetype mix, material detailing/enhancements, landscaping and open space provision would be acceptable. The proposed development therefore accords with the approved Masterplan and Development Brief - introducing a high standard of design into the layout and creates a strong sense of place in line with both Designing Streets and the six qualities of place. The proposed development is therefore considered to comply with the Development Plan in this regard.

2.5 Landscape and Visual Impact:

2.5.1 SPP (Landscape & Natural Heritage) advises that Scotland's landscape and natural heritage are internationally renowned and important and are a key components of the high environmental quality which makes it an attractive place in which to live, do business and invest and as such improving the natural environment and the sustainable use and enjoyment of it is one of the Government's national outcomes. In terms of landscape, SPP advises that the landscape in both countryside and urban areas is constantly changing and therefore the aim should be to facilitate positive change whilst maintaining and enhancing its distinctive character. SPP also advises that different landscapes will have different capacities to accommodate new development, the most sensitive landscapes may have little or no capacity to accept new development, and the siting and design of developments should be informed by local landscape character. Landscapes and the natural heritage are sensitive to inappropriate development and planning authorities should ensure that potential effects, including the cumulative effect of incremental changes are considered. Careful planning and design can minimise the potential for conflict and maximise the potential for enhancements, however there will be occasions where the sensitivity of the site or the nature or scale of the proposed development is such that the development should not be permitted.

2.5.2 SPP advises that statutory natural heritage designations are important considerations but such designations should not necessarily imply a prohibition on development. The precautionary principle should also apply where the impacts of a proposed development on nationally or internationally significant landscapes or natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur. Such a precautionary principle however should not be used to impede development unnecessarily especially when further research, surveys or assessments could remove or reduce such uncertainty. Developments that would have a detrimental effect on international (such as Special Protection Areas or Special Areas of Conservation etc), national (such as National

Scenic Areas, Sites of Special Scientific Interest, National Parks, or National Nature Reserves) or local designations (such as Local Nature Reserves (LNR's), or Local Landscape Area (LLA's) etc) should not be supported.

2.5.3 Policy 3 of the Approved TAYplan requires development plans to ensure responsible management by understanding and respecting the regional distinctiveness and scenic value of the area through safeguarding landscape and historic assets and only allowing development where it does not adversely impact upon these assets. Policy 1 Part B (7) of the Adopted FIFEplan (2017) states that development must safeguard the character and qualities of the landscape. Policy 13 of the Adopted FIFEplan (2017) states that Development proposals will only be supported where they protect or enhance natural heritage and access assets including landscape character and views. Site Allocation STA001 (for the Wider St Andrews SDA) requires advance planting of tree belts and structural landscaping to screen development areas and ensure visual integration, and protection of the environmental setting of the town amidst mature and established surroundings. Mature trees and existing landscape features should be retained wherever possible. It outlines that the development strategy capitalises on the site's existing landscape assets, high quality setting and scenic value and address the landscape issues. It also states that the site must develop a new high quality landscape edge along the south-west boundary (relating to the wider St Andrews West SDA site to the north) which incorporates active travel routes with connections to the wider countryside and new habitat provision and establishes a high quality gateway to St. Andrews from the south west. A Local Landscape area (Ref. SLA-SAEF Craigtoun) is also located to the west of the site.

2.5.4 The accompanying Landscape and Visual Impact Assessment (LVIA) Addendum provides a review of the proposed development within the context of the approved LVIA in the Environmental Statement accompanying the previous PPP. Its conclusions outline that as site is self-contained and visually screened it would have no significant landscape impacts subject to implementation of suitable mitigation measures including enhanced western field edges, enhancement/management of the woodland and Dens around the site perimeter and the provision of a high-quality entrance to St Andrews. In addition, it was suggested that future development should be concentrated on the lower, less steep gradients. It was also agreed that the development of the site would have no significant detriment on views to the historic core of St Andrews and sensitive development would avoid any significant impact on the overall setting of the settlement. In terms of, visual impact, key determining factors relate to the close proximity of existing residential dwellings to the site. No significant detrimental impacts were identified at the residential receptors at most risk to the site's future development. It was suggested that the impact on these properties could be mitigated through the design and orientation of the development via the detailed design. As such the proposed development was not considered to have any significant landscape or visual impact and accorded with the Development Plan.

2.5.5 The LVIA Addendum provides a series of photomontages from previously agreed viewpoints illustrating the potential landscape and visual impact of the proposed development based on the detailed design. In terms of landscape impact, no development is proposed within the 'higher' part of the wider SDA site, addressing this requirement. It is proposed to retain this land as existing scrubland/woodland. Moreover the tree belt/woodland areas and Dens to the south of the site, and around the site perimeter, are proposed to be retained and further enhanced with additional structural tree planting. The site would therefore be contained to the west by a strengthening tree lined field boundary to create a robust landscape edge to the Settlement. Extensive tree planting is proposed along this boundary including a line of over 30+ oak trees (every 11m) and native hedgerow planting and other tree species. Retention of the mature specimen trees adjacent to open space areas within the centre of the site, and hedgerows were possible, also retains the character and alignment of the central field boundary.

Moreover, the TPO tree belt within the eastern site boundary is proposed to be safeguarded and complemented by additional planting within the site. In particular, planting within gaps in the existing tree cover to provide enhanced screening opportunities would soften built form, particularly where three storey elements are proposed in the south-eastern corner of the site. In relation to this, a number of objectors requested that a higher proportion of evergreen trees were included along this boundary to provide all-year-round cover. The applicant submitted an updated Landscape Plan seeking to address this issue. However, further refinement to the evergreen species choice will be required, including a greater concentration of Scots Pine trees along this boundary. This can be addressed by condition. Subject to the above amendment, this is considered to be acceptable and would further reduce any potential landscape impacts from the east. The tree belt to the north of the site is also proposed to be retained and enhanced within additional tree planting around the proposed SuDS basin. Future management and maintenance of woodland within the site, including these structural planting areas, is covered by a Tree and Woodland Management Plan accompanying the ARC application for approval of the Development brief (21/000088/ARC). This requires the sustainable management of existing woodland areas/dens within the site. Cumulatively, and if approved, these approaches would address the landscape mitigation measures contained within the original LVIA for the site and reflect the Development Brief objectives with respect to landscape impact. The proposed landscape mitigation strategy would suitably contain the site and would avoid significant adverse impacts to the Local Landscape Area to the west.

2.5.6 The proximity of the Craigtoun Garden and Designated Landscape to the south of the site is acknowledged but the proposed development is not considered to result in any significant adverse impacts to its setting, given the distances involved and that the majority of the tree belt to the south would be retained, cognisant of selected tree removal to facilitate a provision of a new roundabout and access to Craigtoun Road, and the required compensatory planting.

2.5.7 With respect to visual impact, the LVIA outlines that visibility of the area is limited by topography and vegetation. The LVIA Addendum includes photomontages of the agreed viewpoints, illustrating that those with the greatest scope for potential adverse impacts (before any mitigation is undertaken) would be residential properties/viewpoints at Younger Gardens to the north of the site (where no existing planting is available to screen views) and from residential properties to the east of the site. Similar mitigation measures to those previously described above would be implemented to reduce potential visual impacts associated with the proposed development. This includes the retention of the TPO tree belt to the east of the site, provision of new trees along the site's eastern boundary, retention and sustainable management of other woodland Dens around the site perimeter, strengthening of the western field boundary and the provision of new complementary planting to soften built form. The proposed development would introduce all of these measures – whilst also introducing new tree planting facing properties on Younger Gardens to the north of the site (and within the nearby open space).

2.5.8 Concerns from objectors were also raised that the scale and massing of the proposed development within the southern-eastern corner of the site and along the eastern boundary where it was suggested that 3-storey flatted blocks would result in unreasonable visual massing and amenity impacts to existing residents to the east of the site. As outlined above, to address this the applicant removed a 3-storey flatted block within this area and replaced it with 2-storey cottage flats, leaving only one 3-storey flatted block in the south-eastern corner of the site. Moreover, the amended site layout introduces larger building setbacks from sensitive boundaries to the east to further minimise potential visual impacts. Combined with the additional landscape planting outlined above (including year-round planting) the amended built form outcomes within this part of the site is considered to be acceptable and would not result in unacceptable visual impacts to existing residents.

2.5.9 Cumulatively, the proposed development addresses the landscape and visual mitigation measures anticipated by the approved LVIA to minimise potential significant adverse impacts. This is considered to be acceptable and addresses the original PPP requirements, the Development Plan policies and the Development Brief objectives with respect to this issue.

2.6 Residential Amenity

2.6.1 Policies 1, 5 and 10 of Adopted FIFEplan (2017), Planning Advice Note (PAN) 1/2011: Planning and Noise, REHIS Briefing Note 017 Noise Guidance for New Developments, WHO's Guidelines for Community Noise, Fife Council Policy for Development and Noise (2021), Fife Council Customer Guidelines on Daylight and Sunlight (2018), Garden Ground (2016) and Minimum Distances between Window Openings (2011) apply in terms of residential amenity.

2.6.2 The above adopted FIFEplan (2017) policies and guidance set out the importance of encouraging appropriate forms of development in the interests of residential amenity. They generally advise that development proposals should be compatible with their surroundings in terms of their relationship to existing properties, and that they should not adversely affect the privacy and amenity of neighbours with regard to the loss of privacy; sunlight and daylight; and noise, light and odour pollution. Policy 5 sets out that in all cases, an assessment must be undertaken to identify the potential impact:

- on established business operations from the proposed use;
- on the amenity of the new use given the industrial or business nature of the surrounding uses; and
- on the amenity of surrounding land uses with particular emphasis being given to the impact on residential amenity.

Where potential negative impacts are identified, a separation buffer zone or screening will have to be provided to protect amenity.

2.6.3 PAN 1/2011 promotes the principle of how noise issues should be taken into consideration with determining an application. The PAN promotes the principles of good acoustic design and a sensitive approach to the location of new development. It is recommended that Environmental Health Officers and/or professional acousticians should be involved in development proposals which are likely to have significant adverse noise impacts or be affected by existing noisy developments. The PAN recommends that Noise Impact Assessments (NIAs)/acoustic reports are submitted to aid the planning authority in the consideration of planning applications that raise significant noise issues. The purpose of a NIA is to demonstrate whether any significant adverse noise impacts are likely to occur and if so, identify what effective measures could reduce, control and mitigate the noise impact. Fife Council's recommended noise limits are:

- Internal daytime (07:00-23:00) - 35db
- Internal night-time (23:00-07:00) in bedrooms - 30db
- External amenity areas - 50db

2.6.4 The REHIS Briefing Note 017 Noise Guidance for New Developments advises that only in exceptional circumstances should satisfactory internal noise levels only be achievable with windows closed and other means of ventilation provided as is preferable that satisfactory noise levels can be achieved within dwellings with the windows sufficiently open for ventilation. Predictions of internal noise levels within noise sensitive premises must be calculated based on an open window scenario. The use of mechanical ventilation to achieve suitable internal noise levels is considered to be a last resort. For the purposes of this guidance exceptional circumstances are considered to be proposals which aim to promote sustainable development

and transport within the local authority area and which would provide benefits such as: (a) reducing urban sprawl (b) reducing uptake of greenfield sites (c) promoting higher levels of density near transport hubs, town and local centres (d) meeting specific needs identified in the local development plan. Exceptional circumstances will, therefore, generally apply only to sites, within urban areas. This may include sites in established residential areas; brownfield sites; town and village centres, and sites near public transport hubs. This guidance is not a statutory document but is considered to have material weight as it sets out criteria for the assessment of noise. Fife Council Policy for Development and Noise (2021) furthers this guidance by setting out that the Planning Authority shall also consider the benefits to development and ensuring a positive urban realm is achieved.

2.6.5 The scope of WHO's Guidelines for Community Noise document is to consolidate scientific knowledge on the health impacts of community noise and to provide guidance to professionals trying to protect people from harmful effects of noise in non-industrial environments. WHO recognises that uninterrupted sleep is a prerequisite for good physiological and mental functions, and that a lack of sleep as a consequence of noise can have adverse health implications. WHO advises that for a good night's sleep, the equivalent sound level should not exceed 30dB. Section 3.3 of this document further sets out that 'for a good sleep, it is believed that indoor sound pressure levels should not exceed approximately 45 dB LAFmax more than 10-15 times per night', i.e. residents should not be subjected to individual noise events through the night exceeding 45dB more than 10-15 times between 23:00-07:00. With regard to external areas, the WHO advises that to avoid people from becoming seriously annoyed during the daytime, the average sound pressure level should be below 55dB (referred to as the upper limit), whilst to ensure people are not moderately annoyed during the daytime, the average sound pressure level should be below 50dB (referred to the lower limit).

2.6.6 As per Fife Council Customer Guidelines on Daylight and Sunlight (2018), sunlight is considered to be the rays of light directly from the sun from a southerly direction, whereas daylight is the diffuse light from the sky that can come from any direction. The guidance considers these two forms of natural light as follows; sunlight received by residential properties' main amenity spaces; and daylight received by neighbouring windows serving habitable rooms. The guidance details the 25 degree and 45 degree assessment to measure the impact of loss daylight as a consequence of a development. This guidance additionally states that proposed developments should allow for the centre point of neighbouring properties' amenity spaces to continue to receive more than two hours of sunlight (calculated on 21st March). Fife Council's Minimum Distance between Window Openings (2011) guidance advises that there should be a minimum of 18 metres distance between windows that directly face each other, however, this distance reduces where the angle between the windows increases. If there is a road or pavement between the existing and proposed properties, or a permanent high barrier, the distances can be less.

2.6.7 Fife Council's Planning Customer Guidelines on Garden Ground advise that all new detached and semi-detached dwellings should be served by a minimum of 100 square metres of private useable garden space; with 50 square metres for terraced properties; and that a building footprint to garden space ratio of 1:3 is required. Garden ground provision does not include space for garages, parking or manoeuvring vehicles.

2.6.8 The proposed development would have no significant detrimental impacts on existing nearby properties outwith the application site in terms of loss of privacy, sunlight or daylight. In this regard, the proposed layout includes substantial separation distances of at least 30m between existing and proposed properties to the north and east of the site. These distances substantially exceed the setback/angle requirements above, allowing for an acceptable level of

amenity to be preserved for existing residents with respect to daylight and sunlight. With respect to privacy, the closest existing dwellings are located to north of the site, however, the aforementioned setback provides sufficient separation to prevent any potential overlooking. To the north-east of the site, the majority of proposed dwellings (and therefore habitable windows) are orientated north-south, reducing any potential overlooking to existing properties to from this direction. Despite this, setbacks of at least 30m are proposed. Finally, existing properties to the south-east of the site at Cant Crescent face the proposed 3-storey flatted block and 2-storey cottage flats. However, setbacks of approximately 38m (to existing gables) and between 41m-50m to the nearest residential dwellings facing the site are proposed. These distances are substantially higher than the minimum 18m setback distances ensuring sufficient privacy for existing residents.

2.6.9 With respect to amenity for future residents, the layout has been carefully designed to consider the positioning of and orientation of proposed dwellings to avoid direct views from habitable room windows. Setbacks generally meet or exceed 18m, avoiding any unacceptable overlooking or potential significant adverse daylight and sunlight impacts for future residents. Where properties back onto the side of neighbouring rear gardens, there is scope for some minor overlooking to part of the garden, however, this is a common feature of suburban housing design and is considered to be acceptable in this instance. For corner plots, some modest overshadowing of gardens may be experienced where the respective plot is located to the north of another plot, however, such overshadowing would only take place for a short period during the day, leaving unobstructed solar access to the garden at other times and complying with the minimum 2-hour sunlight requirements during the spring/autumn equinox. Moreover, this is a 'worst-case' scenario with higher levels of sunlight experienced during the summer, with less overshadowing given that the sun is higher in the sky.

2.6.10 In terms of garden ground, the majority of the detached dwellings meet the minimum garden size in terms of the 100sqm for detached properties. There are some exceptions where garden ground is marginally smaller than the requirements - for example at the north of the site where single-storey amenity bungalows are proposed that have a substantially larger footprint than typical two-storey dwellings or for corner plots where unusual garden shapes are predicated on the orientation and siting of these dwellings within the plot. Of those properties that do not comply, these often relate to smaller, narrow, semi-detached properties usually reflecting the spatial pattern of nearby terraced properties. Given the narrow specification of such properties, and their attached nature, it is extremely difficult to achieve the minimum standards without resulting in disproportionately deep rear gardens. This option is not considered to be appropriate nor necessary. In addition, where the garden ground areas are not met, these properties often lie adjacent to or close to areas of enhanced public open space, including the proposed linear parks running through the site. This open space is almost double the minimum open space requirements and, as such, a suitable level of open space for the future enjoyment of such residents would be provided. Notwithstanding the above, where the gardens do not meet the minimum standards in area, they generally meet the minimum standards in terms of plot ratio. The plot ratio better reflects the garden size needs of a residential property where smaller units are proposed. Overall it is considered that an acceptable level of garden ground is provided and comparable to existing nearby properties. The smaller gardens reflect the specific needs of smaller dwellings and would provide sufficient leisure and recreational needs for future residents. Moreover, the minimum garden ground guidance document is not a statutory policy requirement and such variations to respond to an individual site context is an important option rather than being a prescriptive requirement. As such, flexibility is sought to ensure that a suitable standard of amenity is provided for future residents. This is considered to be achieved in this instance and the proposed garden ground

areas result in an acceptable level of amenity for future residents, reflecting the size of proposed dwelling and future inhabitants.

Noise:

2.6.11 With respect to noise, the accompanying Noise Impact Assessment (NIA) outlines that the primary source of noise generation and resultant impacts on future residential amenity would relate to road traffic noise from the nearby B939 to the north of the site and Craigtoun Road to the south. The assessment measured the existing daytime and night time background noise and considered the potential impact this might have on properties within the site. The results outlined that almost all the proposed dwellings complied with Fife Council's recommended internal daytime noise levels of 35dB and night time internal noise levels of 30db using an open window approach. An isolated number of proposed dwellings (5 houses in the north of the site, closest to Melville Road and one flatted block comprising 9 flats closest to Craigtoun Road) would not comply with this guidance. Accordingly, these properties require a 'closed window' approach with suitable noise attenuation (including standard double-glazing and acoustic trickle vents) to accord with the respective guidance. The NIA also highlighted that the above properties would require acoustic closed-boarded fencing around their rear gardens to comply with the WHO recommendations of less than an average of 55dB (LAeq,T).

2.6.12 Public Protection (Environmental Health) was consulted on the proposed development and did not object with respect to noise. They agreed with the methodological assessment within the NIA with respect to road traffic noise, any forthcoming energy hub and any future employment uses to the south of the site. They also outlined that it would be for the Planning Authority to decide on the appropriateness of applying any exceptional circumstances to the above assessment.

2.6.13 The exceptional circumstances criteria set out by the REHIS Guidance is deemed to be acceptable in this instance given that the proposed development would allow for the realisation and partial delivery of the St Andrews West SDA allocation (Ref: STA 001 within the adopted FIFEplan 2017) where significant strategic growth is expected. The use of closed window solution for selected dwellings within close proximity to the road network incorporates a modest relaxation to the above guidance but allows for compliance with internal noise levels. This would facilitate such strategic development within this area whilst, at the same time, providing an enhanced urban design outcome that responded to the objectives of Making Fifes Places and Designing Streets. Applying a close window approach would also avoid the potential provision of unsightly visually intrusive barriers that would not be supported. Accordingly, the Planning Authority consider that a closed window approach for these properties is proportional and acceptable. It allows for windows to be left open for rapid ventilation, albeit with higher background noise levels, or for windows to be closed and comply internal noise requirements. This form of attenuation is an approach that has been accepted by the Planning Authority for properties fronting roads within other Strategic Development Areas. Additionally, similar relaxation to external noise levels within proposed gardens has also been accepted within other SDA areas where noise levels of between 50dB and 55dB(LAeq,t) has been accepted. Whilst some gardens would exceed Fife Council's noise targets for external areas, all gardens would falls within the upper limit of the WHO recommendations where the WHO deem there to be no adverse amenity impacts to residents. As such and given the overall benefits of developing this part of the SDA, the Planning Authority accepts the higher noise limit for those affected properties in this instance. A condition will be required to ensure the implementation of any noise attenuation measures for noise-sensitive properties within the accompanying NIA prior to the occupation of the respective dwellings.

2.6.14 Potential noise generation associated with a potential future energy hub to the south of the site has also been considered within the NIA. This reiterates a previous assessment undertaken to fulfil a condition within the original PPP assessing the suitability to site a potential energy hub within this location. At that time, it the Planning Authority approved safeguarding land for the future provision of an energy hub to the south-west of the site and that residential use within the south-western corner of the site would be acceptable without any potential unacceptable adverse noise impacts to future residents. To this extent, the updated NIA include a summary of this assessment reaffirming that an energy hub within this location would include suitable noise attenuation to substantially reduce potential noise levels from this potential facility. Specifically, attenuation measures within the building and sufficient standoff distances to ensure that internal daytime, nighttime and external garden ground noise levels could comply with the Council's guidelines. Accordingly, it considered that should a future energy hub be proposed within the site as earmarked in the Development Brief; this should not result in any unacceptable adverse amenity impacts that could prevent housing from being supported within the south-western corner of the site.

2.6.15 An area of employment/commercial land is proposed to the south of the site associated with the wider SDA area. Currently, no potential occupiers have been identified but it is proposed for this land to be serviced and platformed ready for complementary employment (i.e. Class 4), office/commercial and retail uses. In addressing the noise condition on the original PPP highlighted, above original PPP masterplan was also amended largely to take cognisance of potential noise related to the energy hub. As part of this, the approved Masterplan now includes sufficient stand-off distances to the nearest residential dwellings within the south-west of the site - to afford sufficient noise reduction from any future employment/commercial uses but also to introduce any potential mitigation measures, should they be required once the proposed employment uses are known. An assessment of potential noise impacts associated with future employment/commercial uses will be required to be undertaken within any corresponding planning application for their detailed design, once the nature of such uses can be confirmed. Separate NIAs would therefore be required for each forthcoming ARC application to understand the level of mitigation, cognisant of the specific use proposed and its proximity to the nearest residential receptor. The applicant's acoustic consultant has suggested that any potential mitigation would typically include acoustic-treated buildings/fabric rather than standalone attenuation features, notwithstanding that these could be introduced, if required, given that the employment/commercial area comprises over 2 hectares avoiding any non-delivery of employment uses within the site. This approach has been accepted by the Public Protection (Environmental Health) who agreed that NIAs accompanying future ARC planning application(s) would be the most appropriate approach to consider noise from forthcoming employment/commercial uses.

2.6.16 Based on the above, it is considered that the development would comply with Policy 10 of the Adopted FIFEplan (2017). Overall, the proposed development is not considered to result in any unacceptable detrimental impacts with respect to residential amenity and the proposed development is not considered to result in an overdevelopment of the site. Any potential traffic noise from the nearby road network or construction activities could be attenuated via a series of noise mitigation measures. Subject to implementation of these measures, the proposed development would not result in any significant noise or vibration impacts to existing or future residents and would comply with the Development Plan in this regard.

2.7 Transportation/Road Safety

2.7.1 SPP, Policies 1, 3 and 10 of the Adopted FIFEplan (2017), Fife Council Transportation Development Guidelines (contained within Making Fife's Places Supplementary Guidance) and Scottish Government Designing Streets (2010) apply with regard to this proposal.

2.7.2 The national context for the assessment of the impact of new developments on transportation infrastructure is set out in SPP (A connected Place). The SPP (Promoting Sustainable Transport and Active Travel) indicates that the planning system should support patterns of development which optimise the use of existing infrastructure and reduce the need to travel. The overarching aim of this document is to encourage a shift to more sustainable forms of transport and reduce the reliance on the car. Planning permission should also be resisted if the development would have a significant impact on the strategic road network. The design of all new development should follow the place-making approach set out in the SPP and the principles of Designing Streets, to ensure the creation of places which are distinctive, welcoming, adaptable, resource efficient, safe and pleasant and easy to move around and beyond.

2.7.3 Policy 1 Part C (2) of the Adopted FIFEplan (2017) states that the site must provide required onsite infrastructure or facilities, including transport measures to minimise and manage future levels of traffic generated by the proposal. Policy 3 (Infrastructure and Services) states that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner. The Transportation Development Guidelines within the Making Fife's Places Supplementary Guidance (2018) provide details of expected standards to be applied to roads and parking etc. Minimum parking standards for residential developments are:

- 2-3 bedroom houses : 2 off-street parking spaces
- 4-5 bedroom houses : 3 off-street parking spaces

A garage can be counted as an off-street parking spaces providing it has a minimum internal dimension of 7.0 metres x 3.0 metres. The Transportation Development Guidelines set out that up to 25% of units within a residential development can be one off-street parking space short, providing the spaces can be provided on-street (in addition to the required on-street visitor parking spaces). One on-street visitor parking space is required for every 4 residential units.

2.7.4 Designing Streets is the Scottish Government's policy statement for street design. The premise upon which the document is based is that good street design should derive from an intelligent response to location, rather than the rigid application of standards, regardless of context. Designing Streets does not, thus, support a standards-based methodology for street design but instead requires a design-led approach that assists to create a sense of place for users. Designing Streets advocates that new development should have multiple access points to connect the proposed development to an existing settlement, rather than creating a stand-alone development with poor connectivity to the existing built up area.

2.7.5 The original PPP identifies a number of strategic transport interventions required to be undertaken and further investigated via submission of information and via the corresponding S75 legal agreement to confirm contribution split between all relevant developments, capital costs and implementation timescales. Please refer to Developer Contributions Section of this Report (section 2.18) for further discussion. The proposed Development Brief sets out a street hierarchy for the overall site and this includes proposed carriageway widths, access arrangements and parking provision.

2.7.6 The proposed layout is considered to be generally in accordance with Making Fife's Places Supplementary Guidance. Two means of vehicular access are provided from Melville Road to the north (via a new road junction) and from Craigtoun Road in the south (via a new roundabout). Development would be phased to ensure that a continuous road link is provided before between Craigtoun Road, through the site to Melville Road, prior to the occupation of the 200th dwelling in line with the above aforementioned Guidance.

2.7.7 A 6m wide primary spine road runs from the north of the site, moving in an east-west-direction before running north-south towards the southern part of the site before. It then connects residential development in the south-western corner of the site to the aforementioned roundabout via the commercial/employment land in the south of the site. Secondary road infrastructure and tertiary/share surfaces are proposed to accommodate localised traffic movements. Pedestrian connections run east-west along the linear park and north south through the centre of the site and within the eastern and western site boundaries. The proposed spine road alignment and spatial road pattern reflects the proposed arrangement sought by the Development Brief including pedestrian accessibility and connectivity through the site.

2.7.8 Transportation Development Management (TDM) outline that the proposed layout is generally acceptable and has been amended to address a series of earlier comments. However, some minor modifications are required the proposed layout including: increasing the number of raised tables within the site; widening of footpaths to create 3m wide footpath / cycleways throughout the site; and minor amendments to the street layout to address enhanced vehicular manoeuvrability, create greater pedestrian safety/accessibility and to reduce traffic speeds. These can be secured via condition.

2.7.9 A 6m wide road has also been provided to accommodate a future bus routes should it be required, addressing Condition 21 of the original PPP. However, the location and details of future bus stops, shelters and other bus infrastructure has not been provided. These can also be addressed via a condition on any issued permission.

2.7.10 With respect to off-street car parking, the garages for House types D, E & N do not meet the meet the minimum internal garage dimensions (of 3m x 7m) and are therefore not included in the parking calculation. However, double garages for House Type H and G have been counted as a single parking space and the garage of House Type M is marginally smaller than the requirement and is therefore accepted in this instance. Any shortfall for these properties has been set aside as they are served directly from shared private accesses whilst several of the House Type N is afforded a third-off street parking space. Cumulatively, this amounts to a theoretical shortfall of 35 spaces but before an allowance to reduce the in-curtilage requirement for 25% of the proposed dwellings. Therefore, incorporating this allowance into the overall assessment, a maximum of 60 spaces could be provided within on-street, alongside a requirement for 35 visitor spaces (95 spaces in total). Cumulatively, the Site Layout includes on-street car parking capacity that would exceed this requirement, meeting the above guidance and confirming that there would be no parking shortfall.

2.7.11 14 electric vehicle charging points are proposed and would be suitably spread throughout the site, within a series of communal car parking courts or visitor spaces. This ensures that they would be publicly accessible to any future resident or the visitors which is an acceptable arrangement.

2.7.12 Condition 25 also required that details of the proposed toucan crossing on Melville Road are submitted for approval and for this crossing to be installed prior to the occupation of the first dwelling on the site. TDM consider that the location and the proposed design for the toucan

crossing are acceptable and require that its delivery is progressed via separate regulatory process under Section 56 of the Roads Scotland Act 1984.

2.7.13 The proposed Construction Environmental Management Plan is considered to be acceptable in principle, however, it requires to be updated to include detail of wheel washing facilities. This can be addressed via condition.

2.7.14 The proposed site layout is considered to be in-keeping with the requirements of the Transportation Development Guidelines, with a suitable street hierarchy that reflects the various primary, secondary and tertiary roads and the character area specifications within the Development Brief for this area. Proposed road infrastructure generally reflects the design requirements and minimum specifications subject to the modifications outlined above. The Planning Authority is therefore satisfied that the proposed development would not give rise to adverse road safety concerns and would not adversely impact on the junction capacity of the existing road network when considered alongside the approved Strategic Transport Assessment for this area (Modus 2018 Transport Assessment for Application 18/00280/EIA) and the implementation of the proposed strategic transport interventions. The site is also considered to be within a sustainable location within close proximity to the bus network (and would be enhanced should a new bus route run through the site) and to the wider pedestrian network and open spaces.

2.7.15 Overall, and subject to the recommendation conditions above, and the implementation of strategic transport interventions outlined below, the proposed development is considered to be acceptable with regard to transportation and accessibility, complying with the requirements of the aforementioned PPP conditions, the Development Brief, the Strategic Infrastructure Delivery Plan, Policies 1, 3 and 10 of the adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).

2.8 Flooding and Drainage

2.8.1 SPP (Managing Flood Risk and Drainage), Policies 1, 3 and 12 of the adopted FIFEplan (2017), the Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021) and the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) are taken into consideration with regard to flooding, drainage and infrastructure of development proposals.

2.8.2 SPP (Managing Flood Risk and Drainage) indicates that the planning system should promote a precautionary approach to flood risk taking account of the predicted effects of climate change; flood avoidance by safeguarding flood storage and conveying capacity; locating development away from functional flood plains and medium to high risk areas; flood reduction: assessing flood risk and, where appropriate, undertaking flood management measures. Development should avoid an increase in surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.

2.8.3 Policy 1 Part B (8) and Part C (5) of the adopted FIFEplan (2017) requires flooding and impacts on the water environment to be avoided and sites to provide sustainable urban drainage systems with relevant drainage. Policy 3 of the adopted FIFEplan (2017) goes on to states that development proposals must incorporate measures to ensure that they would be served by adequate infrastructure and services; including foul and surface water drainage, and SuDS. Policy 12 of FIFEplan (2017) states that development proposals will only be supported where they can demonstrate compliance with a number of criteria, including that they will not individually or cumulatively increase flooding or flood risk from all sources (including surface

water drainage measures) on the site or elsewhere. The Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021) sets out the Council's requirements for information to be submitted for full planning permission to ensure compliance. Finally, CAR requires that SuDS are installed for all new development, with the exception of runoff from a single dwellinghouse or discharge to coastal waters.

2.8.4 The SEPA Flood Maps show that the site is free from high risk of flooding, except for a narrow strip of land where the Claremont Burn and Kinness burn bound the site to the north. The accompanying Flood Risk Assessment acknowledges this and recommends that any proposed development is contained outwith this predicted floodplain. This requirement has been addressed and no development is proposed within this area. This report also outlines risks from overland surface water flows from both the south of the site and east of the site (from an existing surface drain) - suggesting that measures are implemented within the site to contain such flows. Again, this has been undertaken, in line with the proposed drainage strategy.

2.8.5 To this extent, and response to this, a detailed drainage design for the proposed development accompanies the application, including supporting calculations and completed/signed copies of relevant appendices in line with the Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021). The proposed drainage design proposes to collect surface water within the site, via a series of surface water sewers, before discharge and end of line treatment to a SuDS detention basin and swale within the north of the site. Final discharge of treated surface water is proposed to the nearby watercourse to the north of the site via a hydrobrake that would limit discharge to the less than the previous greenfield rates for the full development site (of 27.5l/s). On-site foul sewers are proposed within the road carriageways to collection wastewater and transfer this to a new foul pumping station within the north of the site, before discharge wastewater to the existing combined Scottish Water sewer network. Wastewater discharge from the site would be routed to the St Andrews Waste Water Treatment Works (WWTWs) where it was outlined by Scottish Water that there is currently sufficient capacity. The proposed SuDS basin is propped to be maintained by a factor on behalf of the developer as part of the ongoing maintenance agreement for the development; with Scottish Water responsible for any remediation action once/if vested in their interest. With respect to flooding and drainage, Fife Council's Structural Services Officers do not raise any concern with the proposed development nor was any objection raised from SEPA with respect to potential food risk.

2.8.6 Overall, the Planning Authority is satisfied that the proposed drainage and flooding strategy minimises any potential flood risk within the site, or beyond, and provides sufficient capacity and attenuation to service the needs of the future residents without any potential detriment to the surrounding water environment. The proposed development therefore addresses the aforementioned PPP conditions and is deemed be acceptable with regard to flood risk and drainage considerations within the adopted FIFEplan (2017).

2.9 Sustainability

2.9.1 Fife Council promotes sustainable development and consideration of this is set out within SPP, Policies 1 and 11 of FIFEplan (2017), Making Fife's Places Supplementary Guidance (2018) and the Fife Council Low Carbon Fife Supplementary Guidance (January 2019).

2.9.2 SPP (2014) (paragraphs 29-32) introduce a presumption in favour of development that contributes to sustainable development. The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the

costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost. The presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision-making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date Development Plans, the primacy of the plan is maintained and the presumption in favour of development that contributes to sustainable development will be a material consideration. Where the Development Plan is out of date, this presumption will be a significant material consideration in the determination of planning application and future decision makers will be required to take into account any adverse impacts that would significantly and demonstrably outweigh any benefits when assessed against other policies in SPP.

2.9.3 Policy 11 (Low Carbon) of the Adopted FIFEplan (2017) states that planning permission will only be granted for new development where it has been demonstrated that:

1. The proposal meets the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards), and that low and zero carbon generating technologies will contribute at least 15% of these savings from 2016 and at least 20% from 2020. Statutory supplementary guidance will provide additional advice on compliance with this requirement;
 2. Construction materials come from local or sustainable sources;
 3. Water conservation measures are in place;
 4. Sustainable urban drainage measures will ensure that there will be no increase in the rate of surface water runoff in peak conditions or detrimental impact on the ecological quality of the water environment; and
 5. Facilities are provided for the separate collection of dry recyclable waste and food waste.
- All development should encourage and facilitate the use of sustainable transport appropriate to the development, promoting in the following order of priority: walking, cycling, public transport, cars.

2.9.4 Fife Council's Low Carbon Fife Supplementary Guidance (January 2019) notes that major developments are required to provide an Energy Statement of Intention which sets out how the proposal will meet the requirements of Policy 11.

2.9.5 An Energy Statement of Intention and Low Carbon Checklist accompany this application in accordance with Policy 11 and the Low Carbon Guidance. This includes a series of low and zero carbon generating technologies that the proposed development would meet the Policy 11 requirement to deliver a 20% reduction in carbon emissions from such technologies. The energy strategy for the proposed development proposes a 'fabric first' approach to sustainability for all dwellings - implementing high levels of insulation and high air tightness within buildings to minimise heat loss. This approach would minimise energy consumption within dwellings and partial energy generation via low and zero carbon technologies. Specifically, roof-mounted solar photo-voltaic (PV) panels. This approach, using fabric first principles and PV panels accords with the requirements of Policy 11 and the above SG. With respect to other matters within the above SG, timber frame construction is proposed to improve overall carbon saving in comparison to masonry build with locally sourced building materials or sustainable sources where possible. To address the above guidelines, water conservation techniques would be introduced including flushing WCs and restricted flow taps. Surface water discharge would be via SuDS to ensure surface water runoff reflects previous discharge rates. Energy efficient appliances would also be provided within each including highly efficiency boilers. Sufficient internal and external spaces are available for future residents for the storage of mixed recycling facilities consistent with current Building Standards. Finally, the site is located within a

sustainable location in close proximity to bus stops and with scope for a new bus route through the site. It is also walking distance to other local amenities, including green spaces.

2.9.6 The feasibility of connecting to a heat network has already been investigated as part of a separate conditional approved associated with the original PPP application. At that time, It was found that the provision of a district heat network would not be feasible given limited opportunity to connect to any nearby networks and potential heat demand of from the PPP development, against the likely future density. As such, the approved Masterplan for the site was updated to include land to accommodate a future energy hub for on-site electricity generation, should this type of energy generation be feasible in the future. This also sought to address the site-specific policy requirements for the SDA, which required that 1 hectare of land was safeguarded for onsite energy generation using CHP or other renewables technology, if feasible in the future. As such, the PPP Masterplan was updated, at that time, to safeguard 0.5 hectares of land within the southern part of the site (within the commercial land in the SDA) to accommodate a potential energy hub, should the delivery of heat network be possible in the future.

2.9.7 Overall, the proposed development addresses the aforementioned PPP conditions and meets the requirements of Policy 11 of the Adopted FIFEPlan (2017) and the relevant terms of the Low Carbon Fife SG with respect to sustainability.

2.10 Affordable Housing

2.10.1 SPP states that as far as possible tenure should not be discernible from its design, quality and appearance. Policy 2 of the Adopted FIFEplan (2017) states that open market housing development must provide affordable housing at the levels shown in Figure 2.2 for each Housing Market Area (HMA), consistent with the Affordable Housing Supplementary Guidance. This should be fully integrated into new development and be indistinguishable from other forms of housing. In order to achieve mixed and balanced communities, mixed tenure developments will be promoted.

2.10.2 The affordable housing requirement with St Andrews within Policy 2 of the Adopted FIFEplan (2017) is 30%. The applicant initially suggested that this requirement would be exceeded within the original PPP - initially seeking to delivery up to 33% affordable housing within the site. This figure was therefore included within the S75 legal agreement for the original PPP to ensure delivery. However, following evolution of the detailed design of affordable housing components site, and following discussion with the Council's Affordable Housing Team on the scope of future housing mixes, the proportion of affordable housing within the site is proposed to be reduced to 30%. The rationale for this approach stems from the aforementioned discussions where the Council's Affordable Housing team specifically sought an amended housing mix, quantum and design that included a greater variety of housing types and the provision of single-storey amenity bungalows within the proposed development. The consequence of this approach led to the reduction in the overall number of affordable dwellings, lowering this to 30%, however, this amendment specifically addressed the Council's Affordable Housing Team's requested housing mix.

2.10.3 Importantly, an alternative option was provided to the Council's Affordable Housing Team that provided the higher 33% requirement. However, the aforementioned solution (providing 30% and introducing a greater variety of housing mix) was deemed to be preferable. Accordingly, whilst the proportion of affordable housing was initially suggested at 33%, the provision of 30% is considered to be acceptable – as it fully accords with the adopted FIFEplan 2017 Policy 2 requirements, and the corresponding SG, but also delivers a housing mix specifically sought by the Council's Affordable Housing Team. Given the above, a S75A

modification application has been submitted by the applicant to amend the wording within the S75 legal agreement from 33% to 30%. This application is pending determination, and is supported in principle. Given that the proposed development includes an affordable housing requirement that complies with the Development Plan requirements, this is acceptable in planning terms, and would not prevent any ARC decision from being issued. The S75A modification above could then be issued to align the corresponding legal agreement and any issued ARC decision.

2.10.4 In terms of integration into the new development, the affordable housing component is split into three of seven phases of development in line with the original Masterplan and the Development Brief for the site. Phase 1 includes 34 houses within the northern part of the site (including single-storey wheelchair amenity bungalows); Phase 2 including 32 dwellings (a mix of apartments, houses and cottage flats) within the south-eastern corner of the site; and Phase 3 includes 37 dwellings (29 apartments and 8 cottage flats) to the east of Phase 2.

2.10.5 In this regard, the Affordable Housing Supplementary Guidance (2018) sets out that affordable housing should ideally be spread across a site as far as possible, avoiding 'pepper potting' of individual affordable houses throughout a development or large groupings of houses of the same tenure. The three areas/phases for the affordable housing provision creates a reasonable spread of affordable housing within the site, however, it is noted that the south-eastern corner includes a higher concentration of affordable housing than other areas. Despite this, the site area for the affordable housing within Phases AFF 2 and AFF 3 in the south-east (at 0.85ha) is similar to that of Phase AFF1 in the north of the site (at 1.0 hectares). Importantly, the higher number of dwellings within the south eastern part of the site largely stems from a higher proportion of apartments and cottage flats within this location (at the request of the Council's Affordable Housing Team) which, by their nature, result in higher densities than traditional houses. Additionally, the inclusion of a large number of single-storey wheelchair accessible amenity bungalows within Phase AFF 1 requires substantially more land and therefore a lower density/quantum of units. Moreover, the Affordable Housing Team generally consider larger affording housing parcels of around 50 dwellings and therefore the spread of affordable housing containing 34 dwellings, 32 dwellings and 37 dwellings achieves this aspiration.

2.10.6 The Affordable Housing Team also outlined that the applicant has engaged extensively with them on this issue to agree not only the mix of affordable housing within the site but also the location. They outlined that the proposed location, mix and phasing arrangements for the detailed design has significant benefits in precisely addressing the affordable housing need within this area – particularly the inclusion of (lower density) single-storey amenity bungalows within the northern part of the site. They therefore support the proposed phasing of affordable housing and their location within the site against other less desirable options that included a higher number of affordable dwellings.

2.10.7 Given the above, the location and spread of affordable housing within the wider site is deemed to be acceptable. The affordable housing phases are largely surrounded by market/private dwellings which would create suitable integration between private and affordable dwellings and create an appropriate tenure mix across the wider site. It also facilitates the early delivery of affordable housing along key road/associated infrastructure delivery (i.e. spine road etc). Moreover, the location of affordable housing also maximises opportunities for future affordable housing residents to take advantage of enhanced public open space and green networks areas running along the southern part of the site. This spread also enables the provision of low density wheelchair accessible amenity bungalows to accommodate future users with limited mobility which take up a considerable larger site area than traditional two-storey

properties. In addition, and with respect to visual amenity, the location of higher density built form within the southern/south-eastern corner of the site also been introduced to enhance urban design outcomes within the site. Specifically, to avoid higher 3-storey built close to the western, sensitive countryside edge, to address the LVIA mitigation requirements, and to create a proportional relationship to the future commercial phases, directly to the south, that will be of a similar, or higher scale. Furthermore, this spread creates an appropriate transition/grading from the existing residential development, through the site to the countryside edge to the west. Combined, these considerations further justify the proposed location of the affordable housing phases within the site, and the higher density house types within the south and south eastern corner of the site.

2.10.8 The affordable housing would also be indistinguishable from other forms of housing - with a 'tenure-blind' approach to materiality within the site. This applicant has worked with the Planning Authority in line with advice from the Council's Urban Design Officer, to introduce a series of enhancements to external materials to enhance the overall design and character of the proposed development, irrespective of housing tenure. As such, a series of enhanced character areas have been introduced using transitional building materials that take reference from the local vernacular including: wetdash render, reconstituted stone, natural slate and traditional red pantiles. This enhancement treatment has been included within both private and affordable dwellings – including properties within the south-eastern corner of the site - enhancing the overall design without creating any differentiation in the design rationale nor the external material palette. For other areas, the use of high quality materials, including drydash render, grey concrete roof tiles has been applied to all tenures. In response to concerns from objectors, the Council's residential amenity requirements apply to all tenure requiring that suitable residential amenity is provided all future residents, irrespective of tenure.

2.10.9 The location of the proposed affordable housing is shown within the Site Layout (16004(PL)001 Rev AV). These properties will be required to be retained for affordable housing in perpetuity and a condition will be required on any issued permission to achieve this.

2.10.10 Accordingly, given the above, the proposed development addresses the conditional requirements of the PPP and complies with the Development Plan in this regard.

2.11 Natural Heritage

2.11.1 SPP (Valuing the Natural Environment) states that developers should seek to minimise adverse impacts through careful planning and design, considering the service that the natural environment is providing and maximising the potential for enhancement. Planning permission should be refused where the nature or scale of proposed development would have an unacceptable impact on the natural environment. Direct or indirect effects on statutory protected sites will be an important consideration.

2.11.2 Policy 1 Part B (9) of the Adopted FIFEplan (2017) states that development must safeguard or avoid the loss of natural resources. Policies 10 and 13 of the adopted FIFEplan (2017), Making Fife's Places Supplementary Guidance Document (2018), Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), Environmental Protection Act 1909 (as amended), Wildlife and Countryside Act 1981 (as amended), Wildlife and Natural Environment (Scotland) Act (2011) and Nature Conservation Scotland Act 2004 (as amended) Surveys apply in this instance with regard to natural heritage protection and biodiversity enhancement.

2.11.3 Policy 13 of the adopted FIFEplan (2017) states that where a proposed development will only be supported where they protect or enhance natural heritage assets, including trees which have a landscape, amenity or nature conservation value. Where adverse impacts on existing assets are unavoidable the Planning Authority will only support proposals where these impacts will be satisfactorily mitigated. Development proposals must provide an assessment of the potential impact on natural heritage, biodiversity, trees and landscape and include proposals for the enhancement of natural heritage and access assets, as detailed in Making Fife's Places Supplementary Guidance. Where the proposed development would potentially impact on natural heritage assets (including species), a detailed study must be undertaken by a suitably qualified person detailing the potential impact of the development.

2.11.4 Policy 13 of the adopted FIFEplan (2017) states that where development is proposed on a site where trees are present, consideration will be given to whether, and in what form, development should be supported, having regard to the desirability of retaining and protecting mature and semi-mature trees, and other examples likely to be become attractive in amenity terms, or of a rare species. Making Fife's Places Proposed Supplementary Guidance Document (2017) details that where large semi-mature/mature trees are present on and adjacent to a development site, distances greater than the British Standard will be expected and no new buildings should be built within the falling distance of the tree at its final canopy height.

2.12 Ecology:

2.12.1 The majority of the site comprises agricultural land with an area of scrub vegetation within the northern part of the site. Critically, a mature tree belt is located along the site's eastern boundary protected by a Tree Preservation Order (Ref: E0088) where a variety of mature specimen trees are located, forming an important edge to the existing settlement. Further trees belts are located along the site's western, northern and part of the site's southern boundary. Additionally, a broken hawthorn hedgerow runs north-south through the centre of the site with selected mature field boundary trees of varying type/age located within breaks in this hedgerow.

2.12.2 Some of these areas, particularly along the site boundaries provide some natural heritage value. An Ecological Assessment was prepared by Nigel Rudd Ecology building on the previously ecological assessments prepared to support the original PPP. Specific requirements within selected PPP conditions required that surveys for bat roost potential, badgers, otters, barn owl and kingfishers were undertaken. In respect of this, the Ecological Assessment found that no evidence of protected species within the site and reaffirming the original protected species conclusions within the previous EIA and suggesting that there would be no likely demonstrable negative effects on protected species or habitats associated with the proposed development. The Ecology Report includes a precautionary approach to safeguard protected species during construction and therefore includes recommendations to minimise any potential impacts to foraging mammals and breeding birds. Implementation of these measures should be included as a condition on any issued permission in line with the aforementioned PPP conditions.

2.12.3 An Ecological Clerk of Works Remit was also submitted to address conditions in the original PPP. This report outlines a clear rationale to be undertaken by the applicant/contractors to safeguard protected species during construction. The accompanying Biodiversity Action and Enhancement Plan then goes on to outline a series of biodiversity enhancement required to be undertaken during operation of the proposed development to improve the biodiversity offer within the site. This includes the provision of bat boxes, swift brocks and landscape enhancements to improve the existing landscape officer within the site. These options are

supported and are considered to be acceptable in addressing the ecological objectives set out in the original PPP and the corresponding Development Plan policy objectives.

2.12.4 Concerns were also raised by objectors regarding the potential presence of Japanese Knotweed within/close to the site. The removal of such invasive species is controlled by separate legislation, under the Environmental Protection Act 1990 (as amended). As such legal provisions dictate that any soil or plant material that is contaminated with Japanese Knotweed (and is proposed to be discarded) would be classified as controlled waste and a license is required to deposit, treat, keep or dispose of such species. As such, should any Japanese Knotweed or any other invasive species be identified during construction, the applicant/contractor will be required to take all necessarily legal steps to control, treat and/or remove this species under the terms of the Environmental Protection Act. It is noted that it is an offence under this Act to proceed with any of the above steps without the required waste license. Implementation of the above treatment /removal approach above, if required, subject to the necessary licensing/permitting requirements should ensure that this issue is satisfactorily addressed.

2.12.5 In conclusion, subject to the required mitigation, the proposed development would not impact on any protected species; includes suitable landscaping/biodiversity enhancements to increase the overall biodiversity enhancement within the site. Overall, it is considered that the proposed development would be acceptable with regard to natural heritage objectives within the adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).

2.13 Trees and Arboriculture:

2.13.1 A Tree Survey and Arboricultural Implication Assessment accompanies this application. The report outlines that the vast majority of the existing trees within or adjacent to the site (over 150 trees) would be retained to ensure a suitable landscape offer is retained. This includes retention of trees within the aforementioned TPO running along the eastern site boundary, the majority of trees within the centre of the site and almost all the trees along the north and western site boundaries. With respect to tree removal, 16 of the approximately 150 trees are proposed to be removed include no Category A trees and a series of category B and C trees - almost exclusively Ash trees, alongside a beech and sycamore tree. To address this loss, the proposed landscape strategy includes extensive provision of replacement, compensatory tree planting within corresponding areas. In addition, new high quality green spaces are proposed incorporating a comprehensive and coordinated landscaping design that enhances the existing landscape offer within the site, creating extensive green network enhancement that link to the wider area. The landscape strategy also responds to the characterises of the site and the proposed layout to provide opportunities for both biodiversity/landscape gain and softening of built form from corresponding site boundaries - particularly from the east and west. The implementation of landscaping features would be undertaken in line with the proposed Strategic Infrastructure Delivery Plan with such landscaping planted in line with the corresponding residential phase. A condition will be required to ensure that the recommended tree protection measures outlined within the accompanying AIA, and confirmation of construction exclusion zones, are implemented prior to construction taking place.

2.13.2 Concerns from objectors were raised about the nature of the existing largely deciduous TPO tree belt running along the eastern site boundary and the scope for this to have limited covering during autumn/winter months. Whilst the proposed landscape planting approach is considered to appropriately address landscaping and biodiversity requirements, to address this, the applicant has been requested to increase the number of 'evergreen' species along this interface. The applicant submitted an amended landscape plan that includes a series of species

seeking to address this, particularly where there were visual breaks in the existing tree belt. However, further refinement of this species mix is required, to include a greater proportion of Scots Pine along this boundary. Subject to securing this amendment via condition, this is considered to address this matter. With respect to the protection of tree protection areas, the Tree Protection Drawing within the AIA will be required to specify construction exclusion zones within the site and to provide evidence that such measures (i.e. fencing) has been established prior to the commencement of development. This issue can be addressed via a condition.

2.13.3 The applicant has submitted an Arboricultural Clerk of Works Strategy to confirm the role of the project arborist in delivering the tree protection and removal requirements outlined within the accompanying AIA. This, and the protection measures contained within the AIA, are considered to be acceptable. Implementation of these requirements should be included as a condition on any issued permission.

2.13.4 Making Fife's Places SG states that where large semi-mature/mature trees are present on and adjacent to a development site, separation distances between the properties and trees greater than the British Standard will be expected and buildings should not be constructed within the falling distance of the trees at its final canopy height. One small Ash tree (<10m high) does not meet the technical requirements of this policy, with a slight encroachment of approximately 1m. However, the Council's Tree Officer has agreed that rather than removing this tree - which would be acceptable given that Ash 'dieback' is infecting this species within the area - it would be preferable to retain this tree (and its amenity benefits) with a slight relaxation to this standard. It has been outlined any future decay would impact the crown and not any limbs, avoiding any significant adverse risk. Accordingly, and on balance, this approach is considered to be acceptable in this instance and accord with the strategic intent of the respective policy objectives.

2.13.5 Overall, with respect to natural heritage, ecology and arboriculture, the proposed development addresses the aforementioned PPP conditional requirement and resulting in an acceptable outcome with respect to National planning policy and the Development Plan in this regard.

2.14 Contamination and Remediation

2.14.1 PAN 33: Development of Contaminated Land (2000), PAN 51: Planning, Environmental Protection and Regulation (2006) and Policies 1 and 10 of the adopted FIFEplan (2017) apply with regards to land stability in this instance.

2.14.2 PAN 33 advises that suspected and actual contamination should be investigated and, if necessary, remediated to ensure that sites are suitable for the proposed end use. PAN 51 aims to support the existing policy on the role of the planning system in relation to environmental protection regimes as set out in the SPP. Policy 10 of the adopted FIFEplan (2017) advises development proposals involving sites where land instability or the presence of contamination is suspected, the developer is required to submit details of site investigation to assess the nature and extent of any risks presented by land stability or contamination which may be present and where risks are known to be present, appropriate mitigation measures should be agreed with the Council.

2.14.3 Detailed site investigations were undertaken by the applicant to explore potential contamination and existing ground conditions within the site. The accompanying Site Investigation Report included results from testing of the existing sub-soil and ground water and a ground gas risk assessment. The report conclusions outlined that there is no known previous

contamination within the site and that no further remediation would be required. The report also outlined that the site is located within an area of low mining risk (by the Coal Authority) and the no records of any previous surface or past underground working were found. As such, the mineral stability of the land was found to be satisfactory for future development and that no further investigation would be required.

2.14.4 With respect to the above position, Land and Air Quality has been consulted on the accompanying report. They outline no objection with the proposed development and agree with the findings of this report that future development of the land would give rise to no significant contamination concerns and that no remediation action is deemed necessary for the future development of the site. Notwithstanding this, and in line with best practice guidelines, it is recommended that a condition is included on any issued permission requiring investigation and, remediation, if necessary, should any unexpected contamination be encountered.

Air Quality:

2.14.5 An Air Quality Assessment accompanies the application submission assessing potential air quality impacts on nearby sensitive residential receptors from additional traffic generation associated with the proposed development. Based on a worst-case scenario at receptors immediately downwind of Melville Road and Craigtoun Road, the report concluded that the provision of 342 dwellings within the site assessment would not result in any significant adverse air quality impacts. To this extent, the potential impact was deemed to be negligible whereby the generation of noxious and fine particulates matter (i.e. Nitrogen dioxide, PM10 and PM2.5 material) would be within the prescribed air quality objectives. This outcome would accord with the above policy objectives, resulting in acceptable air quality impacts to the surrounding area. Land and Air Quality has been consulted on the accompanying Air Quality Assessment and have not objected to the proposed development, stating that it would not result in any significant adverse impact to air quality but that future phases would be required to be accompanied by corresponding Air Quality Assessments to consider consequential impacts to the surrounding area.

2.14.6 Overall, the site is not subject to any known contamination or coal mining legacy impacts that could prevent its delivery. No future remediation is therefore required to be undertaken. Notwithstanding this, provision should be made to remediate any unexpected contamination should this be exposed. Additionally, the proposed development would not give rise to any adverse air quality concerns. The proposed development is therefore considered to comply with the conditional requirements in the original PPP and would result in an acceptable outcome with respect to contamination, remediation and air quality.

2.15 Green Networks, Open Space & Play Areas

2.15.1 With respect to the delivery of sustainable development, SPP advocates the protection of, enhancement and promotion of access to natural heritage, including green infrastructure, landscape and the wider environment. The part of the policy aimed at maximising the benefits of Green Infrastructure sets out a set of policy principles to help guide the delivery of this. The planning system should ensure this is an integral element of places, facilitate the long-term integrated management of Green Infrastructure and provide for easy and safe access to Green Infrastructure.

2.15.2 Policy 1 Part C (4) of the Adopted FIFEplan (2017) states that a development must provide green infrastructure as required in settlement proposals and identified in the green network map. This is reiterated within Policy 3 of the Adopted FIFEplan (2017). The site is

located within the Green Network Policy Area (St Andrews SDA, reference STAGN05). STAGN05 is a strategically important area for the establishment of a green network 'hub' as a key mechanism in helping to integrate the development of the St. Andrews Strategic Development Area with its wider setting and adjacent community. Its key features include that it is an existing high-quality landscape with a high scenic value, key views to the town centre, and a number of high-quality assets. Makes a significant positive contribution to landscape setting of the town and provides an important scenic gateway to St. Andrews from the south west, it is an existing active travel network, with some established links to the wider countryside however the university grounds represent a barrier to connectivity and there are a number of key missing links. It connects to the Ladebraes Green Network (STAGN01) via an 'on-street' connection, the Claremont Burn runs through part of the green network, providing a flooding and drainage function. There are few existing greenspace assets apart from North Haugh pond, and there is currently a deficit of publicly accessible greenspace in this area. Existing woodland assets, particularly along the Claremont Burn provide some notable habitat value locally. Significant area for the establishment of an integrated and connected green network as part of the development of the St. Andrews Strategic Development Area. There is seen to be opportunity to protect existing green network assets.

2.15.3 A series of green network priorities for the site are identified within strategic Green Network Policy Area STAGN05, that many priorities relate to the wider SDA site include: seeking to capitalise on the site's existing landscape assets; establishing new high-quality greenspace within the site; combining greenspace with active travel, habitat enhancement, landscape provision; active travel routes, developing a new high quality edge to the Claremont Burn corridor, and developing new high-quality landscape gateway edge to St Andrews from the south-west.

2.15.4 Fife Council's Making Fifes Places SG supplements this by setting an aspiration that all residents within Fife will be within 250m of a 0.2 hectare area of open space. If this is the case, then a development site will not be expected to provide green space on site, but the open space requirement can be met through a contribution per house towards the upgrade of the existing open space. Local equipped play areas must be provided on site for developments which have over 200 houses that are more than 500m from an existing equipped play area. Generally new housing within 500m walking distance of an existing equipped play area will not be required to provide these facilities on site but may be required to make a financial contribution to the upgrade of existing facilities. It also states that new housing developments of over 10 residential units will be expected to provide 60sqm of green space for each new dwelling.

2.15.5 Condition 3(d) of the original PPP requires 60m² open space be provided for each residential dwelling, the location of this is set out within the approved PPP Masterplan. The Development Brief then sets out when this would be delivered with the timing of adjacent landscaping opportunities identified within the proposed Strategic Infrastructure Delivery Plan. Accordingly, the proposed development would require 20,520m² of open space to accord with the above Supplementary Guidance requirement. The proposed development substantially exceeds this requirement - providing approximately 25,000m² active open space and an additional 20,000m² passive open space. This extensive provision includes a large linear park running east-west within the southern part of the site and multiple north-south linear open spaces connecting residential phases and the northern and southern parts of the site. These open space areas also include introduce safe, accessible off-road footpaths in line with the green network aspirations for site. As such, the phased delivery of open space within the site is considered to be acceptable and would exceed the overall quantum of open space required by the PPP but also provides an acceptable spread and delivery of smaller open spaces

throughout the site. This results in sufficient open space that would meet the recreational and leisure needs of future residents

2.15.6 With respect to green network, the proposed development introduces a co-ordinated green network and landscape framework to enhance existing green network corridors to the north of the site (along the Kineess Burn) and the north-west (towards the Claremont Burn corridor). This includes structure planting along these woodland edges and high-quality greenspace that combine with active travel routes to enhance green network connectivity through the site and to the remainder of the wider SDA side along new corridors adjacent to the existing green network assets. Cumulatively, the landscape and green network strategy from the site's future development ensure the creation of an enhanced woodland and green network edge to the site and the creation of a quality landscaped gateway to St Andrews south-western settlement boundary.

2.15.7 Turning to open space provision, selected open space areas are provided within the centre and eastern part of the site also include equipped play facilities appropriate for this level of development. This includes the provision of detailed designs for the provision of toddler play area and an older children's equipped play trail – showing that these areas can accommodate various play experiences and a separate play trail through the site. This outcome has been supported by the Council's Play Officer who confirmed that such provision would address the future play requirements for the proposed development within this location. It also accords with the quantum and spatial distribution of equipped play areas within the site.

2.15.8 Overall, the above approach accords with the original PPP requirements and the Development Plan policy requirements within respect to these issues to create acceptable levels of green network, open space and play areas within the proposed development.

2.16 Public Art

2.16.1 The Planning Obligations Supplementary Guidance (2017) and Policy 4 of the Adopted FIFEplan (2017) sets out when public art is required and ties to the Making Fifes Places SG (Appendix F) which provides further details on how public art should be integrated into a site and when and where this should be provided.

2.16.2 The terms of the original PPP require the developer to set out a strategy for the delivery of public art and to ensure that this is carried forward into the various phases of development. The proposed development includes is accompanied by a public art strategy proposing a site-wide delivery of public art installations. This includes artwork designs including two 5m high carved steel spandrel metal reliefs on both site entrances. In addition a series of metal carved seats would be installed within the village green in the centre of the site to create a communal seating area. The artwork theme is based on St Andrew's historic past and includes various storey-telling panels to represent various stages in the site and St Andrews' history. This includes carved panels within each spandrel artwork features based on the following interconnected themes: (1) the role of abbey/cathedral and historical buildings, including doocats, and the previous mill lades and role of flowing water; (2) golf (both old and new) and the role of the links; (3) arable farming representing farming by local abbeys; (4) seafaring, fishing based on St Andrew's connection with the sea. In addition, the smaller steel bench carvings are based on historic mill uses - with bench designs referencing mill stone features. The applicant has outlined that the costs for the propped artwork also meet the terms of Making Fifes Places SG, however, evidence will be required to demonstrate this. The applicant is also required to outline any consultation undertaken with respect to the proposed artwork. Both matters can addressed via condition to ensure community involvement, where available, prior to

final approval of the respective art strategy. The Strategic Infrastructure Delivery Plan identified the delivery of the first artwork within Phase 1 of the propped development (34 dwellings). Therefore, to allow time for sufficient consultation and delivery prior to occupation of the first phase, the updated public art strategy and final design should be submitted for approval prior to the occupation of the 17th dwelling.

2.16.3 Accordingly, subject to implementation of the conditions above, the proposed development would accord with the Development Brief for the site and the Development Plan policies with respect to public art and the implementation timescales within the Strategic Infrastructure Delivery Plan would allow for its delivery within site.

2.17 Health and Safety

2.17.1 Regulation 25 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires the planning authority to consult the Health and Safety Executive (HSE) on certain planning proposals around major hazard establishments and to take into account the Executive's representations when determining associated applications. This is to ensure that the UK complies with Article 13 of the Seveso III Directive which has the specific objective of controlling specified new development to maintain adequate separation; including residential areas, buildings and areas of public use; around major hazard establishments when the development is such as to increase the risk or consequences of a major accident. In essence decision-makers should ensure that new development does not significantly worsen the situation should a major accident occur.

2.17.2 Policy 5 of the Adopted FIFEplan (2017) states that within the consultation distances for hazardous installations (including pipelines), development proposals will require to demonstrate that they do not, individually or cumulatively, result in an increase in risk to the safety and health of the public and the environment.

2.17.3 Above ground high voltage electricity cables and pylons are located within the site, running along the centre of the site. It is proposed that these high voltage cables would be run underground and that the corresponding pylons would be removed. This is deemed to be acceptable.

2.17.4 Moreover, and critically, there is a high pressure pipeline which generally runs east-west through the southern part of the site. This is operated by Scotland Gas Networks and connects to the gas governor to the south-east of the site. The proposed layout takes cognisance of this constraint by introducing an area of undeveloped land within the corresponding safeguarded areas for this pipe alignment. The proposed layout includes road crossings however the nearest buildings are more than 12m from the centreline of the pipe. The overall layout of the site has therefore been re-designed to fully reflect this constraint and suitable mitigation / safeguarding (i.e. non-build areas) is provided to avoid potential detrimental impacts on future properties or residents.

2.17.5 As required, the Health and Safety Executive (HSE) have been consulted on the application and confirmed that they do not advise against approval of the proposed development. They note that while the pipeline and pipeline consultation zone is within the application boundary, no development is proposed within the consultation zone. They therefore conclude that there would be no significant risk to human life / health by this development. It is noted that open space and two road access would be located within the consultation zone. While such works may be situated on above the pipeline alignment, health and safety risks are significantly reduced. The risk factors are lessened by the area on the pipeline being an open

leisure use rather than a building, with users likely to be dispersed across the area rather than congregating in great numbers 'above' this pipeline. The proposed layout considers this constraint, by siting play areas/trails within other areas to the north and north-east outwith this safeguarded area. It is not expected that the management and maintenance of the open space would require an intensive regime which could impact on directly on the pipeline. There would be no digging or intensive works over the pipeline itself. As the Health and Safety Executive have no objection to the application, the health and safety implications of the proposals are deemed acceptable subject to appropriate management of the area over and around the pipeline. Importantly, the health and Safety Executive request that an informative should be included on any issued permission requiring that the applicant contacts Scotland Gas Networks prior to any works taking place to ensure any separate regulatory controls are addressed prior to the commencement of any works within or adjacent to this part of the site.

2.17.6 The proposed development and detailed layout take cognisance of these constraints and, subject to the requirement for the applicant to engage with the Health and Safety Executive prior to the commencement of works, should not cause any significant health and safety concern with in relation to the existing pipeline safeguarded zone. The proposed development would therefore be in compliance with the Development Plan policies in this regard.

2.18 Developer Contributions

2.18.1 Policy 4 of the adopted FIFEplan (2017) recognises that developments may have a cumulative impact on strategic transport infrastructure within their vicinity. It provides a policy mechanism to ensure a proportionate financial contribution can be secured from such developments to fund improvements to the transport network that are necessary to support growth. Fife Council's Planning Obligations Supplementary Guidance details the assessment of cumulative transport impacts of adopted FIFEplan's growth strategy and sets out the mitigation required to accommodate this growth.

2.18.2 The Planning Obligations Supplementary Guidance considers the spatial relationship between contributing proposed development types and the identified strategic transport interventions. The greater the distance a development site is from an identified strategic infrastructure improvement, the less it pays. This is a result of the dissipation of traffic throughout the road network and the resultant decrease in impact at any given junction, including those on the strategic network where improvements are required. The methodology considers: a) The number of houses within a proposed development; b) The individual and cumulative impact of proposed developments on the strategic road network; c) Existing traffic impacts on identified interventions; d) The proximity of the development to strategic transport interventions identified as being required to deliver the adopted FIFEplan 2017 strategy; and, e) The cost of strategic transport interventions.

2.18.3 Figure 2 of the Planning Obligations Supplementary Guidance indicates planning obligation requirements for strategic infrastructure including transportation education, public art and greenspace. In this instance, it outlines that the St Andrews Link Road and other transport infrastructure improvements will be required to be funded by the SDA and other development proposals that impact transport infrastructure capacity within the wider road network.

2.18.4 The signed S75 Legal agreement for the original PPP secures contributions for the above strategic transport infrastructure - requiring payments to contribute towards four Strategic transport Interventions. The full contribution for each intervention is split between the remainder of the St Andrews West SDA development area and other notable developments that would impact respective road junctions. The applicant has submitted a Strategic Transport Intervention

Schedule which outlines the indicative proportional split for each of the four strategic transport interventions between the proposed development and the remaining contributing developments. This has been reviewed by Transportation Development Management where amendments to the proposed detailed were sought. The updated Schedule provides an indicative approach in assessing likely contribution splits based on trip generation at each of the respective junctions based on the Modus Strategic Transport Assessment (2018) which accompanied the STAW LLP Planning Permission in Principle (18/00280/EIA) and forms the bases of a St Andrews-wide traffic model to assess future impacts/contribution rates. This includes illustrative capital costs, indicative splits based on known development projects and likely implementation timescales. However, the S75 legal Agreement incorporates a Strategic Review clause which expressly allows for the potential contributions, split and timescales be updated once updated information is available. This is likely to include when detailed, costed engineered designs are available and if/when any new development proposal may require to also contribute. The Intervention table shows that the proposed development would contribute based on the indicative trip generation set out within the above Strategic Transport Assessment, with remaining contributions from other developments based on the same approach. The timescales for the delivery of any of the four interventions has been identified at Year 5 – five years from the commencement of the proposed development. Transport Development Management (TDM) has reviewed the updated Schedule and do not object to the proposed approach, cognisant that it will be subject to detailed scrutiny as part of future strategic reviews required under the S75 Legal Agreement. This approach is considered to be acceptable and would ensure that suitable mitigation is implemented to attenuate potential traffic generation associated with the proposed development, the remaining St Andrews West SDA and other development proposals within the wider area. As this Schedule is likely to change, it will not be approved as part of the proposed development but will remain a ‘fluid’ working document to ensure that it is kept up to date on the latest position as updated information is received. This will include overlap with PPP requirements within the wider St Andrews West SDA site, the related ARC application, and the corresponding Legal Requirement for this planning permission, which similarly includes a Strategic Review clause/requirement.

2.18.5 Other infrastructure obligations have also been secured via the aforementioned S75 legal agreement – including contributions for a link road between Melville Road and the wider St Andrews West SDA side, which will ensure suitable connection to the wider SDA site, and avoid undue pressure to the existing road network. Additionally, contributions towards education and capping the number of dwellings constructed within the site to 40units per year is also included within the S75 legal agreement. This will ensure that there is sufficient education capacity within the local area.

2.18.6 The above approach would address the original PPP requirements and accords with the requirements within the Development Plan policies and planning guidance with respect to developer contributions.

CONSULTATIONS

Health And Safety Executive	No objection - all required safeguards met.
Scottish Environment Protection Agency	No objection. No development within areas subject to high flood risk.
Scottish Water	No objection - capacity issues to be reviewed via separate regulatory processes.
Ministry of Defence	No objection.

Built Heritage, Planning Services Trees, Planning Services	No objection. No objection. Support for slight intrusion into tree falling height for selected ash trees along western boundary.
Urban Design, Planning Services	Comments on overall design rationale and proposed layout received.
Land And Air Quality, Protective Services	No objection - Contamination and potential remediation strategy acceptable.
Housing And Neighbourhood Services	No objection - preferred affordable housing mix provided, despite reduction in units.
Structural Services - Flooding, Shoreline And Harbours	No objection - flooding matters addressed.
Environmental Health (Public Protection)	No objection - noise matters addressed and proposed mitigation deemed to be acceptable.
Transportation Development Management	No objection subject to conditions seeking minor modifications to selected road, footpath/cycleway design and parking areas via condition.
Parks Development And Countryside	No objection - play equipment and open space acceptable.
Archaeology, Planning Services	No objection.
Natural Heritage, Planning Services	No objection.
Education (Directorate)	No objection – a S75 legal agreement on 15/01823/EIA already secures education contributions for the proposed development.

REPRESENTATIONS

A total of eight objections have been received in response to this application. The concerns raised in the submitted objections, and the Planning Authority's response to these, are summarised below.

1. Inappropriate design, siting, scale and massing of the three-storey housing components will be incongruent with the surrounding local character.
 - This matter is addressed within section 2.5 and 2.6 of this report where the proposed layout is considered to be acceptable with respect to local character, visual impact and residential amenity. As outlined above, the site layout was amended to address comments within objections relating to this issue - reducing the number of three-storey flatted blocks within the south-eastern corner of the site including the replacement of a three-storey flatted block with two-storey cottage flats.
2. The segregation/concentration of affordable housing, particularly south-eastern corner of site goes against mixed tenure requirements.
 - As outlined within section 2.10 of this report, a suitable housing mix has been provided within a series of affordable housing areas within the site. It avoids pepper potting individual affordable housing throughout the site but avoids one large concentration of

affordable dwellings. The higher concentration of affordable housing within the south and south-eastern corner of the site allows for delivery of affordable flatted blocks as to address latent demand outlined by Affordable Housing.

3. Significant adverse visual amenity impacts relating to visual massing, privacy, sunlight and daylight, particularly within south-eastern corner of the site.
 - As outlined within section 2.6 of this report, the proposed layout introduces suitable separation between existing and proposed built form to avoid unacceptable visual impacts associated with the flatted blocks. The setbacks significantly exceed the Council's requirements for back-to-back window distances and also allow for compliance with the Fife Council's daylight and sunlight requirements within the respective guidance and the BRE's 'Site Layout Planning for Daylight and Sunlight' guidelines to ensure suitable residential amenity to existing properties is preserved.
4. Concerns over pedestrian links to the east of the site, over common ground owned/maintained by homeowners within Melville Park and preservation of drainage ditch functionality
 - Given the constraints outlined above, and to address this issue, the applicant redesigned accessibility proposals within the site to remove the previously proposed footpaths linking the site to the existing residential development to the east. Consequently, connectivity to the east is proposed from the site's northern and southern boundary connecting new footpaths to existing adopted footpaths at Craigtoun Road and Melville Road.
5. Inappropriate proposed boundary treatments along eastern site boundary, stemming from existing deciduous tree line, and requirements for additional landscape screen planting and lack of wildlife corridor.
 - The applicant amended the detailed landscape plan to address this issue and incorporate a series of additional planting along this boundary. However, further refinement to the evergreen species choice, to include additional Scots Pine etc, will be required to allow for year-round coverage. This can be secured via condition and, alongside an updated species mix for additional planting within the adjacent linear open space, will provide additional coverage that help to soften built form along this boundary and create suitable biodiversity enhancements.
6. Potential flood risk relating to surface water run-off entering Kinness Burn from the development
 - This matter is addressed in section 2.8 of this report.
7. Scope for appropriate SUDS maintenance
 - The accompanying SUDS and open space maintenance & responsibilities plan identifies a series of suitable maintenance actions of SUDS infrastructure to ensure suitable operations. This approach addresses requirements from Structures – Flooding as outlined within section 2.8 of this report.
8. Addressing potential invasive species (Japanese knotweed).
 - No known invasive species were identified within the accompanying Ecology Report. Should such features be encountered, it would be for the applicant to identify these and introduce a programme of mitigation based on separate Regulatory requirements and in consultation with Nature Scotland, as required.
9. Overdevelopment of the site with excessively high density

- This matter is addressed in section 2.6 of this report where it shows that the vast proposed development meets the Council's Customer Guidelines on residential amenity relating to minimum window distances and daylight and sunlight, substantially exceeds the minimum open space requirements and provides suitable flexibility in delivering an acceptable level of garden ground levels within the site.

10. Compromising quality in materiality for affordable housing elements and tenure blind approach.

- The same high quality design requirements are applicable to both affordable and market housing. Enhanced materials have been applied to selected/prominent plots to retain design quality throughout the development (applying to both affordable housing development, including within the south-eastern corner of the site and other gateway locations). This includes the use of red pantiles, wetdash render, reconstitute stone and slate for such areas. This 'tenure blind' approach avoids any clear distinction between affordable and market housing areas in line with the respective policy requirements.

11. Inadequate parking provision and unacceptable traffic generation

- This matter is discussed within sections 2.7 and 2.18 of this report. Specifically, the proposed car parking arrangement accords with the Council's car parking standards and is supported by Transportation Development Management. Traffic generation is also deemed to be acceptable, as evidenced by the previously approved Transport Assessment, the updated Transport Assessment and securing developer contributions to deliver strategic transport intervention measures to accommodate potential traffic generation associated with the proposed development.

12. Lack of design detail from design brief into proposed layout, with particular respect to the eastern site boundary.

- This matter is addressed in section 2.4 of this report which outlines how the proposed layout addresses the approved masterplan and development brief requirements for the site, including the eastern boundary. This is addressed in more detail as part of the assessment of Character Area 2 within section 2.4.15 of this report.

13. Inappropriate amendments to the initial PPP design rationale to amend development proposals adjacent to existing residential properties.

- The PPP masterplan approved an indicative design rationale for the site's future development. This, and the conditional requirements to update the masterplan with respect to resolution of other constraints (i.e. noise and energy centre locations), then informed the subsequent design brief. The proposed layout addresses these design brief for the site and seeks to introduce a suitable layout that responds to the characteristics of the site and the surrounding area. This matter is further addressed in section 2.4 of this report.

CONCLUSIONS

The application is considered to be in accordance with the requirements of the Planning Permission in Principle (PPP) that preceded it, and in particular with the approved Masterplan, Strategic Infrastructure Delivery Plan and Development Brief (Planning Application No. 21/00088/ARC). The proposed development comprises the detailed design for all residential phases within the southern part (nominated Craigtoun) of the St Andrews West Strategic Development Area. Detailed designs for any subsequent commercial, employment and retail uses would follow via separate ARC planning application(s). The general layout of the site is

acceptable and provides a well-connected and permeable site. Enhanced detailing is provided at key interfaces and within the site in terms of materials, design features, road surface materials and boundary treatment which would help achieve a sense of place. The development would not significantly adversely affect existing or future residential amenity and would comply with the technical requirements within the PPP and other material considerations including matters relating to drainage, transportation, affordable housing, landscaping, ecology/biodiversity, education, affordable housing, strategic transport interventions and ground conditions. Parts of the site are within an area of higher background noise from road traffic, and thereby mitigation in the form of double glazing with acoustic trickle vents would be required to protect residential amenity. This is not considered significant and a suitable standard of residential amenity can be achieved. The development is therefore considered acceptable in all regards and would comply with the Development Plan and conditions set out within the PPP.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. PRIOR TO ANY WORKS COMMENCING ON SITE, samples of the external construction materials finishes of the dwellings (in particular relating to the roof, walls and windows) shall be submitted to and agreed in writing with the Council as Planning Authority. Thereafter the dwellings shall be constructed and finished in full accordance with the agreed samples prior to occupation.

Reason: To define the terms of this permission and ensure that the dwellings are in-keeping with the character of the surrounding area.

2. PRIOR TO ANY WORKS COMMENCING ON SITE, a further survey for badgers shall be undertaken and submitted for the written approval of Fife Council as planning authority. Appropriate mitigation shall be proposed for any protected species found on site.

Reason: To ensure that protected species are properly assessed and mitigated for on the site in accordance with the ecological survey submitted.

3. PRIOR TO ANY WORK COMMENCING ON SITE, an updated Arboricultural Implication Assessment showing details and specifications of the protective measures necessary to safeguard the retained trees adjacent to the site during (development) operations, updated to include construction exclusion zones for all protected trees, shall be submitted for approval by the Planning Authority.

Reason: To protect the health of existing trees within and around the site.

4. PRIOR TO ANY WORKS COMMENCING ON SITE, the developer shall submit details and specifications of the protective measures necessary to safeguard the retained trees within and adjacent to the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason: In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.

5. PRIOR TO ANY WORK COMMENCING ON SITE, a revised landscaping plan and a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted and retained shall be submitted for approval in writing by the Planning Authority. This shall include a higher proportion of native 'evergreen' species along the site's eastern boundary.

Reason: In the interests of securing an appropriate landscaping species mix along the sites eastern boundary.

6. PRIOR TO ANY WORKS COMMENCING ON SITE, an updated Construction Environmental Management Plan (CEMP) shall be submitted to for approval in writing by the Planning Authority. The CEMP shall include a pollution protection measures to avoid an impact on the environment, as well as a scheme of works designed to mitigate the effects on sensitive premises/areas (i.e. neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted. It shall provide the following details:
 - Wheel washing facilities
 - Site working hours;
 - Adherence to good practise in protecting the environment and ecology;
 - Dust, noise and vibration suppression; and
 - Protection of water environment.

Reason: To ensure the environment in and around the site and residential amenity is protected during construction.

7. PRIOR TO ANY WORKS COMMENCING ON SITE, the location and details of future bus stops, shelters, information boards, signing and lighting within the site shall be submitted for approval of the Planning Authority. This shall include two sets of bus stops within the site, one set within the centre of the site and one set close to the centre of the employment / commercial area.

Reason: In the interest of ensuring sufficient opportunities to accommodate bus stop infrastructure within the site should this be taken forward by future bus operators.

8. PRIOR TO ANY WORKS COMMENCING ON SITE, an updated site layout, parking and engineering plans shall be submitted with the following modifications:
 - (a) raised tables shall be provided at the following locations:
 - T-junction between plots 04 & 190;
 - Fronting the open space between plots 227 & 237;
 - Between plots 241 & 242;
 - Fronting the open space between plots 196 & 260;
 - T-junction between plots 263 & 264;
 - Staggered cross-roads junction between plots 285 & 286.
 - South of plots 93 and 309 where the remote footpath crosses the streets.
 - T-junction opposite plot 342 – reduce to the west by 2 spaces to allow the layby to be clear of the ramp.
 - At the eastern end of Plot 333, where the remote footpath crosses the street.

(b) amendments to street and footpath layouts as follows:

- The remote footpath through the open space shall be incorporated as part of the footpath fronting plots 136 – 139 to avoid duplication of routes.
- The proposed footpath through the gas main wayleave up to the prospectively adoptable road fronting plot 267 shall be shown as a 3 metres wide footpath/cyclepath.
- The footpath fronting plots 222 – 224 shall be shown as a 3 metres wide footpath/cyclepath; extend north-eastwards to the red line boundary of the site to secure a connection to the proposed St Andrews West Link Road; and extend south-westwards to the street fronting plot 227.
- The existing footway on the Melville Road frontage of the site shall be widened to a 3 metres wide footway/cycleway between the site access and the proposed toucan crossing.
- A 3 metres wide footway/cycleway shall be provided on the entire C65 frontage of the site.
- The junction of the vehicular access to the SuDs basin with the internal street shall be formed as a 5.5 metres wide vehicular crossing of the footway/verge.
- removal of sharp changes in direction of carriageway kerb-lines, replaced with small radius kerbs.
- Where remote footpaths cross a road, the crossing point shall always be located at 90° to the carriageway.

The development shall be implemented in accordance with the details approved through this condition.

Reason: In the interest of road safety and to ensure the provision of an adequate design layout and construction.

9. Prior to the first occupation of Plots 1- 2, Plots 64-72 and Plots 211-214 inclusive (as identified on Drawing the Site Layout 16004(PL)001 Rev AV (Planning Authority ref. 03D), the mitigation measures as described in the approved Noise Impact Assessment by Ethos Environment (Planning Authority ref. 46B) to reduce the noise levels within the respective dwellings shall be carried out in full. Prior to the first occupation of any of the dwellings, confirmation that the mitigation measures have been carried out shall be submitted for the written approval of the Planning Authority.

Reason: In the interest of residential amenity; to ensure the dwellings are not adversely impacted by noise produced by neighbouring land uses.

10. Prior to occupation of the 17th dwelling on the site, an updated public art strategy including the details of the proposed items of work relating to this strategy shall be submitted for the written approval of Fife Council as Planning Authority. The strategy shall demonstrate that the value of the works contributing to the public art strategy shall meet the terms of the Council's Guidance on Public Art in terms of the financial value of the items of work. The strategy shall propose a scheme of public consultation which shall involve a local community group or groups (if available). Thereafter the public art works shall be carried out entirely in accordance with the details approved under this condition and will be maintained in perpetuity by the applicant or other agreed party.

Reason: In the interests of good placemaking; to ensure a strategy for deploying the financial contribution towards public art is agreed. This requires the delivery of the public art within Phase 1 (34 dwellings) and the corresponding trigger would enabling sufficient time for

consultation and agreement of the final public art strategy to take place, for final approval prior to its implementation.

11. The development shall be undertaken in accordance with the mitigation measures set out within the Ecological Assessment dated November 202 and in line with the remit of the Ecological Clerk of Works approved as part of this application. For the period of the construction works, open pipes shall be closed-up at the end of each working day, and trenches shall be covered, or a ramp provided to permit animals that fall in a means of exit. Chemicals and materials shall be stored securely.

Reason: To protect any species within and around the site.

12. Prior to the occupation of each house, the access driveways being constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles prior to house occupation. The driveway widths shall not exceed 5 metres. Reason: In the interest of road safety; to ensure the provision of an adequate design layout and construction.

13. Prior to occupation of the first dwelling, visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the site access with Melville Road in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.

Reason: In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.

14. Prior to occupation of the first dwelling within the site, visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at all internal junctions of prospectively adoptable roads in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.

Reason: In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.

15. Prior to occupation of each house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.

Reason: In the interest of road safety; to ensure the provision of adequate visibility at road junctions.

16. Prior to occupation of any house with allocated off-street car parking, the off-street car parking for that plot shall be provided as shown on document 03D. The parking spaces shall be retained through the lifetime of the development.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

17. Prior to occupation of any house with communal car parking, the off-street car parking for those houses shall be provided as shown on document 03D. The parking spaces shall be retained through the lifetime of the development and shall be for communal use only.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

18. The visitor car parking spaces as shown on document 03D shall be provided pro-rata in relation to the occupation of houses and be retained through the lifetime of the development.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

19. Affordable housing provision as identified within the Site Layout (Ref: 16004(PL)001Rev AT) shall be provided in accordance with Fife Council's Affordable Housing Supplementary Guidance, or any updated guidance, and retained throughout the lifetime of the development.

Reason: In the interests of ensuring an adequate supply of affordable housing provision that meets the housing need and requirements for affordable housing within the area.

20. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority or (b) the planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason: To ensure all contamination within the site is dealt with.

Informative:

Health and Safety Executive:

1. As the proposed development is within the Consultation Distance of a major hazard pipeline you should contact the pipeline operator prior to commencement of any works within/adjacent to the safeguarded pipeline. There are two particular reasons for this:
 - The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
 - The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline.

Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

Previous Committee Report 15/01823/EIA – North East Fife Planning Committee – April 2018

National Policy, Regulations and Guidance:

SPP - Scottish Planning Policy (2014)

Designing Streets (2010)

Creating Places (2013)

Circular 3/2012 planning obligations and good neighbour agreements (2012)

PAN 65 Planning and Open Space (2008)

PAN 33 Development of Contaminated Land (2000)

PAN 2/2011 Planning and Archaeology (2011)

PAN 1/2011 Planning and Noise (2011)

PAN 68 Design Statements

PAN 77 Designing Safer Places

PAN 78 Inclusive Design (2006)

Landscape Institute and Institute for Environmental Management and Assessment document Guidelines for Landscape and Visual Impact Assessment (2nd Edition, 2009)

Development Management Procedure (Scotland) Regulations (2013)

Air Quality and Land Use Planning (2004)

PAN 51 (Planning and Environmental Protection)

Land-Use Planning and Development Control: Planning for Air Quality (2015)

Historic Environment Scotland Policy Statement (2016)

Scottish Government's Control of Woodland Removal Policy (2009)

Development Plan, Supplementary Guidance and other material considerations:

TAYPlan Strategic Development Plan (2017)

Adopted FIFEplan (Fife Local Development Plan) (2017)

Fife Councils Minerals Supplementary Guidance

Making Fife's Places Supplementary Guidance (2018) (including appendices)

Fife Councils Transportation Development Guidelines as an appendix to Making Fife's Places Supplementary Guidance (2018)

Fife Council's Supplementary Guidance on Affordable Housing (2018)

Fife Council's Planning Obligations Framework Guidance (2017)

Fife Council's Planning Customer Guidelines on Daylight and Sunlight (2009)

Fife Council's Noise Guidance for New Developments

The Royal Environmental Health Institute of Scotland (REIS) Briefing 17 - Noise Guidance for New Developments

World Health Organisation (WHO) Guidelines for Community Noise (2015)

Air Quality and Land Use Planning (2004)

PAN 51 (Planning and Environmental Protection)

Land-Use Planning and Development Control: Planning for Air Quality (2015)

Historic Environment Scotland Policy Statement (2016)
Scottish Government's Control of Woodland Removal Policy (2009)

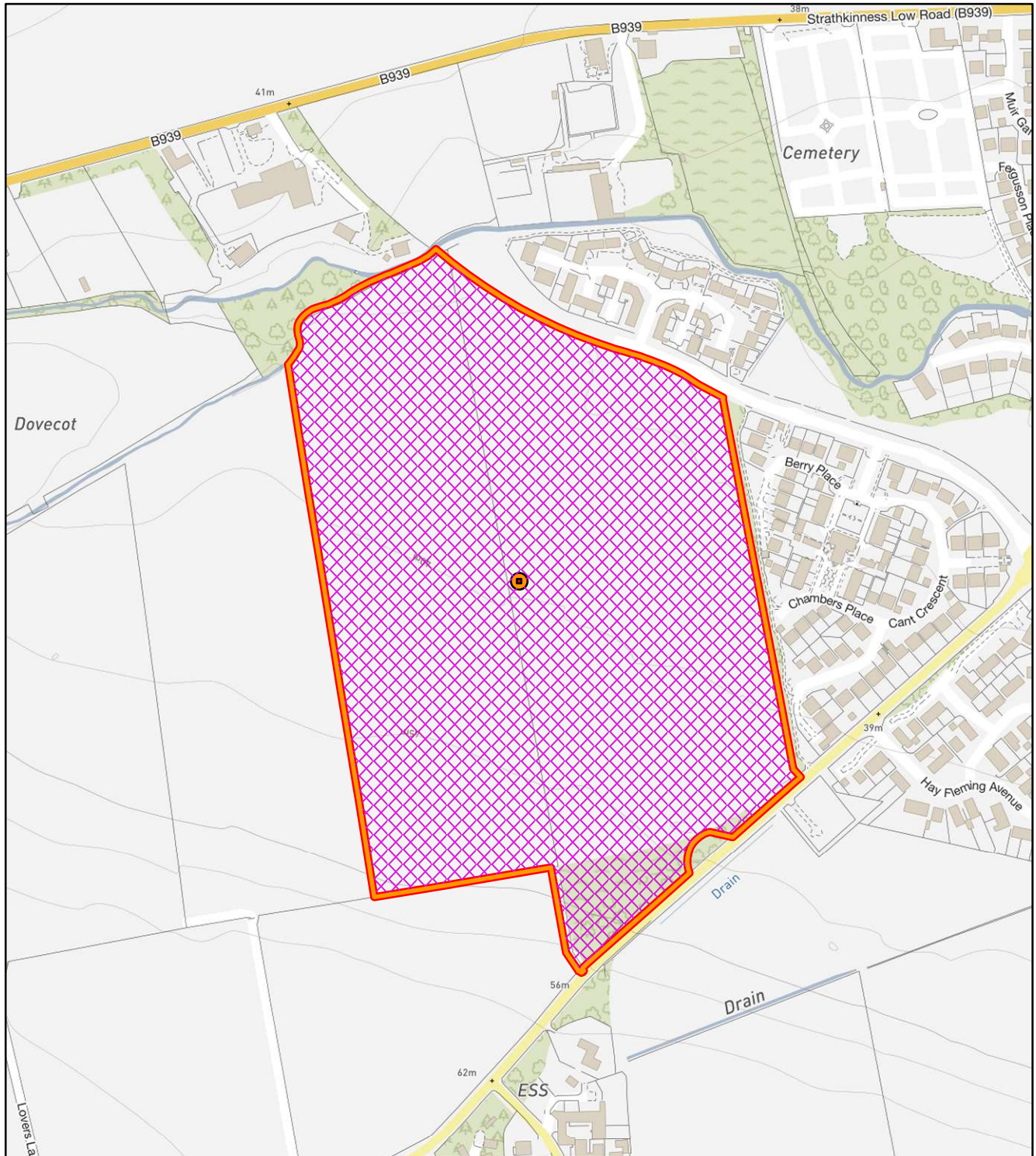
Plan for Fife 2017-2027 - Local Outcome Improvement Plan

Report prepared by Steve Iannarelli, Strategic Development Manager
Report agreed and signed off by Alastair Hamilton, Service Manager (Committee Lead) 25/3/22.

Date Printed 14/03/2022

21/00091/ARC

Land SW Of Younger Gardens Melville Road St Andrews

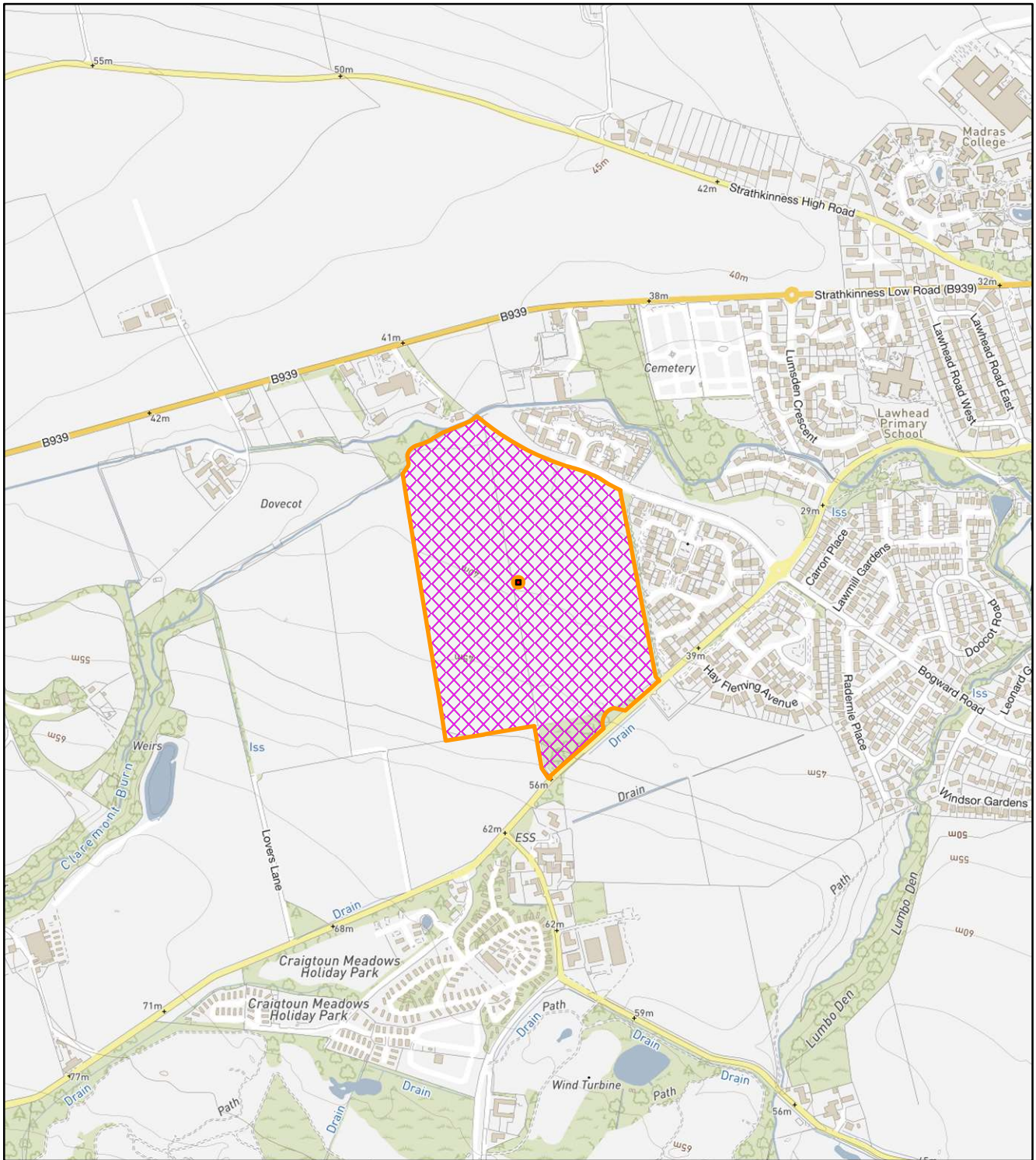


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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

21/00091/ARC

Land SW Of Younger Gardens Melville Road St Andrews



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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

ITEM NO: 8

APPLICATION FOR FULL PLANNING PERMISSION REF: 21/00917/FULL

**SITE ADDRESS: STREET RECORD C65 FROM Q14 JUNCTION TO Q15
JUNCTION CRAIGTOUN**

**PROPOSAL : PROPOSED ROUNDABOUT ACCESS FROM CRAIGTOUN
ROAD**

**APPLICANT: BDW TRADING LTD & MOUNT MELVILLE LTD
TELFORD HOUSE 3 MID NEW CUTLINS EDINBURGH**

**WARD NO: W5R18
St. Andrews**

CASE OFFICER: Natasha Cockburn

DATE REGISTERED: 06/04/2021

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

an objection comment has been received from a statutory consultee, contrary to the officer's recommendation.

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

**ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL
CONSIDERATIONS**

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 BACKGROUND

1.1 SITE DESCRIPTION

1.1.1 The application site extends to area of approximately 0.10ha of land, most of which is within the boundary of (Ref: 15/01852/EIA), for a mixed-use development comprising residential, commercial, business, retail, hotel and community uses, with associated landscaping, open space and roads/infrastructure. The site is situated to the south of allocation STA001 (St Andrews West Strategic Development Area) of the Adopted FIFEplan (Fife Local Development Plan) (2017). A portion of the site is located just south of the SDA boundary. The application site is situated on Craigtoun Road, on the west side of St Andrews. A field is located to the south of the site, which is a Local Landscape Area and within the St Andrews Green Belt. The site contains a number of trees along the roadside.

1.1.2 None of the trees within the application site itself are subject to a Tree Preservation Order, however, a portion of the trees are identified as Ancient Woodland, with the trees closest to the road identified as Scottish Semi-Natural Woodland. The strip of land to the north is identified as Protected Open Space (although is part of the St Andrews West SDA), and a Green Network Policy Area (St Andrews SDA, reference STAGN05), and the land to the south is identified as a Local Landscape Area (reference SLA-SAEF), part of St Andrews Green Belt and the Green Network Policy Area (St Andrews SDA, reference STAGN05).

1.1.3 There is an existing core path (R030) (P030/01) running from Craigtoun Road to St Andrews which runs along the south of the site, east to west.

1.2 PROPOSAL

1.2.1 This application relates to matters specified in Condition 31 of planning permission in principle approval 15/01852/EIA. Condition 31 requires the developer to apply for Planning Permission for the permanent roundabout access from Craigtoun Road and access from Melville Road. The condition states that the roundabout access shall be designed as a high-quality entrance feature to St Andrews. The roundabout site requires some land to the south of the boundary for the approved planning permission in principle, therefore a separate Full Planning approval is required for the roundabout, rather than a Matters Specified in Condition approval.

1.2.2 The proposal is for the formation of a roundabout for access from Craigtoun Road to address the condition noted above. The roundabout would be the primary means of access from the south and is crucial infrastructure required to provide access to the SDA site to the north, serving the proposed commercial and residential properties (15/01852/EIA).

1.2.3 The roundabout is proposed to be a compact roundabout, with a 4 metre central island. A compact roundabout has single lane entries and exits on each arm and does not allow two cars to pass each other. The proposals include the formation of a footpath to the south, to link with the existing footpath, drainage arrangements and the removal of 15 trees to facilitate the development and further tree planting to replace those lost.

1.3 PLANNING HISTORY

1.3.1 Application 15/01823/EIA is to the north of the site, and is the development associated with this roundabout proposal. The application was approved in October 2017 for planning permission in principle for mixed use development comprising residential, commercial, business,

retail, hotel and community uses, with associated landscaping, open space and roads/infrastructure. This is part of the St Andrews West Strategic Development Area (STA001).

Application 21/00088/ARC for the approval of the Strategic Infrastructure Delivery Plan and Design/ Development Brief required by conditions 1(j) and 1(k) of planning permission 15/01823/EIA above, is on this agenda.

Application 21/00091/ARC for approval of matters specified by condition 1(a), 1(e), 1(f), 1(g) and 1(h) and 2(a-ff) of 15/01823/EIA for residential development of 363 residential units, is also on this agenda and is the residential element of 15/01823/EIA, related to this application which is for the roundabout access to the residential site.

2.0 PLANNING ASSESSMENT

2.1 The issues to be assessed against the development plan and other guidance are as follows:

- Principle of development
- Design and Visual Impact
- Transportation and Road Safety
- Trees
- Ecological Impact
- Drainage and Flooding

2.2 Principle of Development

2.2.1 The Adopted FIFEplan (2017) Policy 1 sets out the requirements for development principles. Policy 1 of FIFEplan sets out that development proposals will be supported if they conform to relevant Development Plan policies and proposals and address their individual and cumulative impacts. Such development proposals must meet one of the points in Part A and conform to all applicable requirements in Parts B and C. Policy 1 Part A states that the principle of development will be supported if it is either:

- a) within a defined settlement boundary and compliant with the policies for the location; or
- b) in a location where the proposed use is supported by the Local Development Plan.

2.2.2 The site is outwith the settlement boundary and within the Green Belt. To meet the requirements of Policy 1, Policy 9 applies in this instance. Policy 9 (Greenbelt) only supports development where it:

1. is required for agricultural, horticultural, woodland or forestry operations.
2. is for retailing directly connected with agriculture and horticulture e.g. farm shops.
3. is for outdoor recreation uses compatible with an agricultural or natural setting.
4. is for intensification of established uses.
5. is for housing where it:
 - (a) is for rehabilitation and/or conversion of complete or substantially complete existing buildings;
 - (b) is for the demolition and subsequent replacement of an existing house (provided it complies with Policy 8, criterion 4).
6. is for essential infrastructure, such as digital communications and electricity grid connection, and no other suitable site is available; or
7. is for development meeting a national requirement or established need if no other site is available.

2.2.3 This development is essential infrastructure required for the delivery of St Andrews West Strategic Development Area (STA001). This allocation is for a large mixed use site of around 113.4 hectares in area. It is crucial that the development site has all required infrastructure, including appropriate access into the site. As discussed above, application 15/01823/EIA requires the formation of a roundabout to access the site from the south. It is therefore concluded that the proposals meet the requirements of part 6 of Policy 9, as the development is for essential infrastructure to meet the needs of the Strategic Development Area.

2.2.4 FIFEplan Policy 13 (Natural Environment and Access) only supports development where they protect or enhance natural heritage and access assets, including Local Landscape Areas; woodlands (including native and other long established woods), and trees and hedgerows that have a landscape, amenity, or nature conservation value; biodiversity in the wider environment; protected and priority habitats and species; landscape character and views; green networks and greenspaces; and core paths, cycleways, bridleways, existing rights of way, established footpaths and access to water-based recreation. Where adverse impacts on existing assets are unavoidable we will only support proposals where these impacts will be satisfactorily mitigated.

2.2.5 In this regard, the site is partly within a Local Landscape Area (reference SLA-SAEF, Craigtoun). The proposed roundabout would not significantly impact on the Local Landscape Area, particularly due to its small scale and the proposed planting that would be included within the development.

2.2.6 The site contains trees and other biodiversity. It is considered that the impact on these assets would not be significant, but this is discussed further under sections 2.5 and 2.6.

2.2.7 The site is located within the Green Network Policy Area (St Andrews SDA, reference STAGN05). STAGN05 is a strategically important area for the establishment of a green network 'hub' as a key mechanism in helping to integrate the development of the St. Andrews Strategic Development Area with its wider setting and adjacent community. It's key features include that it is an existing high-quality landscape with a high scenic value, key views to the town centre, and a number of high-quality assets. Makes a significant positive contribution to landscape setting of the town and provides an important scenic gateway to St. Andrews from the south west, it is an existing active travel network, with some established links to the wider countryside however the university grounds represent a barrier to connectivity and there are a number of key missing links. It connects to the Ladebraes Green Network (STAGN01) via an 'on-street' connection, the Claremont Burn runs through part of the green network, providing a flooding and drainage function. There are few existing greenspace assets apart from North Haugh pond, and there is currently a deficit of publicly accessibly greenspace in this area. Existing woodland assets, particularly along the Claremont Burn provide some notable habitat value locally. Significant area for the establishment of an integrated and connected green network as part of the development of the St. Andrews Strategic Development Area. There is seen to be opportunity to protect existing green network assets.

2.2.8 It is considered that St Andrews Strategic Development Area should prioritise capitalising on the site's existing landscape assets, high quality setting and scenic value and address the landscape issues; establish new high quality greenspace as an integral part of the wider green network within the site; combine greenspace with active travel, habitat, sustainable urban drainage and landscape provision; provide high quality landscape and pedestrian and cycle links to connect to the Swilken Green Network (STAGN02); to the Ladebraes Green Network (STAGN01) and to the University Green Network (STAGN04) to establish good connections and integration with the town centre and the coast; develop a new high quality landscape edge with

the Swilken Burn corridor (Swilken Green Network (STAGN02)), and the Claremont Burn corridor, which incorporates active travel routes (as part of a St.Andrews south-west round route), and new habitat provision; develop a new high quality landscape edge along the south west boundary, which incorporates active travel routes (as part of a St.Andrews south-west round route) with connections to the wider countryside and new habitat provision and establishes a high quality gateway to St. Andrews from the south west.

2.2.9 The above suggestions regarding the Green Network Area would be considered in detail under the applications for the overall development. However, the proposed roundabout would be contributing to the aims of the Green Network by providing high quality planting and links to the existing footpath to the south.

2.2.10 Overall, the proposals would be crucial infrastructure which is required to serve the St Andrews West Strategic Development Area. The proposals meet the requirements for the relevant policies in regards to the principle of development, therefore the proposed development is considered to be acceptable in principle.

2.3 Design and Visual Impact

2.3.1 Policies 1, 10 and 14 of the FIFEplan Local Development Plan (2017) and the Making Fife's Places Supplementary Guidance Document (2018) apply with regard to this proposal.

2.3.2 Policy 1 of the Adopted FIFEplan Local Development Plan (2017) advises that development proposals will be supported if they conform to relevant Development Plan policies and proposals and address their individual and cumulative impacts. Additionally, Policy 10 of FIFEplan (2017) advises that development will only be supported if it does not have a significant detrimental impact with respect to visual amenity. Policy 14 of FIFEplan (2017) advises that development which protects or enhances buildings or other built heritage of special architectural or historic interest will be supported, whilst also setting out that developments are expected to achieve the six qualities of successful places; distinctive; welcoming; adaptable; resource efficient; safe and pleasant; and easy to move around and beyond.

2.3.3 Making Fife's Places Supplementary Guidance (2018) sets out the expectation for developments with regard to design. This document encourages a design-led approach to development proposals through placing the focus on achieving high quality design. The document also illustrates how developments proposals can be evaluated to ensure compliance with the six qualities of successful places.

2.3.4 The roundabout is a requirement of Condition 31 of planning permission in principle approval 15/01852/EIA, which states that the roundabout access shall be designed as a high-quality entrance feature to St Andrews. It is considered that the proposals would meet that requirement by providing a large amount of replacement and supplementary planting, including trees and shrubs to fit in with the character of the area. The proposals also include the continuation of an existing hedge and the rebuilding of an existing wall, all which contribute to and enhance the visual amenity of the area.

2.3.5 The proposals would meet the requirements set out within the relevant FIFEplan policies and guidance in relation to visual amenity and are considered acceptable in this regard.

2.4 Transportation and Road Safety

2.4.1 Policy 1, Part C, Criterion 2 of the Adopted FIFEplan states that development proposals must provide the required on-site infrastructure or facilities, including transport measures to minimise and manage future levels of traffic generated by the proposal. Policy 3 of the Adopted FIFEplan advises that such infrastructure and services may include local transport and safe access routes which link with existing networks. Further detailed technical guidance relating to this including parking requirements, visibility splays and street dimensions are contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

2.4.2 The proposal is for a compact roundabout, which has less capacity than a conventional roundabout with only single lane entries on each arm, rather than two. St Andrews Community Council have outlined concerns regarding road safety. Specifically they are concerned that the roundabout would be small, which would not slow vehicles down. The supporting information submitted with the application notes that a compact roundabout is acceptable on the existing road, which is subject to the National Speed Limit of 60mph. The existing 30mph speed limit is close to the proposed roundabout and the roundabout would provide a gateway feature. Although it has been noted that the roundabout would be acceptable on the existing road, preference would be to extend the 30mph limit to the west of the roundabout in this instance. The applicant has agreed to this. Transportation Development Management Officers have concluded from the information submitted, that the roundabout would provide adequate deflection for both eastbound and westbound vehicles, thereby reducing speeds sufficiently.

2.4.3 The Community Council are concerned that the original Transport Assessment accompanying Planning Permission 15/01852/EIA assumed that the main access to the Craigtoun North development would be via this junction but does not provide appropriate assessment for the junction as a priority junction. They are concerned that the numbers are very low because the Craigtoun Road is a rural road, and the junction would be adequate and easier for HGVs to navigate, than a roundabout. The Community Council are of the view that the roundabout should not be constructed until applications 21/00091/ARC and 21/00088/ARC are approved and a further traffic assessment is carried out. In this regard, the applicant has submitted an Arcady assessment to show the roundabout would operate well within its practical capacity on completion of the Craigtoun and STAW development, so the assessments have taken into account the proposed developments fully. Transportation Development Management Officers have reviewed the information submitted and have advised that the proposed roundabout is acceptable, subject to some minor amendments which could be sufficiently covered through conditions. The minor amendments include removing the reverse curves between the northern arm and two main road arms, removing the sharp change in kerb line on the inside of both main road entries and providing the full depth flexible construction to the 2m wide footway on the south side.

2.4.4 In conclusion, all of the relevant assessments have been carried out and Transportation Development Management are satisfied that they show that the roundabout would work effectively and maintain safe, efficient vehicular manoeuvrability. The proposals meet the policies and guidelines of FIFEplan and are therefore acceptable.

2.5 Trees

2.5.1 SPP, Policies 1, 10 and 13 of FIFEplan Local Development Plan (2017), Making Fife's Places Supplementary Guidance Document (2018) and British Standard (BS) 5837:2012 Trees in relation to Design, Demolition and Construction apply with regard to the potential impact on trees.

2.5.2 SPP (Valuing the Natural Environment) states that developers should seek to minimise adverse impacts through careful planning and design, considering the service that the natural environment is providing and maximising the potential for enhancement. Planning permission should be refused where the nature or scale of proposed development would have an unacceptable impact on the natural environment. Direct or indirect effects on statutorily protected sites will be an important consideration.

2.5.3 Policies 10 and 13 of FIFEplan set out that development proposals will be only be supported where they protect or enhance natural heritage assets, including trees which have a landscape, amenity or nature conservation value. Policy 13 states that where development is proposed on a site where trees are present, consideration will be given to whether, and in what form, development should be supported, having regard to the desirability of retaining and protecting mature and semi-mature trees, and other examples likely to be become attractive in amenity terms, or of a rare species.

2.5.4 Making Fife's Places Proposed Supplementary Guidance Document (2017) details that where large semi-mature/mature trees are present on and adjacent to a development site, distances greater than the British Standard will be expected and no new buildings or gardens should be built within the falling distance of the tree at its final canopy height. The purpose of the stipulation within Making Fife's Places Supplementary Guidance with regard to development within the falling distance of trees is primarily to safeguard the health of trees and make sure that trees are retained on site in the long-term. By ensuring that new developments are located outwith the falling distance of semi-mature/mature trees, this significantly reduces the future possibility of trees (regardless of whether or not they are protected) being pruned back or felled in the interests of residential amenity given the perceived (and actual) threat of trees (or large branches) falling which accompanies living in close proximity of large trees.

2.5.5 BS 5837:2012 Trees in relation to Design, Demolition and Construction provides advice on the formation of hard surfaces within the Root Protection Areas (RPAs) of trees, suggesting the use of appropriate sub-base options such as three-dimensional cellular confinement systems.

2.5.6 Category (Cat.) A and B trees are expected to be retained and are considered by Fife Council to be site constraints. Cat. C is a lower classification and is not generally seen as a constraint to development. Cat. U trees are those which cannot realistically be retained as living trees. The Planning Authority does not raise any concerns regarding the removal of Cat. U trees. If tree felling is proposed, the Planning Authority would expect suitable replacement planting to take place (native species).

2.5.7 St Andrews Community Council have outlined concerns regarding the removal of trees on the site. An Arboricultural Impact Assessment (AIA) has been submitted with the application, which assesses the trees on site. The AIA outlines that 6 trees are proposed to be removed due to poor condition and not as a result of the development. Fifteen trees are proposed to be removed to facilitate the proposed development, including: one Category A Oak tree; six Category B trees and eight Category C trees. Whilst it is considered that every effort should be

made to retain a Category A tree, due to the required positioning of the roundabout, the Oak tree cannot be retained in this instance. In order to mitigate against this loss however, the AIA acknowledges that the Category A Oak tree is significant to the site amenity and recommends that it is replaced with high quality trees of a large species, along the roadside in prominent positions. It is therefore proposed that the Category A Oak tree would be replaced with 5 trees, with suggested species being native trees such as Oak, Lime and Sycamore, of 16-18cm girth 'advanced nursery stock'. Similarly, it is recommended that the Category B trees are replaced on a two for one basis, with at least twelve trees to be planted to replace the six that would be lost. The replacements for the Category B trees would be native, including small leaved Lime, Oak, Cherry and Rowan. It is considered that the existing Category C trees are small and of low quality, and so their replacement with eight new trees of native species would enhance the site amenity. Overall, 25 trees would be planted to replace the 15 trees lost to facilitate the proposed development. In addition, the tree planting would also be supplemented with further planting enhance the existing landscaping. This includes woodland mixed planting, and various mixed hedge planting. With both the replacement tree planting and the additional landscape planting, this would more than compensate for the trees that would be lost as a result of the development and the proposals would provide amenity enhancement to the site. Additionally, tree protection measures are proposed, to protect the trees to be retained on site during works. It is proposed that the tree protection measures, and all planting should be covered by appropriate conditions.

2.5.8 In conclusion, the Planning Authority is satisfied that the tree removal would not have a significant landscape impact given the extensive level of replanting proposed which would more than compensate for those to be lost. The proposed development is therefore considered to be acceptable with regard to tree and landscape considerations, complying with Policies 1, 10 and 13 of FIFEplan and the Making Fife's Places Supplementary Guidance.

2.6 Ecological Impact

2.6.1 SPP, Policies 1, 10 and 13 of FIFEplan Local Development Plan (2017), Making Fife's Places Supplementary Guidance Document (2018), Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), Wildlife and Countryside Act 1981 (as amended), Wildlife and Natural Environment (Scotland) Act (2011) and Nature Conservation Scotland Act 2004 (as amended) apply in this instance with regard to natural heritage protection.

2.6.2 SPP (Valuing the Natural Environment) states that developers should seek to minimise adverse impacts through careful planning and design, considering the service that the natural environment is providing and maximising the potential for enhancement. Planning permission should be refused where the nature or scale of proposed development would have an unacceptable impact on the natural environment. Direct or indirect effects on statutorily protected sites will be an important consideration.

2.6.3 Policy 13 of the FIFEplan (2017) states that where a proposed developments will only be supported where they protect or enhance natural heritage assets, including trees which have a landscape, amenity or nature conservation value. Where adverse impacts on existing assets are unavoidable the Planning Authority will only support proposals where these impacts will be satisfactorily mitigated. Development proposals must provide an assessment of the potential impact on natural heritage, biodiversity, trees and landscape and include proposals for the enhancement of natural heritage and access assets, as detailed in Making Fife's Places Supplementary Guidance. Policy 13 states that where development is proposed on a site where trees are present, consideration will be given to whether, and in what form, development should be supported, having regard to the desirability of retaining and protecting mature and semi-

mature trees, and other examples likely to become attractive in amenity terms, or of a rare species.

2.6.4 Where the proposed development would potentially impact on natural heritage assets (including species), a detailed study must be undertaken by a suitably qualified person detailing the potential impact of the development.

2.6.5 In this regard, an Ecological Assessment was carried out in November 2020 covering the site. A further assessment of the site was carried out in March 2022, which shows that there is low risk of bat roost opportunities on the site and no further survey work is required. Given the findings of the Ecological Assessment, and the addendum to the Ecological Assessment, the Planning Authority is satisfied that the proposed works are unlikely to have an adverse impact on protected species.

2.6.6 Overall, it is considered that the proposed development would not give rise to significantly adverse ecological impacts, with the proposed landscaping and tree planting resulting in an enhanced biodiversity offering within the site.

2.6.7 In conclusion, assessments undertaken advise that the proposed additional tree removal is unlikely to impact on natural heritage features, including protected species. The proposed development is thus considered to be acceptable with regard to ecology considerations.

2.7 Drainage and Flooding

2.7.1 Policy 3 of the FIFEplan states that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner. Such measures will include foul and surface water drainage, including Sustainable Urban Drainage Systems (SUDS). Policy 12 of the FIFEplan advises that development proposals will only be supported where they can demonstrate that they will not, individually or cumulatively increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere. In addition, development should not reduce the water conveyance and storage capacity of a functional flood plain or detrimentally impact on future options for flood management. Lastly, development should not detrimentally impact on ecological quality of the water environment, including its natural characteristics, river engineering works, or recreational use.

2.7.2 Scottish Water have been consulted and have no objections to the proposals. They have advised that the proposals would impact on their water main within the site, however this is something that the applicant will discuss with Scottish Water separately should there be any impact during works. This matter has been covered through an informative.

2.7.3 The site is not within an area at high risk of flooding. The applicant has submitted information regarding drainage proposals, including the checklist to confirm that all of the appropriate flooding information has been submitted. Fife Council Flooding, Shoreline and Harbours have been consulted and they have advised that they have no comments to make regarding the proposals.

2.7.4 In conclusion, the proposed development is therefore considered to be acceptable with regard to drainage and flooding, complying with Policies 1, 12 and 3 of FIFEplan and the Making Fife's Places Supplementary Guidance.

CONSULTATIONS

Scottish Water Community Council	No objections. Object on the grounds that the roundabout would be unsafe and unnecessary. Discussed further within the main report of handling.
Trees, Planning Services	No response.
Land And Air Quality, Protective Services	No comments.
Structural Services - Flooding, Shoreline And Harbours	No comments.
Transportation, Planning Services	No objections, subject to conditions.

REPRESENTATIONS

One letter of objection has been received from St Andrews Community Council, as a statutory consultee. Comments are addressed throughout the report of handling. No objections have been received from members of the public.

CONCLUSIONS

The proposal is a crucial part of the infrastructure for the delivery of the St Andrews West Strategic Development Area. As such, the proposals are compliant with FIFEplan Policy 1 and Policy 9 (Green Belt). Despite the trees that would be lost as a result of the development, the proposals would enhance the visual amenity and biodiversity of the site and surrounding area by providing more than sufficient replacement and supplementary planting. The roundabout is considered acceptable in road safety terms. The proposal is overall considered to be acceptable in meeting SPP (2020), the relevant policies of FIFEplan Local Development Plan (2017), Making Fife's Places Supplementary Guidance (2018), and relevant National Guidance and Fife Council Guidelines. The proposal is compatible with the area in terms of land use, design and scale and will not cause any detrimental impact to the amenity of the surrounding area, and is therefore considered to be acceptable.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees/planting to be retained during (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason: In order to ensure that no damage is caused to the trees/green infrastructure to be retained during development operations.

2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS, an amended layout shall be submitted to the Planning Authority for approval, showing the following amendments:

- The layout shall be amended to remove the reverse curves between the northern arm and the two main road arms.
- The layout shall be amended to remove the sharp change in kerb line on the inside of both main road entries to the roundabout.
- The 2 metres wide footway on the south side of the roundabout shall be provided with the full depth flexible construction.

Reason: In the interest of road safety; to ensure the provision of an adequate design layout and construction.

3. For the avoidance of doubt, all habitat management and biodiversity protection and enhancement measures will be undertaken in accordance with the Ecological Assessment dated November 2020 unless otherwise agreed in writing with the planning authority.

Reason: In order to ensure that biodiversity enhancement and protection measures are in place

4. For the avoidance of doubt, all tree planting and removal will be undertaken in accordance with the Arboricultural Impact Assessment (March 2021) unless otherwise agreed in writing with the planning authority.

Reason: In order to ensure appropriate tree planting is carried out to replace those lost, in accordance with the approved AIA.

5. PRIOR TO THE ROUNDABOUT COMING INTO USE, all landscaping works, including planting of trees, hedgerows, wildflower meadows, bulbs, flowers, shrubs and amenity grass, as specified on the approved plans shall be carried out in full unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity and biodiversity enhancement.

6. PRIOR TO THE ROUNDABOUT COMING INTO USE works on or adjacent to the public road shall be constructed in accordance with Making Fife's Places (2017) and the current Fife Council Transportation Development Guidelines (Appendix G) and the Design Manual for Roads and Bridges - CD 116 Geometric Design of Roundabouts, as shown on drawing E10957/1501 Rev A (document 09).

Reason: In the interest of road safety; to ensure the provision of an adequate design layout and construction.

7. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

Reason: In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

National Guidance:

Scottish Planning Policy (2014)

PAN 1/2011: Planning and Noise

PAN 33: Development of Contaminated Land (2000)

PAN 51: Planning, Environmental Protection and Regulation (2006)

Scottish Government Designing Streets (2010)

Conservation (Natural Habitats) Regulations 1994 (as amended)

Wildlife and Countryside Act 1981 (as amended)

Wildlife and Natural Environment (Scotland) Act (2011)

Nature Conservation Scotland Act 2004 (as amended)

British Standard (BS) 5837:2012 Trees in relation to Design, Demolition and Construction

Development Plan:

TAYplan Strategic Development Plan (2017)

FIFEplan Local Development Plan (2017)

Making Fife's Places Supplementary Guidance Document (2018)

Planning Obligations Supplementary Guidance (2017)

Other Guidance:

Fife Council Transportation Development Guidelines

Fife Council Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021)

Design Manual for Roads and Bridges - CD 116 Geometric Design of Roundabouts

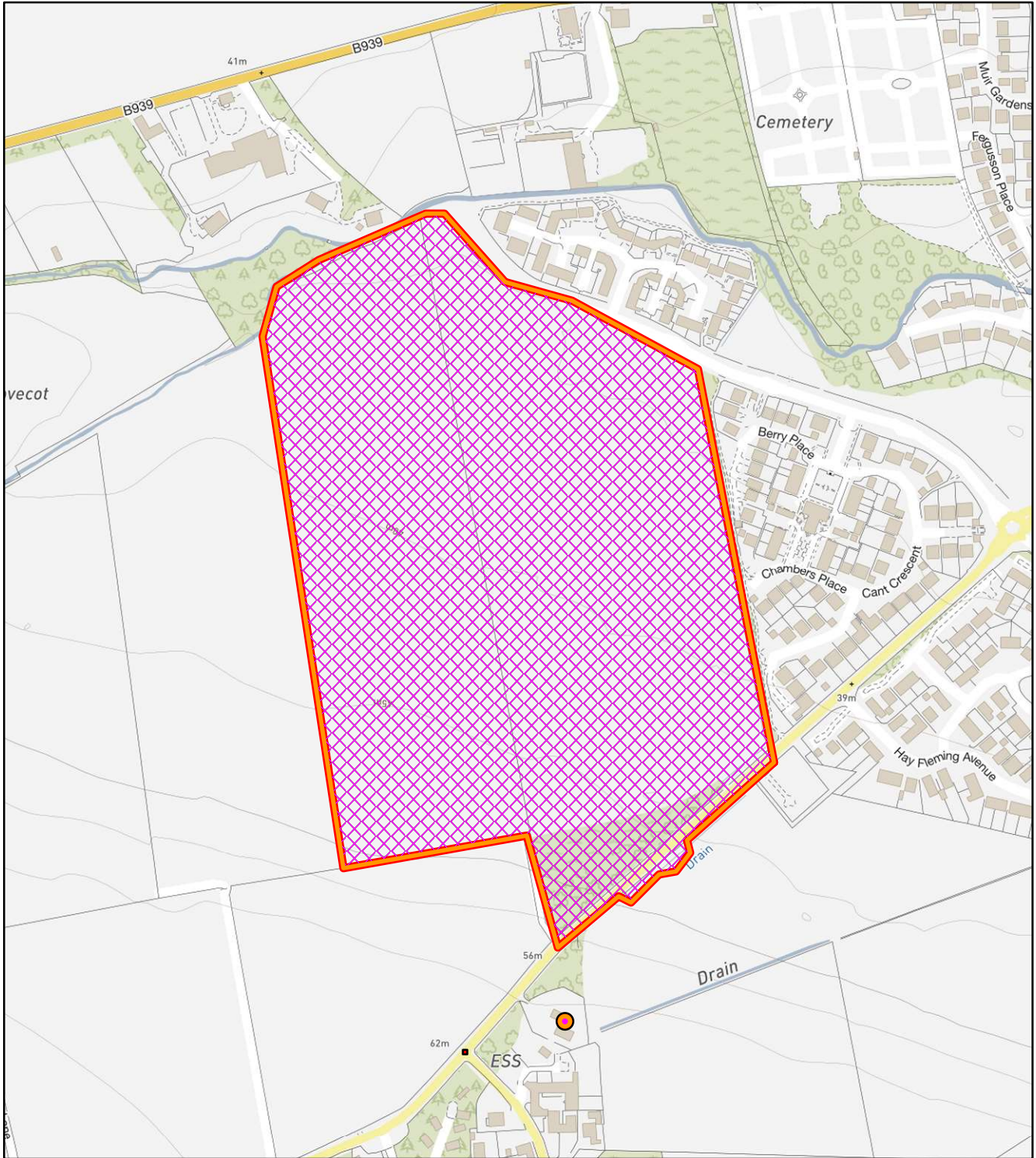
Report prepared by Natasha Cockburn, Chartered Planner

Report agreed and signed off by Alastair Hamilton, Service Manager (Committee Lead) 25/3/22.

Date Printed 11/03/2022

21/00917/FULL

Street Record C65 From Q14 Junction To Q15 Junction Craigtoun St Andrews



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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

ITEM NO: 9

APPLICATION FOR FULL PLANNING PERMISSION REF: 21/00550/FULL

SITE ADDRESS: LAND TO NORTH OF 14A DURA VIEW PITSCOTTIE

PROPOSAL : ERECTION OF DWELLINGHOUSE AND ASSOCIATED GARAGE AND INSTALLATION OF ELECTRIC VEHICLE CHARGING POINT

**APPLICANT: MR DARYL VAN BLERK
INNERWICK FERNTOWER ROAD CRIEFF**

**WARD NO: W5R20
Cupar**

CASE OFFICER: Scott McInroy

DATE REGISTERED: 29/06/2021

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

An objection has been received from a statutory consultee

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.1 The site is located within the Dura Den Wood which sits 140m to the north of the settlement of Pitscottie and is designated as countryside as per the adopted FIFEplan (2017). The application site itself is located within the footprint of the now derelict and ruinous old flax mill. The east and north elevations of part of the old mill are still standing up to wallhead height, as are parts of the south elevation. There is no roof structure left on the ruinous building which has been left open to the elements for a number of decades. To the east of the site is the Ceres Burn, while to the west of the site is the existing access track to the site and wooded area. Vehicular access to the site is via a gravel driveway from Dura View. The area of the application site is approximately 2.2ha.

1.2 This application is for the erection of 3-bedroom dwellinghouse and associated garage and installation of electric vehicle charging point. The dwelling would be 3 storeys in height, however given the sloping nature of the site the dwelling would be accessed at first floor level. The dwelling would incorporate the existing stone wall which will be repointed and repaired and treated Siberian larch vertical cladding. The roof would be corrugated metal roofing panels, while the windows and doors would be grey. The footprint of the dwelling reflects that of the old flax mill that was previously on site. The garage would sit to the north of the dwelling and would be finished in the same materials as the dwelling. The access would be finished in crushed natural slate.

1.3 The planning history for this site is:

08/02918/EFULL- Erection of dwellinghouse - withdrawn 21/02/2008

08/02918/EFULL- Erection of dwellinghouse - withdrawn 19/03/2009

10/01709/FULL - Alterations to former watermill to form dwellinghouse - approved 09/12/2010

2.0 ASSESSMENT

2.1 The issues to be assessed against the Development Plan and other guidance are as follows:

- Principle of Development
- Design/Visual Impact on the Countryside
- Residential Amenity
- Garden Ground
- Transportation
- Flooding and Drainage
- Trees
- Natural Heritage
- Low Carbon

2.2 PRINCIPLE OF DEVELOPMENT

2.2.1 Scottish Planning Policy (2014) and Policies 1, 7 and 8 of the adopted FIFEplan (2017), apply with regards to the principle of development for this proposal.

2.2.2 Scottish Planning Policy (SPP) promotes the use of the plan-led system to provide a practical framework for decision making on planning applications thus reinforcing the provisions of Section 25 of the Town and Country Planning (Scotland) Act (1997) [the Act]. The SPP seeks to promote the use of previously developed land and better access by sustainable transport modes and advises that new residential units should primarily be concentrated within existing

settlements. However, recognises the increased demand for new types of development in rural areas. SPP further highlights that, through supporting policies, demand for new housing in the countryside can still be met in a way which can bring social, environmental and economic benefits.

2.2.3 Adopted FIFEplan (2017) Policy 1 sets out the requirements for development principles. This policy supports development proposals providing they conform to relevant Development Plan policies and proposals and address their individual and cumulative impacts. It further states the development will only be supported if it is in a location where the proposed use is supported by the Local Development Plan. In the instance of development in the countryside, the proposed development must be appropriate for the location through compliance with the relevant policies; in this instance, Policies 7 and 8.

2.2.4 Policy 7 of FIFEplan advises that development in the countryside will only be supported in certain instances. One such circumstance is where the proposal is in line with Policy 8 (Houses in the Countryside). However, it further sets out that all development must be of a scale and nature that is compatible with surrounding uses; be well-located in respect of available infrastructure; and be located and designed to protect the overall landscape and environmental quality of the area.

2.2.5 Policy 8 of FIFEplan aims to manage the demand for new housing in the countryside having regard to the way in which it can bring social, environmental, and economic benefits. Policy 8 sets out that development of houses in the countryside will only be supported where; It is for the demolition and subsequent replacement of an existing house where the new house replaces one which is structurally unsound and the replacement is a better quality design, similar in size and scale as the existing building, and within the curtilage of the existing building; or it is for the rehabilitation and/or conversion of a complete or substantially complete existing building. In all cases, development must be of a scale and nature compatible with surrounding uses; well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and located and designed to protect the overall landscape and environmental quality of the area.

2.2.6 In this instance the proposal is for the development of a brownfield site, within the footprint of the ruinous old flax mill on site and is using the existing remaining stone walling on site as part of the finishes for the proposed dwelling. The proposed dwelling would replace an unsound structure on site with a high-quality design. Through the applicant's design statement, the applicant has commented that the extended period of disuse is reflected in the poor condition of the existing structure and although some stonework is still standing it would be difficult to restore. The development will be of a scale and nature compatible with surrounding uses; well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and located and designed to protect the overall landscape and environmental quality of the area. Therefore, it is considered in this instance that the proposal complies with criterion 4 and 5 of policy 8 of the adopted FIFEplan (and therefore complies with criterion 7 of Policy 7).

2.3 DESIGN/VISUAL IMPACT ON THE COUNTRYSIDE

2.3.1 FIFEplan Local Development Plan (2017) Policies 1, 7, 8 and 10, the Making Fife's Places Supplementary Guidance (2018) apply with regard to the design and visual impact of the proposal.

2.3.2 Policies 1 and 10 of FIFEplan (2017) aim to protect the visual amenity of the local community and state that development proposals must demonstrate that they will not lead to a significant detrimental impact in relation to the visual impact of the development on the surrounding area.

2.3.3 As noted previously, Policies 7 and 8 of FIFEplan (2017) advise that development proposals in the countryside must be of scale and nature that is compatible with the rural surroundings; be located and designed to protect the overall landscape and environmental quality of the area; and improve the landscape and environmental quality of the countryside.

2.3.4 Making Fife's Places Supplementary Guidance (2018) is Fife Council's Guidance on expectations for the design of development in Fife. This sets out guidance on how to apply the six qualities of successful places as set out in the above policy documents. In respect of this application, for example, key principles include reflecting the pattern of the local settlement form - including street widths, building setback etc; creating streets and spaces with particular character and a sense of identity to create visual interest; integrate green networks with the built development; creating developments that are not dominated by cars. This Supplementary Guidance document also illustrates how development proposals can be evaluated to ensure compliance with the six qualities of successful places, alongside advice for developers on the process of design and the information required to allow the planning authority to fully assess any design proposals.

2.3.5 Concerns have been raised regarding the proposed design of the new dwelling. As the application site is located within the countryside, greater consideration must be given to the visual impact the proposed development would have, both in terms of its wider and local impact on the landscape. This application is for the erection of a 3-bedroom dwellinghouse and associated garage and installation of an electric vehicle charging point. The dwelling would be 3 storeys in height, however given the sloping nature of the site the dwelling would be accessed at first floor level. The existing stone wall would be reduced, repaired and repointed and would provide the finish to the north and east ground floor elevations and a small part of the south ground floor elevation. The first and second storeys would be finished in treated Siberian larch vertical cladding as will the majority of the ground floor of the south elevation. The roof would be corrugated metal roofing panels, while the windows and doors would be grey. The proposed house sits within the footprint of the old flax mill that was previously on site. The garage would sit to the north of the dwelling and would be finished in the same materials as the dwelling. The proposal would reuse an existing ruinous building as its core while reusing the existing material would preserve the context of the old mill building in this location. The proposed new dwelling with its choice of materials would provide a visual enhancement to this location and countryside given the existing visual impact of the ruinous derelict building on site. The site benefits from natural screening given its location within the Dura Den wood and is only visible to users of the track which runs to the west of the site, therefore the proposed dwellinghouse won't create any significant impact on the countryside. The application site is not prime agricultural land so therefore development here would not be detrimental to the supply of prime agricultural land in the surrounding area. In this instance it is considered that the scale, size, design and location of the dwellinghouse on site would not have a detrimental impact upon the natural environment with regards to visual amenity. The scale and design would therefore be deemed acceptable when assessed against the relevant design policy and guidance as set out in the Local Development Plan.

2.4 RESIDENTIAL AMENITY

2.4.1 Policies 1 and 10 of the Adopted FIFEplan (2017) Fife Council Customer Guidelines on Daylight and Sunlight apply in terms of residential amenity.

2.4.2 The above policies and guidelines set out guidance for encouraging appropriate forms of development in the interests of residential amenity. They generally advise that development proposals should be compatible with their surroundings in terms of their relationship to existing dwellings, and that they should not adversely affect the privacy and amenity of neighbours.

2.4.3 With regards to residential amenity, the nearest residential properties lie 95m to the north and 143m to the south. Due to the distance, sloping nature of the land, Ceres burn and existing tree belts, there would be no significant impact with regards to overlooking, loss of privacy and impact on daylight and sunlight here. On this basis, the proposal is therefore considered to be capable of meeting the requirements of the relevant Development Plan policies and Fife Council Customer Guidelines respectively with respects to impacting on neighbour developments.

2.5 GARDEN GROUND

2.5.1 Fife Council's Planning Customer Guidelines on Garden Ground apply in this instance.

2.5.2 Fife Council's Planning Customer Guidelines on Garden Ground advises that all new detached dwellings should be served by a minimum of 100 square metres of private useable garden space and that a building footprint to garden space ratio of 1:3 is required.

2.5.3 The proposed development provides sufficient amenity garden ground for the proposed dwelling in line with the policy described above. The application therefore meets the requirements of the Development Plan in this regard. The application is therefore considered to comply with Fife Council's Planning Customer Guidelines on Garden Ground.

2.6 TRANSPORTATION

2.6.1 Policies 3 and 10 of the Adopted FIFEplan (2017) and Fife Council Transportation Development Guidelines apply with regard to this proposal.

2.6.2 Transportation Development Management (TDM) were consulted on this application. A previous application was approved in 2010 for a dwellinghouse at this site. The applicant has shown a change to the vehicular access on this application, in that, an access has been created along the full length from the entrance at Dura View all the way through the previous wooded area to the development site. This allows for the off-street parking requirement to be provided closer to the dwellinghouse than was shown in the previous application. The proposal will require 3 off street parking spaces to accommodate the proposed 3-bedroom dwellinghouse, along with a turning area so that vehicles can access and egress the long access driveway in a forward gear. TDM have no objection to this application subject to conditions regarding off street parking and turning area.

2.6.3 Comments were raised regarding the difference in parking provision from the previous application (10/01709/FULL) to this application. Parking proposed through Application 10/01709/FULL differed from that proposed through this application in that the off-street parking was safeguarded by a retaining structure at the entrance to the site at the entrance to the Dura Den Wood, while the parking provision through this application is in the form of a garage located

to the rear of the proposed dwelling with no retaining wall. TDM did not raise any concerns with the proposed parking provision and access arrangements, therefore it is considered that the proposal complies with Fife Council's transportation development guidelines.

2.7 LAND STABILITY/CONTAMINATION

2.7.1 PAN33 advises that suspected and actual contamination should be investigated and, if necessary, remediated to ensure that sites are suitable for the proposed end use. Policy 10 of the Adopted FIFEplan advises development proposals will only be supported where there is no significant detrimental impact on amenity in relation to contaminated and unstable land, with particular emphasis on the need to address potential impacts on the site and surrounding area.

2.7.2 Land and Air Quality team were consulted on this application and raised no concerns, however, have requested a condition being added regarding the requirement for a site-specific risk assessment should any unexpected conditions be encountered during development.

2.8 FLOODING AND DRAINAGE

2.8.1 Policy 3 of FIFEplan Local Development Plan (2017) and the Council's 'Sustainable Drainage Systems (Suds) - Design Criteria Guidance Note' is taken into consideration with regards to drainage and infrastructure of development proposals.

2.8.2 Policy 3 of the FIFEplan (2017) states that development proposals must incorporate measures to ensure that they would be served by adequate infrastructure and services; including foul and surface water drainage, and SuDS.

2.8.3 Concerns have been raised regarding flood risk on site. A Flood risk assessment and drainage strategy were submitted as part of this application, given the proximity to the Ceres Burn. The Flood Risk Assessment concluded based on an assessment of the available information regarding potential sources of flood risk, that the site is assessed as having low flood risk from fluvial flooding and very low flood risk from surface water, groundwater, sewer, and reservoir sources. As the proposals aren't assessed to be susceptible to fluvial flooding and there is no encroachment upon the fluvial floodplain of the burn, it is considered there will be no displacement of floodwaters as a result of the proposed development, and there will be no increased fluvial flood risk elsewhere. The information submitted was reviewed by the Council's Structural Services team, who concluded that the application would be acceptable and complies with the Council's requirements for full planning permission, with reference to the Design Criteria Guidance Note. The application therefore complies with the above noted policies with respect to flooding and drainage.

2.9 TREES

2.9.1 Policies 1, 10 and 13 of FIFEplan Local Development Plan (2017), Making Fife's Places Supplementary Guidance Document (2018) and British Standard (BS) 5837:2012 Trees in relation to Design, Demolition and Construction apply with regard to the potential impact on trees and ecology as a result of this development.

2.9.2 Policies 10 and 13 of FIFEplan and Making Fife's Places Supplementary Guidance Document (2018) set out that development proposals will only be supported where they protect or enhance natural heritage assets, including trees which have a landscape, amenity or nature conservation value. Where large semi-mature/mature trees are present on and adjacent to a

development site, distances greater than the British Standard will be expected and no new buildings or gardens should be built within the falling distance of the tree at its final canopy height.

2.9.3 The trees on site are not protected by Tree Preservation Orders (TPO), however the applicant has submitted an ecological impact assessment alongside this application. Within the site boundary there are a small number of self-seeded sycamore trees with occasional ash. To construct the new dwelling, it will be necessary to fell a small number of self-seeded trees growing within the footprint of the ruined mill and clear the ruderal and non-ruderal vegetation. Therefore, the trees proposed to be removed are not of high quality. Concerns have been raised regarding tree feeling outwith the application site. The woodland area outwith the red line boundary will not be impacted by the proposed development and woodland will be retained at the site for the long-term. The findings of the Ecological Impact Assessment in terms of impact on trees and the mitigation measures proposed, subject to conditions complies with the Development Plan.

2.10 NATURAL HERITAGE

2.10.1 Policy 13 of the Adopted FIFEplan only supports proposals where they protect or enhance natural heritage and access assets, including designated sites of international and national importance, including Natura 2000 sites and Sites of Special Scientific Interest (see Site Appraisal Process below); designated sites of local importance, including Local Wildlife Sites, Regionally Important Geological Sites, and Local Landscape Areas; woodlands (including native and other long established woods), and trees and hedgerows that have a landscape, amenity, or nature conservation value; biodiversity in the wider environment; protected and priority habitats and species; landscape character and views; carbon rich soils (including peat); green networks and greenspaces; and core paths, cycleways, bridleways, existing rights of way, established footpaths and access to water-based recreation.

2.10.2 An Ecological Impact Assessment has been submitted by the applicant to accompany this application along with associated bat and otter reports. The bat report included dusk and dawn surveys of the site with results showing the preferred foraging areas of bats were to the west of the ruin amongst the trees and along the Ceres Burn. No bats were recorded roosting at the ruined building during the surveys. The report concluded that the proposed work at Pitscottie Mill will have a low impact on bats as no roosts were identified during the survey. The otter report also concluded that the construction of the proposed dwelling will have a long-term detrimental impact on the otter population at the site. A pre-construction survey is recommended before work begins to ensure that there is no new holt or couch which has become active in the interim period, a subsequent condition has been added to this application. The findings of the Ecological Impact Assessment and the mitigation measures proposed, subject to conditions complies with the Development Plan.

2.11 LOW CARBON

2.11.1 Collectively, Policies 1:Development Principles (Part B), 3: Infrastructure and Services and 11: Low Carbon Fife of FIFEplan state that planning permission will only be granted for new development where it has been demonstrated, amongst other things, that: low and zero carbon generating technologies will contribute to meeting the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards); construction materials come from local or sustainable sources; and water conservation measures are in place. The Council's Low Carbon Fife Supplementary Guidance (2019) notes that small and local applications will be

expected to provide information on the energy efficiency measures and energy generating technologies which will be incorporated into their proposal. Applicants are expected to submit a Low Carbon Sustainability Checklist in support. The applicant has submitted a low carbon checklist which states that the house has been designed to maximise solar gain. The building materials will also be sourced locally.

2.11.2 As such, it is considered that the proposed development accords with the above provisions of policy and guidance in relation to low carbon.

CONSULTATIONS

Transportation, Planning Services	No objection subject to conditions
Environmental Health (Public Protection)	No objection
Community Council	Objection
Structural Services - Flooding, Shoreline And Harbours	No objection
Scottish Water	No objection
Land And Air Quality, Protective Services	No objection subject to condition
Scottish Environment Protection Agency	No comments
Trees, Planning Services	No comments
Natural Heritage, Planning Services	Conditions to secure natural heritage concerns.

REPRESENTATIONS

2 letters of objection have been received (one from the Community Council) in relation to this application. The material considerations relating to these concerns have been addressed under sections 2.2 (Principle of Development) and 2.3 (Design/Visual Impact on Countryside) of this report of handling.

CONCLUSIONS

The proposal is compatible with the area in terms of land use, and in addition the proposed dwelling could be designed in such a way to not cause any detrimental impact to the visual amenity, natural heritage, wider environmental considerations as noted above, and road safety of the surrounding area and is therefore considered to be acceptable. The proposal is considered to be acceptable in meeting the terms of the Development Plan, relevant National Guidance and relevant Fife Council Customer Guidelines.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

2. Prior to the first occupation of the proposed dwellinghouse, there shall be provided within the curtilage of the site suitable turning areas for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to access and egress the long driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.

Reason: In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

3. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

Reason: To ensure all contamination within the site is dealt with.

4. PRIOR TO THE COMMENCEMENT OF WORKS, a confidential Otter Survey (and if relevant it shall include an Otter Protection Plan (OPP)) shall be submitted by the developer for the prior written approval of Fife Council as Planning Authority, and all work on site shall be carried out in accordance with the approved Survey and OPP if applicable.

Reason: In the interests of protecting the natural heritage, to minimise the environmental impact of construction and operational activities resulting from the proposed development.

5. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -33) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason: In the interests of protecting and safeguarding the natural environment.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

National Guidance:

Scottish Planning Policy (2014)

Development Plan:

FIFEplan Local Development Plan (2017)

Making Fife's Places Supplementary Guidance (2018)

Low Carbon Fife Supplementary Guidance (2019)

Other Guidance:

Fife Council Planning Customer Guidelines on Garden Ground (2016)

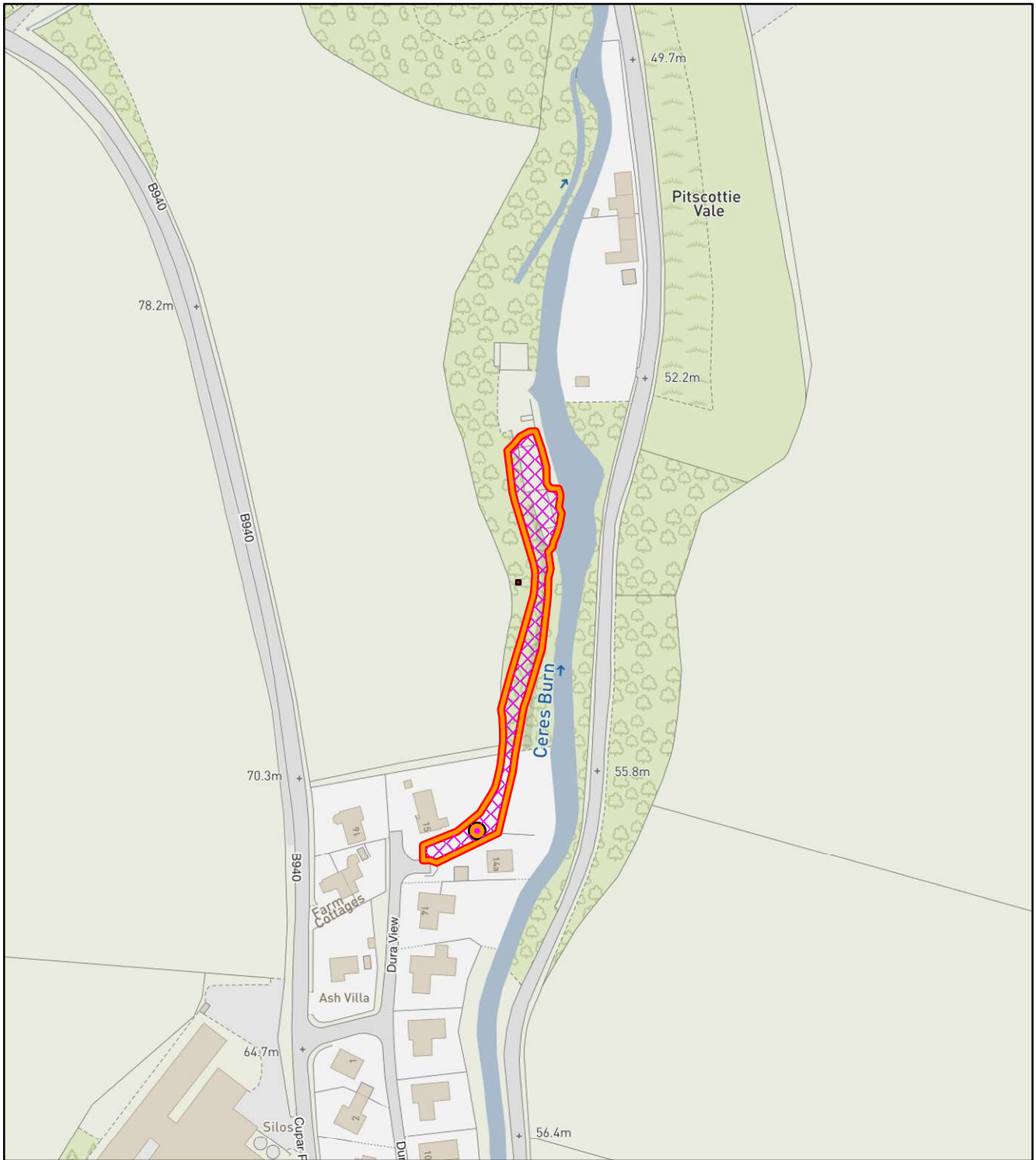
Report prepared by Scott McInroy, case officer

Report agreed and signed off by Alastair Hamilton, Service Manager(Committee Lead) 25/3/22.

Date Printed 14/03/2022

21/00550/FULL

Land To North Of 14A Dura View Pitscottie

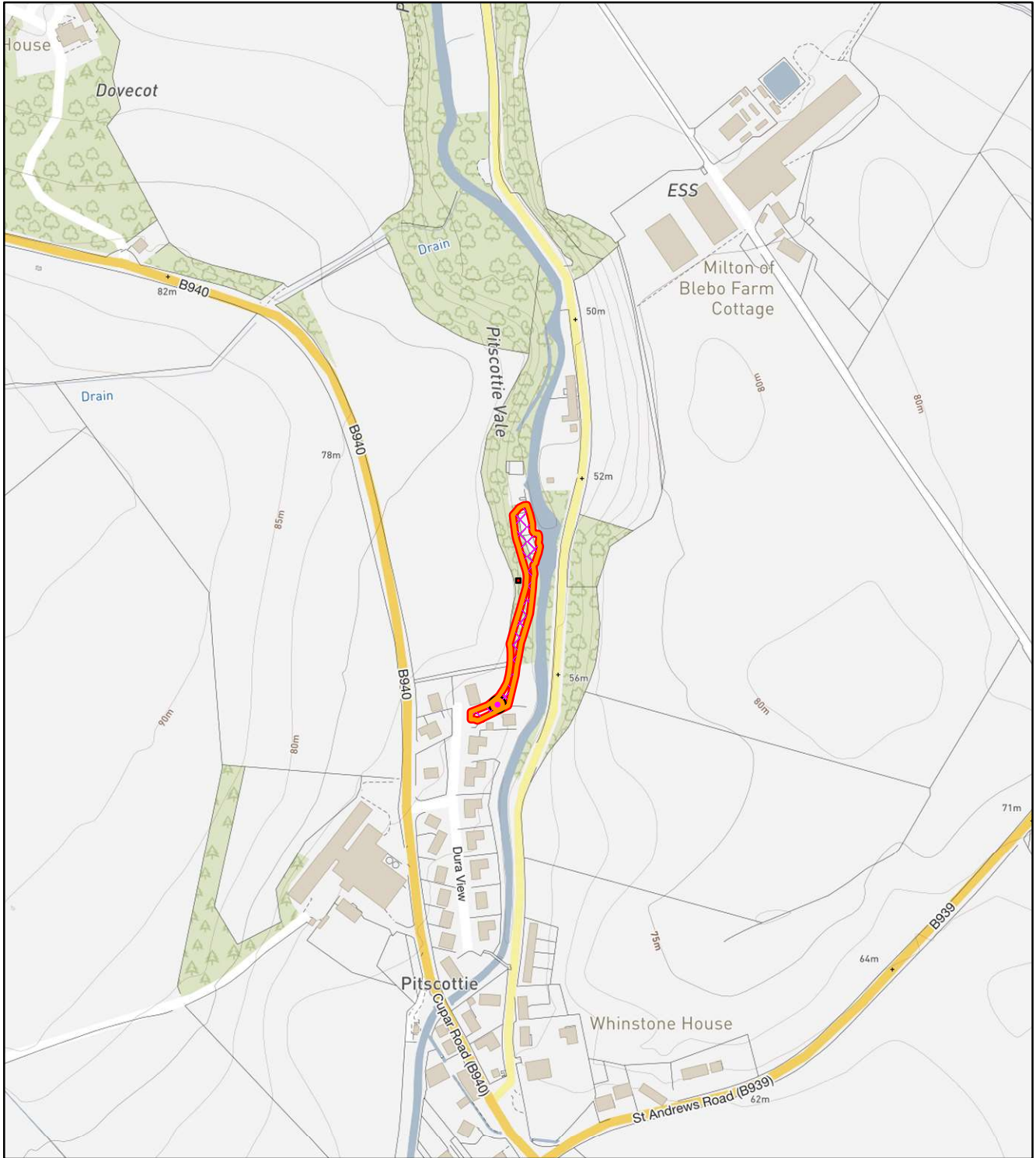


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Legend			
	Application Boundary		

21/00550/FULL

Land To North Of 14A Dura View Pitscottie



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Legend			
	Application Boundary		

ITEM NO: 10

APPLICATION FOR FULL PLANNING PERMISSION REF: 21/01075/FULL

**SITE ADDRESS: LAND TO SOUTH EAST OF BALMUNGO HOUSE
BALRYMONTH ST ANDREWS**

**PROPOSAL: ERECTION OF DWELLINGHOUSE, INCLUDING ASSOCIATED
INFRASTRUCTURE, ACCESS, LANDSCAPING AND PARKING
(LAND TO THE SOUTH EAST OF BALMUNGO HOUSE,
BALRYMONTH STREET, ST ANDREWS)**

**APPLICANT: MR & MRS ANGUS WRIGHT
AFTON HOUSE KENNEDY GARDENS ST ANDREWS**

**WARD NO: W5R18
St. Andrews**

CASE OFFICER: Scott McInroy

**DATE 30/04/2021
REGISTERED:**

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

More than 5 objections contrary to officer's recommendation

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

**ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL
CONSIDERATIONS**

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.1 The application site relates to the walled garden area associated with Balmungo House located 1.35km to the southeast St Andrews. As per FIFEplan Local Development Plan (2017), the application site is designated as being within the greenbelt of St Andrews. There is no policy designation associated with the site. The site is not within a Conservation Area, nor are there any listed buildings nearby. At present the site garden walls only line two sides of the site, meeting at the northeast corner. The wall itself stands at over 2m in height. The application site is currently overgrown with self-seeded trees and shrubs, with dilapidated brick walls from the former glasshouse structure on the northern section of the walled garden and a shed on the north side of the walled garden. The site is heavily screened, surrounded by a mature line of trees, hawthorn bushes and boundary planting. The site is visually connected to, and part of, the mature woodland setting of Balmungo House. The nearest residential premises sit 140m to the northwest. Access to the development is proposed via the existing access to the B9131 which currently provides appropriate access to Balmungo House and the small hamlet of Balmungo Steadings.

1.2 This application is for the erection of dwellinghouse, including associated infrastructure, access, landscaping and parking. The dilapidated existing brick walls of the former glasshouse structure on site will be removed and replaced with a contemporary dwelling comprises a small 130m², single storey, two-bedroom dwelling that is keyed into the garden wall structure and open to southern views across the garden. The walls will be finished in red brick to match the existing wall with Douglas fir timber cladding. The windows will be slim aluminium frame windows and the doors and gates will be timber. The roof is a split pitch (rosemary clay roof tiles), with both north and south elements overhanging the house footprint in order to provide cover for the west courtyard and entrance space. The design of the proposed dwelling is reminiscent of the previous lean to building that would have been in this location historically. A timber pergola will also sit to the south elevation. The existing shed on the northern side of the wall will be used as a bin store. The proposal seeks to revive the walled garden site by reintroducing planting and landscaping that references the original geometry arrangement

1.3 The recent planning history to this site is as follows:

12/03716/PPP - Planning permission in principle for erection of dwellinghouse and garage - refused 15/02/2013

12/03715/PPP - Planning permission in principle for the erection of a dwellinghouse - refused 15/02/2013

2.0 ASSESSMENT

2.1 The issues to be assessed against the Development Plan and other guidance are as follows:

- Principle of Development
- Design/Visual Impact on Greenbelt
- Residential Amenity
- Garden Ground
- Road Safety
- Trees
- Natural Heritage
- Low Carbon

2.2 Principle of Development: Impact on Greenbelt

2.2.1 As discussed, the application site is located outwith the settlement boundary of St Andrews and is thus deemed to be countryside land, while it is also located within the established greenbelt of St Andrews, as per FIFEplan (2017). As a result of the greenbelt setting, further consideration must be given to the principle of development for the proposal. Scottish Planning Policy (2014) and Policies 1, 7, 8 and 9 of the Adopted FIFEplan Local Development Plan (2017), apply with regards to the principle of development for this proposal.

2.2.2 Scottish Planning Policy (SPP) promotes the use of the plan-led system to provide a practical framework for decision making on planning applications thus reinforcing the provisions of Section 25 of the Town and Country Planning (Scotland) Act (1997) [the Act]. The SPP seeks to promote the use of previously developed land and better access by sustainable transport modes and advises that new residential units should primarily be concentrated within existing settlements. However, it also recognises the increased demand for new types of development in rural areas. SPP further highlights that, through supporting policies, demand for new housing in the countryside can still be met in a way which can bring social, environmental and economic benefits.

2.2.3 The Scottish Government guidance advises that greenbelt designations should provide clarity and certainty on where development can and cannot take place, with greenbelts being used to direct development to suitable locations - not preventing development from happening - and supporting regeneration, while also protecting and enhancing the character, landscape setting and identify of the settlement.

2.2.4 The Adopted FIFEplan Local Development Plan (2017) Policy 1 sets out the requirements for development principles. This policy supports development proposals providing they conform to relevant Development Plan policies and proposals and address their individual and cumulative impacts. It further states the development will only be supported if it is in a location where the proposed use is supported by the Local Development Plan. In the instance of development in the countryside, the proposed development must be appropriate for the location through compliance with the relevant policies; in this instance, Policies 7, 8 and 9.

2.2.5 Policy 7 of FIFEplan advises that development in the countryside will only be supported in certain instances. One such circumstance is where the proposal is in line with Policy 8 (Houses in the Countryside). However, it further sets out that all development must be of a scale and nature that is compatible with surrounding uses; be well-located in respect of available infrastructure; and be located and designed to protect the overall landscape and environmental quality of the area.

2.2.6 Policy 8 of FIFEplan aims to manage the demand for new housing in the countryside having regard to the way in which it can bring social, environmental, and economic benefits. Policy 8 sets out that development of houses in the countryside will only be supported where; It is for the demolition and subsequent replacement of an existing house where the new house replaces one which is structurally unsound and the replacement is a better quality design, similar in size and scale as the existing building, and within the curtilage of the existing building; or it is for the rehabilitation and/or conversion of a complete or substantially complete existing building. In all cases, development must be of a scale and nature compatible with surrounding uses; well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and located and designed to protect the overall landscape and environmental quality of the area.

2.2.7 Policy 9 of FIFEplan aims to manage and protect the respective character, landscape settings and identity of towns which are surrounded by a greenbelt. The policy sets out strict requirements for when development in a greenbelt would be considered to be acceptable. With regard to housing developments on greenbelt land, the policy states that the development must involve either; the rehabilitation and/or conversion of complete or substantially complete existing buildings; or the demolition and subsequent replacement of an existing house. Additionally, it must be demonstrated that the development would improve the landscape and environmental quality of the green belt and be of a high-quality design.

2.2.8 Concerns have been raised regarding the principle of development. This proposal would involve the dilapidated existing brick walls on site being removed and replaced with a contemporary dwelling comprising of a small 130m², single storey, two-bedroom dwelling that is keyed into the garden wall structure and open to southern views across the garden. The existing shed on the northern side of the wall will be rehabilitated and incorporated into the development to provide a storage area for the proposed dwelling. The footprint of the existing structure that will be removed is 44m², while the footprint of the proposed dwelling would be 130m², with 100m² of this being habitable area an 30m² being terraced/decked area. The proposed dwelling would be built over the footprint of the existing dilapidated wall in a rectangular design joining onto the existing wall. The proposed dwelling would replace an unsound structure on site with a high-quality design that would be subordinate to the existing walled garden while also rehabilitating the existing lean-to potting shed structure on site. In terms of compliance with Policy 8, the proposed dwelling complies partly with criterion 4 c. Although the proposal is not replacing an existing house, it is replacing an unsound structure with a high-quality small-scale dwelling over the footprint of the existing dilapidated structure while opening up and reviving the walled garden area. The rehabilitation of the existing lean-to potting shed complies with criterion 5 in that it is for the rehabilitation of an existing building. The design of the proposed dwelling is reminiscent of the previous lean to glass house style building that would have been in this location historically. The proposal would revive the walled garden site by preserving the walled garden remnants reintroducing planting and landscaping that references the original geometry arrangement. The development will be of a scale and nature compatible with surrounding uses; well-located in respect of available infrastructure and contribute to the need for any improved infrastructure; and located and designed to protect the overall landscape and environmental quality of the area. It is however considered appropriate in this instance to remove permitted development rights as the scale of the existing proposal is acceptable in terms of reviving the walled garden and any future expansion would need to be controlled to maintain the benefits that the existing proposal brings to the site. In conclusion although the proposal doesn't wholly comply with policy 8, it is considered due to the high-quality design and benefits of this scheme of reviving the walled garden it is considered in this instance the principle of the use is acceptable.

2.2.9 Concerns have been raised regarding the size of the proposed dwelling and potential future uses on site or future uses on neighbouring land, however these concerns are not a material planning consideration with regards this application as each site must be determined on its own merits and future uses on applicable land use cannot be prejudged.

2.2.10 Comments on previous planning decisions and comments from planning officers are noted, however applications are again assessed on their own merits and with regards to the latest planning policy at the date of assessment.

2.3 Design/Visual Impact on Countryside/Greenbelt

2.3.1 FIFEplan Local Development Plan (2017) Policies 1, 7, 8, 9 and 10, the Making Fife's Places Supplementary Guidance (2018) apply with regard to the design and visual impact of the proposal.

2.3.2 Policies 1 and 10 of FIFEplan (2017) aim to protect the visual amenity of the local community and state that development proposals must demonstrate that they will not lead to a significant detrimental impact in relation to the visual impact of the development on the surrounding area.

2.3.3 As defined previously, Policies 7, 8 and 9 of FIFEplan (2017) advises that development proposals on greenbelt land must be of scale and nature that is compatible with the rural surroundings; be located and designed to protect the overall landscape and environmental quality of the area; and improve the landscape and environmental quality of the greenbelt.

2.3.4 Making Fife's Places Supplementary Guidance (2018) is Fife Council's Guidance on expectations for the design of development in Fife. This sets out guidance on how to apply the six qualities of successful places as set out in the above policy documents. In respect of this application, for example, key principles include reflecting the pattern of the local settlement form - including street widths, building setback etc; creating streets and spaces with particular character and a sense of identity to create visual interest; integrate green networks with the built development; creating developments that are not dominated by cars. This Supplementary Guidance document also illustrates how development proposals can be evaluated to ensure compliance with the six qualities of successful places, alongside advice for developers on the process of design and the information required to allow the planning authority to fully assess any design proposals.

2.3.5 Concerns have been raised regarding the design of the proposed dwelling. Given the location of the application site within the greenbelt and countryside, development proposals should be designed to protect the overall landscape and environmental quality of the area; and improve the landscape and environmental quality of the greenbelt. The proposed contemporary dwelling comprises a small 130m², single storey, two-bedroom dwelling that is keyed into the garden wall structure and open to southern views across the garden. The walls will be finished in red brick to match the existing wall with Douglas fir timber cladding. The windows will be slim aluminium frame windows and the doors and gates will be timber. The roof is a split pitch (rosemary clay roof tiles), with both north and south elements overhanging the house footprint in order to provide cover for the west courtyard and entrance space. A timber pergola will sit to the south elevation. The proposed dwelling would be finished in a simple contemporary palette of materials it is considered these would provide a high-quality contemporary design which would be appropriate for the proposed location in the countryside green belt location. Furthermore, the site itself is well screened by the existing mature boundary planting so the proposed dwelling would be totally secluded the public streetscene. Therefore, this proposal would not significantly impact on the wider countryside and green belt.

2.3.6 It is considered that the design, scale and finishes of the proposed development, are suitable in terms of proportion and scale and overall, it would respect the character and appearance of the countryside and green belt. The proposal is therefore, considered to comply with the relevant policies and guidelines relating to design and visual impact

2.4 Residential Amenity

2.4.1 Policy 1 and 10 of the adopted FIFEplan supports development proposals where they are compatible with neighbouring uses and protect personal privacy and amenity.

2.4.2 Fife Council's Planning Customer Guidelines on Daylight and Sunlight seeks to ensure that adequate levels of natural light are achieved in new developments and unacceptable impacts on light to nearby properties are avoided, while Fife Council's Planning Customer Guidance on Window-to-window distances seek to ensure there is no overlooking or impact on the privacy of neighbouring properties.

2.4.3 Concerns have been raised regarding the impact on the residential amenity of the surrounding residential premises. As the nearest residential property is over 140m to the northwest and is separated by mature tree belt there it is considered there will be no significant impact on the residential amenity on this property or the cluster of dwellings that sit further to the north, therefore there are no residential amenity considerations relevant to this application.

2.4.4 Concerns have been raised regarding the potential increase in use and impact on the Core Path. The Core Path runs along the existing access road then travels north past the existing cluster of houses then westwards around the existing wooded area until it reaches the C41 Road. The Core Path does not run past the development site so this proposal will not impact on the Core Path

2.5 Garden Ground

2.5.1 Fife Council's Planning Customer Guidelines on Garden Ground advises that all new detached dwellings should be served by a minimum of 100 square metres of private useable garden space and that a building footprint to garden space of 1:3 will be required.

2.5.2 The proposed development provides sufficient amenity garden ground for the proposed dwelling in line with the policy described above. The application therefore meets the requirements of the Development Plan relating in this regard.

2.6 Road Safety

2.6.1 Policies 1 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Fife Council Making Fife's Places Supplementary Guidance (2018) apply with regard to this proposal.

2.6.2 Concerns have been raised regarding road safety. The applicant has submitted an Access Statement as part of this application. The existing Fife Council's Transportation Development Management (TDM) team were consulted on this application and have raised no objections subject to conditions regarding visibility splays, bellmouth widening and off-street parking spaces. The existing access already serves up to 14 dwellings and the addition of an additional dwelling won't significantly increase the intensification of the usage of this junction. In terms of visibility splays, it is in the interest of all the existing users of the junction onto the B9131 that the vegetation that lies within the roadside verge and overhangs the boundary wall is removed and in this instance a condition has been added to this application to deal with this. With regards the proposed condition regarding the bellmouth widening, it is considered that as there are already up to 14 dwellings using this access that requesting the applicant to do these works is not

reasonable or fair and would not meet the tests set out in the circular regarding planning conditions so has not been added to this application.

2.6.3 Concerns have been raised regarding the ownership of the access track and the standard of the access track itself. The existing farm track which leads onto the existing access to the B9131 is to be upgraded with gravel, given the small distance of this access track from the proposed dwelling onto the existing access track to the wider steadings and the limited usage, it is considered that upgrading by gravel is acceptable in this instance. With regards to ownership concerns, this is not a material planning consideration in terms of the assessment of this application.

2.7 Trees

2.7.1 Policies 1, 10 and 13 of FIFEplan Local Development Plan (2017), Making Fife's Places Supplementary Guidance Document (2018) and British Standard (BS) 5837:2012 Trees in relation to Design, Demolition and Construction apply with regard to the potential impact on trees and ecology as a result of this development.

2.7.2 Policies 10 and 13 of FIFEplan and Making Fife's Places Supplementary Guidance Document (2018) set out that development proposals will only be supported where they protect or enhance natural heritage assets, including trees which have a landscape, amenity or nature conservation value. Where large semi-mature/mature trees are present on and adjacent to a development site, distances greater than the British Standard will be expected and no new buildings or gardens should be built within the falling distance of the tree at its final canopy height.

2.7.3 Concerns have been raised regarding the loss of trees on site. The trees on site are not protected by Tree Preservation Orders (TPO), however the applicant has submitted a tree report alongside this application. The tree report highlighted a total of 8 trees would need removed due to them directly conflicting with the proposed dwelling. 5 of these trees are category C (These are smaller trees or ones considered to be of low quality) and 3 are category U (trees that, in their current context, should be removed for sound arboricultural reasons). Therefore, the trees proposed to be removed are not of high quality. There is limited additional tree works/maintenance required to other trees, but the majority of trees are to remain and there is to be extensive replants of appropriate trees/fruit bearing trees within a walled garden environment with the historic apple trees to be retained. Six trees on site are within 2/3 falling distance of the proposed dwelling, although this doesn't wholly comply with Fife Councils guidance, the tree report has concluded that the condition of this tree is not declining and the threat of the whole tree failure of the significant retained trees remains very low. The tree report itself proposes tree protection measures and proposed replacement planting which is acceptable and subject to conditions. Therefore, in this instance it is acceptable to set aside part of in terms development plan policies.

2.8 Natural Heritage

2.8.1 Policy 13 of the Adopted FIFEplan only supports proposals where they protect or enhance natural heritage and access assets, including designated sites of international and national importance, including Natura 2000 sites and Sites of Special Scientific Interest (see Site Appraisal Process below); designated sites of local importance, including Local Wildlife Sites, Regionally Important Geological Sites, and Local Landscape Areas; woodlands (including native and other long established woods), and trees and hedgerows that have a landscape, amenity, or

nature conservation value; biodiversity in the wider environment; protected and priority habitats and species; landscape character and views; carbon rich soils (including peat); green networks and greenspaces; and core paths, cycleways, bridleways, existing rights of way, established footpaths and access to water-based recreation.

2.8.2 Concerns have been raised regarding the impact on the natural heritage on site. An Ecological Impact Assessment has been submitted by the applicant alongside this application. The impact assessment highlighted that some mature trees around the perimeter of the walled garden were deemed of being the right age to have features conducive to roosting bats, however of the trees which were checked, no bat roosting features were found. The trees within the walled garden have no suitable features for roosting bats. During the undertaking of the ecology survey badger holes were found but no sets. The mitigation measures proposed include a further walkover survey to check whether badgers are using the holes previously found on site and method statement identifying all potential environmental risks. It is also recommended that if any of the mature trees with potential to support roosting bats or hole nesting birds are lost then bat boxes and bird boxes should be erected within nearby mature trees. Due to the siting of the site in designated countryside the Councils Natural Heritage officer was consulted. Fife Councils Natural Heritage officer concurred with the findings of the Ecological Impact Assessment and the mitigation measures proposed, subject to conditions complies with the Development Plan.

2.9 Low Carbon

2.9.1 Collectively, Policies 1:Development Principles (Part B), 3: Infrastructure and Services and 11: Low Carbon Fife of FIFEplan state that planning permission will only be granted for new development where it has been demonstrated, amongst other things, that: low and zero carbon generating technologies will contribute to meeting the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards); construction materials come from local or sustainable sources; and water conservation measures are in place. The Council's Low Carbon Fife Supplementary Guidance (2019) notes that small and local applications will be expected to provide information on the energy efficiency measures and energy generating technologies which will be incorporated into their proposal. Applicants are expected to submit a Low Carbon Sustainability Checklist in support. The applicant has submitted a low carbon checklist which states that the key sustainability features include the orientation and design of the building to capture and control use of natural light and ventilation throughout.

2.9.2 As such, it is considered that the proposed development accords with the above provisions of policy and guidance in relation to low carbon.

CONSULTATIONS

Transportation, Planning Services	No objection subject to conditions
Land And Air Quality, Protective Services	No comment
Natural Heritage, Planning Services	No objection
Trees, Planning Services	
Policy And Place Team (North East Fife Area)	Objection

REPRESENTATIONS

14 letters of objection have been received in relation to this application. The material considerations relating to these concerns have been addressed under sections 2.2 (Principle of Development), 2.3 (Design/Visual Impact on Countryside/Greenbelt) and 2.4 (Residential Amenity), 2.6 (Road Safety), 2.7 (Trees), and 2.8 (Natural Heritage) of this report of handling.

6 supporting comments were also received.

CONCLUSIONS

It is considered, in this instance, that although the proposal does not wholly comply with Policy 8 of the adopted FIFEplan, it is considered due to the high-quality design and benefits of this scheme of reviving the walled garden it is considered in this instance the principle of the use is acceptable and would have a positive impact on the countryside and greenbelt area surrounding St Andrews.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. BEFORE ANY WORK STARTS ON SITE, a Scheme of Supervision for the arboricultural protection measures shall be submitted for the approval in writing with Fife Council as Planning Authority and the agreed scheme shall be carried out in full. For the avoidance of doubt the scheme shall be appropriate to the scale and duration of the works and shall include details of the following:

- (a) Induction and personnel awareness details of arboricultural matters,
- (b) Details of the identity of individual responsibilities and key personnel,
- (c) A statement of the delegated powers afforded to key personnel,
- (d) Details of the timing and methods of site visiting and record keeping, and
- (e) Details on the updates procedures for dealing with variations and incidents.

Reason: In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

2. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason: In the interests of visual amenity and the protection of local ecology; to ensure that all trees worthy of retention are satisfactorily protected before and during construction works and to avoid disturbance during bird breeding seasons.

3. PRIOR TO THE COMMENCEMENT OF WORKS, a confidential Badger Survey (and if relevant it shall include a Badger Protection Plan (BPP)) shall be submitted by the developer for the prior written approval of Fife Council as Planning Authority, and all work on site shall be carried out in accordance with the approved Survey and BPP if applicable.

Reason: In the interests of protecting the natural heritage, to minimise the environmental impact of construction and operational activities resulting from the proposed development.

4. PRIOR TO ANY DEVELOPMENT COMMENCING the ecological mitigation measures as specified within the submitted ecological impact assessment report (Plan Reference -14) shall be carried out in full unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason: In the interests of protecting and safeguarding the natural environment.

5. Prior to any works starting on site, visibility splays of 3m x 215m shall be provided to the North and to the South at the junction of the vehicular crossing and the B9131 public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. For the avoidance of any doubt, to achieve these visibility splays, all of the vegetation within the roadside verge that lies within these visibility splay measurements, will require to be removed.

Reason: In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

6. Prior to the first occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order) no development within Classes 1A, 1B, 1C, 1D, 2A, 2B, 3A, 3AA, 3B, 3C, 3D and 3E shall be undertaken without the express prior consent of this Planning Authority.

Reason: In the interests of residential amenity.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

National Guidance:
Scottish Planning Policy (2014)

Development Plan:
Adopted FIFEplan Local Development Plan (2017)
Making Fife's Places - Supplementary Guidance (2018)

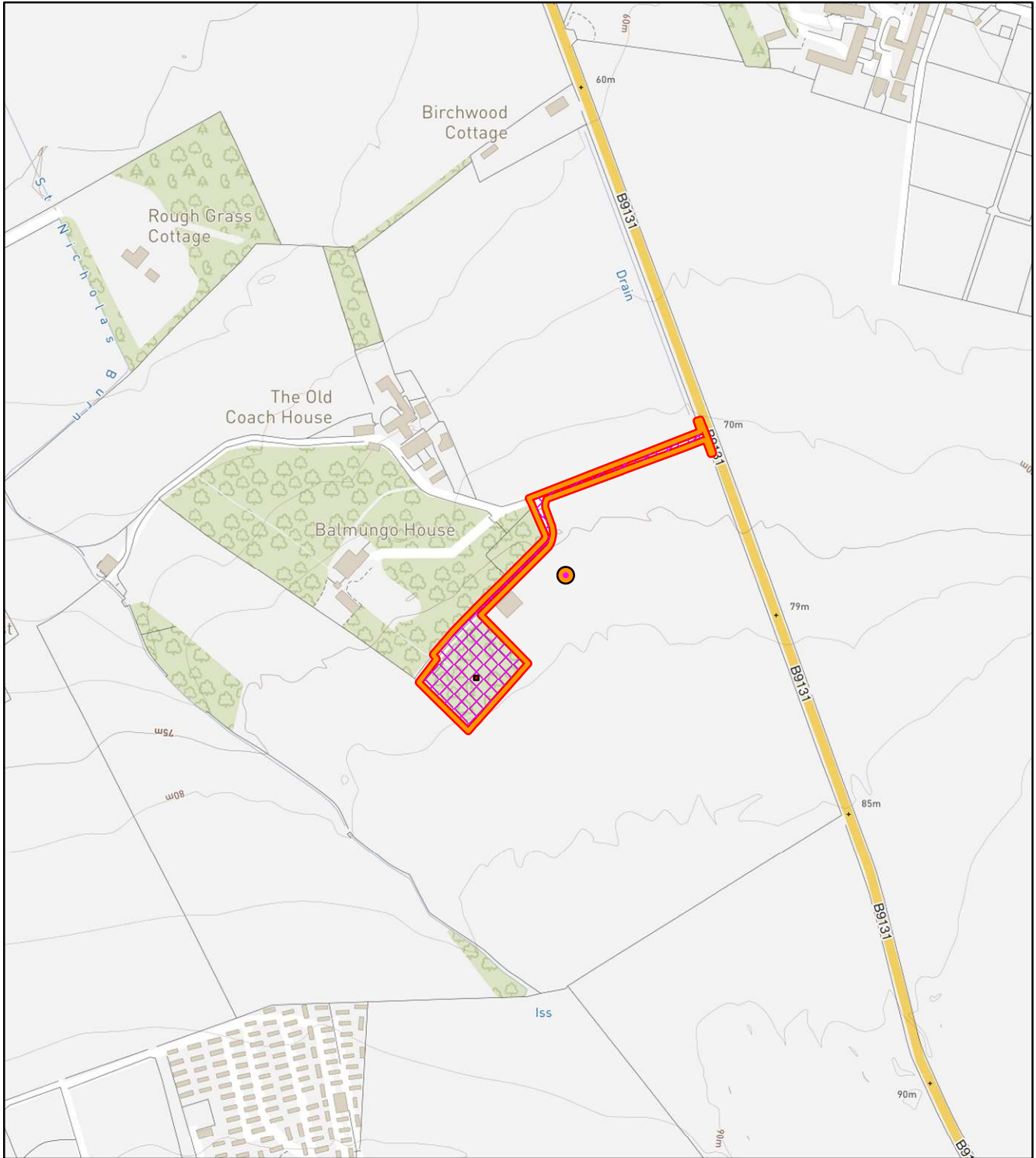
Other Guidance:
Fife Council Customer Guidelines on Garden Ground (2016)

Report prepared by Scott McInroy
Report agreed and signed off by Alastair Hamilton, Service Manager(Committee Lead) 25/3/22.

Date Printed 14/03/2022

21/01075/FULL

Land To South East Of Balmungo House Balrymonth St Andrews



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