

<b>Issue (ref and heading):</b>	011: POLICY 3D and Map 3: A FIRST CHOICE FOR INVESTMENT – Cupar North Strategic Development Area	
<b>Development plan reference:</b>	Policy 3 Parts D and E and Map 3 Pages 20 and 21	<b>Reporter:</b> [Note: For DPEA use only.]
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
<p><b>Seeking a change</b></p> <p>Anne Fitzpatrick (908030)  Brian Henry Carr (908300)  Carole Provan (908283)  Claudine Scott (907629)  Dr Melanie Chocholek (846133)  Gwen Willison Davies (846492)  Helen Gauld (908252)  Hugh Toner (908597)  Ian Copland (908298)  Irene Lodge (908297)  Janice Martin (910090)  Karin Donaldson (908299)  Lesley Toner (908598)  Lynne White (908262)  Mark Herd (908281)  Mary Herd (908276)  Montgomery Forgan Associates for Campion Homes Ltd &amp; Dundas Estates &amp; Development Co Ltd (910305)  Mr Barr (908403)  Mr Anthony Michael Davies (846494)  Mr Ceri Williams (841675)  Mr Douglas Provan (538763)  Mr Roderick Gauld (846335)</p> <p>Mrs Elspeth Jane Smith (846556)  Mrs Jennifer Hughes (844415)  Mrs Linda Jeffrey (742611)  Mrs Norma Barr (908404)  Muriel Dymock (908560)  Neil White (908268)  Nicola Marie Carr (908301)  Patrick McNally (908343)  Peter Cura (908558)  Professor George Evans (846525)  R J Smith (846555)  Rev Dr Ken Jeffrey (908539)  Stephen Benwell (908562)  Sue Williams (908249)</p> <p><b>Supporting as written</b></p> <p>Colliers International for Scottish Enterprise (835481)  Dundee Civic Trust (845127)  Mr David Wardrop for Persimmon/Headon/VICO (540817)  NHS Tayside (908896)  Scottish Water (762198)  sportscotland (905989)  Tactran Regional Transport Partnership (441235)</p>		
<b>Provision of the development plan to which the issue relates:</b>		
The approach set out in Proposed TAYplan (2015) Policy 3 Parts D and E is the same as approved TAYplan (2012) Policy 4 parts A and B. The wording has changed slightly but the emphasis has not. There are no new Strategic Development Areas and none have been de-allocated.		
<b>Planning Authority's summary of the representation(s):</b>		
<p><b>Summary of Representations Seeking a change</b></p> <p><b>OVERALL</b></p> <p><b>Mrs Linda Jeffrey (742611) PLAN2015_448</b> seeks a reduction to the housing planned at Cupar North Strategic Development Area. The respondent references that the supporting text for Policy 4 states that the 'this Plan will be kept up-to-date, reviewed and replaced at least twice before 2028. This provides the opportunity to review the Housing Need and Demand Assessment (Doc97) and other work that informs housing supply targets'. In particular the respondent considers that there has been no alternative put forward to Cupar North in spite of this. The respondent suggests that the Cupar North proposal is 'totally inappropriate' and 'in the wrong place' and site specific issues which they consider will be adversely affected such as wildlife, aesthetics, drainage, health care, education provision and productive agricultural land.</p> <p><b>Claudine Scott (907629) PLAN2015_226</b> raises concerns about the 1400 new homes as part of Cupar North Strategic Development Area. The respondent is particularly concerned about the impacts this could bring to Cupar's facilities such as</p>		

whether Bell Baxter High School will be able to cope with the additional pupils.

**Professor George Evans (846525) PLAN2015\_446** seeks the removal of Cupar North Strategic Development from the Proposed Plan on the basis that it is 'ill-conceived'. The respondent suggests changes that have taken place recently such as the vacating of the Sheriff's building and the closure of Leuchars AFB [RAF Leuchars] have not been considered. The respondent appears to suggest RAF Leuchars as an alternative site for development. They also argue that the focus for Cupar should be on flats and town houses within or near to the town centre to provide easy access to shops and services. The respondent suggests that the closure of RAF Leuchars as an airbase was not anticipated in the October 2012 St Andrews and East Fife Local Plan from which they say that Cupar North was derived. They also suggest that the consultation on that Local Plan was inadequate. The respondent does not feel that the Cupar Relief Road is needed but suggests it should not be a fast road and instead incorporate traffic calming. They also consider there to be issues relating to flooding and drainage and seek the addition of substantial open space. The respondent considers Cupar North would be an 'eyesore', particularly the bulky goods retail that would adversely affect the view of the town and affect tourism and retail in the town centre. They go on to question the benefit of the proposal.

**Montgomery Forgan Associates for Campion Homes Ltd & Dundas Estates & Development Co Ltd (910305) PLAN2015\_475** considers that if it becomes apparent that a Strategic Development Area is not progressing within a pre-determined timescale for whatever reason, a mechanism/ form of words within the policy should be in place where alternative sustainable sites within the same area which meet the requirements of other policies within TAYplan, should be actively considered through Local Development Plans. They argue that without such flexibility, development which is recognised as being desirable, and indeed needed, may not occur. The comments particularly relate to Cupar North Strategic Development Area. The respondent notes that the relief road is to be completed no later than 5 years after the completion of the first house by the Cupar North Consortium. The respondent considers that it is highly questionable whether the Cupar North Strategic Development Area, promoted by the Cupar North Consortium, can progress within the timescales envisaged by TAYplan, or indeed progress at all. Therefore, the respondent considers that it would be prudent for Policy 3 of TAYplan to include a form of words which allows alternative sites within the same Housing Market Area to accommodate more than the 10% housing land allowance advocated by Section D of Policy 4.

**Claudine Scott (907629) PLAN2015\_225** is concerned that the sequential priority in Section 5 is contradicted by the Strategic Development Area of Cupar North. The respondent feels this proposed development area would encourage out of town development and further decrease the footfall in the town centre. The respondent also considers that not only will retail development out-with the town centre seriously affect the current town centre footfall, but the proposed road leading around the edge of Cupar, avoiding the town centre, would decrease/eliminate the passing trade many retailers currently receive. The respondent also has concerns about the additional services that will be provided as part of the Cupar North plans. The respondent looks forward to hearing from TAYplan with regards to the above and hopes that any updated/more detailed plans will become readily available to the people of Cupar in due course, as the respondent considers themselves not to be alone with the concerns raised. The respondent considers that issues are best 'ironed out' and the town is developed in a way that the people of Cupar desire and will enhance the already depleting town centre.

**Mrs Jennifer Hughes (844415) PLAN2015\_315** is concerned with the Cupar North proposal and the impact this development will have on the town centre of Cupar. The respondent feels there is no work available and that this will draw people away from the town because they will be required to commute to work. The respondent feels this will ultimately create an unattractive centre surrounded by suburbs.

**Mr Ceri Williams (841675) PLAN2015\_244** expresses concern around the Cupar North Strategic Development Area and considers that the community's view has been ignored. The respondent explains an exit poll which conducted at the recent Cupar drop in event. The respondent explains that everyone spoken to without exception thought that Cupar North would be a 'disaster' for the town. The respondent considers that planners have boasted that they are consulting, but are confusing the process of consultation with actual consultation which involves a flow of ideas between parties. The respondent considers that TAYplan has carried out no research to estimate the short and long term effect that Cupar North will have on the rest of the town. The respondent also expresses concern around house sales in Cupar. The respondent considers that the 'best estimate of new house sales in Cupar is 33 per annum in the boom years before 2009. The respondent considers that 'planners are now saying without any evidence that new house sales will be double that and that co-incidentally, this figure would mean that Cupar North will be finished in 20 years, when actually the hard evidence shows that it will be nearer 40 years'.

**Dr Melanie Chocholek (846133) PLAN2015\_296** expresses concern around the Cupar North Strategic Development Area and does not wish to see 'urban sprawl on the outskirts of Cupar, but instead the preservation of the historic buildings and regeneration within the town, encouraging further retail development in the town centre and attracting commercial investment'. The respondent provides examples of numerous empty units in the town centre and business sites and quotes a number of extracts from the Adopted St Andrews & East Fife Local Plan (2012) (Doc6) which the respondent considers to be contrary to the Cupar North Strategic Development Area. The respondent considers that building on the outskirts of Cupar must be aimed at drawing people to Cupar, despite the 'current lack of employment or growth of commerce demonstrated by previously failed businesses, expresses concern around the increased pressure on services'. The respondent also expresses concern for the wild roe deer, brown hare and peregrine falcons that are 'currently present on the Cupar North Strategic Development Area site'. The respondent expresses further concern around the Cupar relief road and does not wish to see 'urban sprawl on the outskirts of Cupar, but instead the preservation of the historic buildings and regeneration within the town'. The respondent does not agree with the provision of a northern relief road. The respondent also considers that roadway improvements that alleviate congestion reduce the generalised cost of driving, which 'encourages more vehicle use through "generated traffic" reflecting the law of demand i.e. consumption of goods increases as its price declines'. Therefore the implication is that 'by adding the north Cupar Bypass road traffic will increase to fill the new capacity, causing increased noise and air pollution, this generated traffic would then further increase in traffic problems in Dairsie & St Andrews, bypassing town centre traders and having a negative impact on local business'. The respondent considers that the recent improvements to the A91 through Cupar town have had a very positive impact on flow through and anticipates that this will have led to a positive improvement upon the air quality within the town. The respondent considers that any house building on other sites within Cupar but out with Cupar North will be required to make financial contributions to the revitalisation of the town centre, local infrastructure and amenities, providing additional employment land by allocating land for a business park and general industrial use. The respondent supports the Town Centre Improvement Framework including improved access to alternative transport modes

and streetscape enhancement. The respondent considers that the streetscape enhancements to date have been good and together with the vibrant street farmers markets have improved and helped revitalize the town. The respondent considers that the bypass will make things worse for Cupar.

**Anne Fitzpatrick (908030) PLAN2015\_17** expresses concern around the Cupar North Strategic Development Area and the increase in population in the town by one third and that it will be built on prime agricultural land. The respondent considers that the development is not sustainable, and TAYplan should be actively encouraging building on brown field sites. The respondent considers that the development will be detrimental to Cupar town centre and the services within the town. The respondent notes that Cupar does not have 'the doctors, dentists, schools, police or the sewerage infrastructure to cope and that a rise in population means a rise in crime'. The respondent considers that the development will increase pollution and will change the whole environmental footprint for the area. The respondent considers that Cupar North is an outdated, ecological, unnecessary 'disaster' and should be 'avoided at all costs'. The respondent considers that 'we should start looking to forward thinking countries for examples, have an integrated housing strategy with existing private landlords'. The respondent considers that the landlord accreditation and landlord agreements need changed and re-drawn to ensure accommodation is fit for purpose and that landlords also get a fair deal from tenants who continually destroy property, there has to be safeguards for the landlords as well as tenants.

**Professor George Evans (846525) PLAN2015\_445** expresses concern around the Cupar North Strategic Development Area and does not consider that the community have been adequately engaged. He considers that within Cupar it would be better to develop flats and town-houses within or near the town centre. He considers that this would provide residences with easy access to shops and public transport and is more in keeping with the objectives of the TAYplan and would be greener and avoid suburban sprawl. The respondent considers that a vibrant core should be maintained in Cupar and the northern relief road and the associated Cupar North development (with 'suburban sprawl housing') would detract from this objective. The respondent also expresses concern around the northern relief road and considers that it should not be a fast and wide noisy road and speedbumps and other traffic calming measures should be employed, and the surface should be the quietest available. The respondent also considers that the houses along the northern relief road should be single storey. The respondent also expresses concern around the 'environmental and landscape implications of the development and the lack of employment in the town'. It is considered that 'bulky good retail' would be an 'ugly introduction' to Cupar. The respondent does not consider that this would provide the employment required in the future as 'this is being computerised and automatised'. The respondent also considers that tourism would suffer and that there is insufficient allowance for green spaces and parks.

## **CUPAR NORTH**

### **A) Infrastructure**

**Mr Douglas Provan (538763) PLAN2015\_170, Mr Ceri Williams (841675) PLAN2015\_159, Mr Roderick Gauld (846335) PLAN2015\_161, Mr Anthony Michael Davies (846494) PLAN2015\_172, R J Smith (846555) PLAN2015\_165, Mrs Elspeth Jane Smith (846556) PLAN2015\_166, Sue Williams (908249) PLAN2015\_160, Helen Gauld (908252) PLAN2015\_162, Lynne White (908262) PLAN2015\_163, Neil White (908268) PLAN2015\_164, Mary Herd (908276) PLAN2015\_167, Mark Herd (908281) PLAN2015\_168, Carole Provan (908283) PLAN2015\_169, Irene Lodge (908297) PLAN2015\_171, Ian Copland (908298) PLAN2015\_173, Karin Donaldson (908299) PLAN2015\_174, Brian Henry Carr**

(908300) PLAN2015\_177, Nicola Marie Carr (908301) PLAN2015\_178, Rev Dr Ken Jeffrey (908539) PLAN2015\_180, Peter Cura (908558) PLAN2015\_175, Muriel Dymock (908560) PLAN2015\_176, Stephen Benwell (908562) PLAN2015\_179, Hugh Toner (908597) PLAN2015\_210, Lesley Toner (908598) PLAN2015\_204, Janice Martin (910090) PLAN2015\_303 consider that many areas of Cupar's infrastructure would be 'stretched to breaking point or unable to cope with a 25% increase in the size of Cupar'. The respondents consider that the proposed bypass within the plan for Cupar North 'would do nothing to alleviate this problem'. The respondents mentioned specifically the sewerage and drainage system, the north/south traffic and cross town traffic, parking which they consider is 'already at capacity with no plans to increase the amount of parking', that Bell Baxter High School would be 'well in excess of the national average size of secondary schools' and the Elmwood College is the only one in Cupar meaning 'students travelling a distance for education'. The respondents consider that until there is a proper assessment and costings for the impact that Cupar North Strategic Development Area will have on the stretched infrastructure in the town, it is 'reckless' with regards to the town's future wellbeing to include Cupar North Strategic Development Area in the current TAY plan.

#### **B) Town Centres First**

Mr Ceri Williams (841675) PLAN2015\_24, Mr Douglas Provan (538763) PLAN2015\_102, Mr Roderick Gauld (846335) PLAN2015\_87, Mr Anthony Michael Davies (846494) PLAN2015\_104, R J Smith (846555) PLAN2015\_93, Mrs Elspeth Jane Smith (846556) PLAN2015\_95, Sue Williams (908249) PLAN2015\_86, Helen Gauld (908252) PLAN2015\_88, Lynne White (908262) PLAN2015\_90, Neil White (908268) PLAN2015\_92, Mary Herd (908276) PLAN2015\_97, Mark Herd (908281) PLAN2015\_99, Carole Provan (908283) PLAN2015\_101, Irene Lodge (908297) PLAN2015\_103, Ian Copland (908298) PLAN2015\_105, Karin Donaldson (908299) PLAN2015\_106, Brian Henry Carr (908300) PLAN2015\_107, Nicola Marie Carr (908301) PLAN2015\_108, Rev Dr Ken Jeffrey (908539) PLAN2015\_217, Hugh Toner (908597) PLAN2015\_216, Lesley Toner (908598) PLAN2015\_201 do not consider Cupar North to fit well within the Town Centres First policy as it has all the ingredients to ensure that Cupar town centre is 'unsuccessful'. The respondents consider that town by-passes have been shown to damage town centres in the past, and the 'supposed reduction in traffic has been shown to be illusory, often in the short term'. The respondents consider that this has been proven by the '332% increase in empty town centre floorspace in Cupar for retail and non-retail services'. They do not consider that Cupar North helps to revitalise Cupar's town centre.

#### **C) Access to Jobs**

Mr Douglas Provan (538763) PLAN2015\_52, Mary Herd (908276) PLAN2015\_49, Irene Lodge (908297) PLAN2015\_53, Mark Herd (908281) PLAN2015\_50, Carole Provan (908283) PLAN2015\_51, Ian Copland (908298) PLAN2015\_54, Hugh Toner (908597) PLAN2015\_212, Lesley Toner (908598) PLAN2015\_207, Janice Martin (910090) PLAN2015\_302 consider that apart from the proposed 'small' Primary School, the respondents do not consider that there is anything within the Cupar North plan that encourages jobs to be created as part of the development. They consider it likely that a 'substantial number' of the proposed population increase will principally take up jobs in Dundee or Glenrothes and commute which they consider unsustainable and place strain on some of the most dangerous roads in Fife. They consider that overall it cannot be argued that Cupar North as a development could be made to offer 'easy access to jobs' by means of non-car travel. They consider that within the development there is 'insufficient attention' paid to providing new employment opportunities and those proposed are 'mostly low paid retail openings', making it 'almost certain' that the increased population will have to

commute to work by car.

#### **D) Access to Supermarkets**

**Mr Douglas Provan (538763) PLAN2015\_58, Mary Herd (908276) PLAN2015\_55, Mark Herd (908281) PLAN2015\_56, Carole Provan (908283) PLAN2015\_57, Ian Copland (908298) PLAN2015\_59, Hugh Toner (908597) PLAN2015\_211, Lesley Toner (908598) PLAN2015\_208** consider that apart from the proposed retail park, there is no provision for any 'increase in markets' in Cupar and they do not consider that the proposed 'bypass' will improve access to existing supermarkets which can 'only be accessed by cross-town traffic'. They also consider that Cupar North Strategic Development Area will not offer easy access to markets by non-car travel which they argue to be contrary to TAYplan's policy and 'Scotland-wide' policy encouraging sustainability.

#### **E) Access to Services and Facilities**

**Mr Ceri Williams (841675) PLAN2015\_73, Mr Roderick Gauld (846335) PLAN2015\_75, Gwen Willison Davies (846492) PLAN2015\_85, Mr Anthony Michael Davies (846494) PLAN2015\_81, R J Smith (846555) PLAN2015\_79, Mrs Elspeth Jane Smith (846556) PLAN2015\_80, Sue Williams (908249) PLAN2015\_74, Helen Gauld (908252) PLAN2015\_76, Lynne White (908262) PLAN2015\_77, Neil White (908268) PLAN2015\_78, Karin Donaldson (908299) PLAN2015\_82, Brian Henry Carr (908300) PLAN2015\_83, Nicola Marie Carr (908301) PLAN2015\_84, Rev Dr Ken Jeffrey (908539) PLAN2015\_219, Janice Martin (910090) PLAN2015\_305** consider that the service sector in Cupar has declined in recent years. Mentioned specifically is the relocation of the Council headquarters to Glenrothes, Cupar Sheriff Court has closed, one of the two post offices has closed, there is one petrol station and one sports centre (with an 'unimproved' pool), the cricket club has closed. They consider that most services would not be easily accessible for an edge of settlement development on the north of Cupar. They do not consider that Cupar North Strategic Development Area could offer easy access services and facilities without car travel and it is considered that there is insufficient attention paid to providing new services and amenities.

#### **F) Appropriate Scale of Development**

**Mr Douglas Provan (538763) PLAN2015\_42, Mr Ceri Williams (841675) PLAN2015\_25, Mr Roderick Gauld (846335) PLAN2015\_27, Mr Anthony Michael Davies (846494) PLAN2015\_44, R J Smith (846555) PLAN2015\_34, Mrs Elspeth Jane Smith (846556) PLAN2015\_36, Sue Williams (908249) PLAN2015\_26, Helen Gauld (908252) PLAN2015\_29, Lynne White (908262) PLAN2015\_30, Neil White (908268) PLAN2015\_31, Mary Herd (908276) PLAN2015\_37, Mark Herd (908281) PLAN2015\_40, Carole Provan (908283) PLAN2015\_41, Irene Lodge (908297) PLAN2015\_43, Ian Copland (908298) PLAN2015\_45, Karin Donaldson (908299) PLAN2015\_46, Brian Henry Carr (908300) PLAN2015\_47, Nicola Marie Carr (908301) PLAN2015\_48, Rev Dr Ken Jeffrey (908539) PLAN2015\_218, Hugh Toner (908597) PLAN2015\_215, Lesley Toner (908598) PLAN2015\_202** consider that Cupar North represents a 25% increase in the size of the town and that nowhere else in the TAYplan area is a settlement being asked to support an increase of this size and the development site lies partly on high ground to the north of the current town envelope and would be clearly visible. The respondents note that the current TAYplan states that settlements "...will accommodate a smaller share of the region's additional developments which is more about sustaining them". They do not consider the proposed development to be of an appropriate scale for its location.

#### **G) Landscape Setting**

**Mr Douglas Provan (538763) PLAN2015\_120, Mr Ceri Williams (841675) PLAN2015\_109, Mr Roderick Gauld (846335) PLAN2015\_111, Sue Williams**

(908249) PLAN2015\_110, Helen Gauld (908252) PLAN2015\_112, Lynne White (908262) PLAN2015\_113, Mr Anthony Michael Davies (846494) PLAN2015\_122, R J Smith (846555) PLAN2015\_115, Mrs Elspeth Jane Smith (846556) PLAN2015\_116, Neil White (908268) PLAN2015\_114, Mary Herd (908276) PLAN2015\_117, Mark Herd (908281) PLAN2015\_118, Carole Provan (908283) PLAN2015\_119, Irene Lodge (908297) PLAN2015\_121, Ian Copland (908298) PLAN2015\_123, Karin Donaldson (908299) PLAN2015\_124, Brian Henry Carr (908300) PLAN2015\_125, Nicola Marie Carr (908301) PLAN2015\_126, Rev Dr Ken Jeffrey (908539) PLAN2015\_220, Hugh Toner (908597) PLAN2015\_213, Lesley Toner (908598) PLAN2015\_206, Janice Martin (910090) PLAN2015\_301 consider that Cupar is a valley town based on the crossing of the River Eden running from east-west and set between Tarvit Hill and Hawklaw and that all previous development has been of a 'relatively small scale' and on the east-west axis along the valley. Respondents also considered that due to its elevated site, Cupar North, would be highly visible and the site is 'almost exclusively' prime agricultural land, or land that has a 'special historical significance' as landscaped in connection with former large estates. Respondents did not consider Cupar North to represent 'good planning' and suggest it may not comply with the European Landscape Convention (Doc37) although they do not specify which part.

#### **H) Relief Road**

**Mr Ceri Williams (841675) PLAN2015\_89, Mr Roderick Gauld (846335) PLAN2015\_94, Sue Williams (908249) PLAN2015\_91, Helen Gauld (908252) PLAN2015\_96, Lynne White (908262) PLAN2015\_98, Neil White (908268) PLAN2015\_100, Mr Douglas Provan (538763) PLAN2015\_131, Mr Anthony Michael Davies (846494) PLAN2015\_134, R J Smith (846555) PLAN2015\_128, Mrs Elspeth Jane Smith (846556) PLAN2015\_127, Mary Herd (908276) PLAN2015\_130, Mark Herd (908281) PLAN2015\_129, Carole Provan (908283) PLAN2015\_132, Irene Lodge (908297) PLAN2015\_133, Ian Copland (908298) PLAN2015\_136, Karin Donaldson (908299) PLAN2015\_135, Brian Henry Carr (908300) PLAN2015\_138, Nicola Marie Carr (908301) PLAN2015\_137, Mr Barr (908403) PLAN2015\_139, Mrs Norma Barr (908404) PLAN2015\_140, Rev Dr Ken Jeffrey (908539) PLAN2015\_223, Hugh Toner (908597) PLAN2015\_209, Lesley Toner (908598) PLAN2015\_203, Janice Martin (910090) PLAN2015\_300** consider that a 'proper' appraisal of road capacity should be carried out before a '25% increase' in the size of Cupar is commenced. Respondents consider that in 2005/6 the 'officials were reluctant to acknowledge that most of the congestion was in north-south traffic-as their own modelling showed'. Respondents consider that as the consultation progressed that the need for the road was 'being manipulated' to be used as an 'inducement' to persuade the community to accept the building of 1400 new houses. The respondents also note that since 2006, the centre of Cupar has been remodelled, all the traffic lights not controlled by pedestrians, have been removed and a system of roundabouts has been introduced and the congestion has 'all but vanished'. Respondents consider that this 'material change of circumstances' in Cupar is being 'overlooked or ignored by TAYplan'. The respondents consider that TAYplan should not be accepting the thinking of 2005/6. The respondents also consider that 'without question' Cupar North Strategic Development Area should not be included in the current plan without an up to date review of circumstances.

#### **I) Housing Need and Demand**

**Mr Ceri Williams (841675) PLAN2015\_60, Mr Roderick Gauld (846335) PLAN2015\_62, Mr Anthony Michael Davies (846494) PLAN2015\_66, Sue Williams (908249) PLAN2015\_61, Helen Gauld (908252) PLAN2015\_63, Lynne White (908262) PLAN2015\_64, Neil White (908268) PLAN2015\_65, R J Smith (846555) PLAN2015\_71, Mrs Elspeth Jane Smith (846556) PLAN2015\_72, Karin Donaldson (908299) PLAN2015\_67, Brian Henry Carr (908300) PLAN2015\_68,**

**Nicola Marie Carr (908301) PLAN2015\_69, Patrick McInally (908343) PLAN2015\_70, Rev Dr Ken Jeffrey (908539) PLAN2015\_221, Janice Martin (910090) PLAN2015\_306** consider that planning officials have 'consistently overestimated the rate at which new houses sell in Cupar by 'basing their figures on the former area of North East Fife which includes St Andrews and Taybridgehead'. Respondents consider that Fife Council have 'artificially inflated' the average annual number of housing sales in Cupar, with 'no supporting evidence', to show that the 1400 houses planned for Cupar North Strategic Development Area would sell within the 20 year envelope for the development. Respondents consider that TAYplan officials have 'not questioned this figure' or the 'lack' of research behind it and Cupar North should not be included until TAYplan can be sure of its timescale.

#### **J) Further Research Required**

**Mr Douglas Provan (538763) PLAN2015\_147, Mr Ceri Williams (841675) PLAN2015\_158, Mr Roderick Gauld (846335) PLAN2015\_156, Mr Anthony Michael Davies (846494) PLAN2015\_145, R J Smith (846555) PLAN2015\_152, Mrs Elspeth Jane Smith (846556) PLAN2015\_151, Sue Williams (908249) PLAN2015\_157, Helen Gauld (908252) PLAN2015\_155, Lynne White (908262) PLAN2015\_154, Neil White (908268) PLAN2015\_153, Mary Herd (908276) PLAN2015\_150, Mark Herd (908281) PLAN2015\_149, Carole Provan (908283) PLAN2015\_148, Irene Lodge (908297) PLAN2015\_146, Ian Copland (908298) PLAN2015\_144, Karin Donaldson (908299) PLAN2015\_143, Brian Henry Carr (908300) PLAN2015\_142, Nicola Marie Carr (908301) PLAN2015\_141, Rev Dr Ken Jeffrey (908539) PLAN2015\_222, Hugh Toner (908597) PLAN2015\_214, Lesley Toner (908598) PLAN2015\_205, Janice Martin (910090) PLAN2015\_304** consider that it is now imperative that 'proper' research needs to be undertaken as to 'need and viability' so that an 'overdue' review of Cupar North be carried out. Without this research, the respondents consider that Cupar North remains in the 'outdated thinking' of 2005/6 and 'the questions of need and viability are not being investigated'.

#### **K) Community Empowerment**

**Mr Ceri Williams (841675) PLAN2015\_231, Janice Martin (910090) PLAN2015\_307** consider that Cupar North should be taken as an opportunity to introduce innovation to solve and resolve housing needs, involving the community in developing the plans, rather than repeating planning decisions and thinking that were becoming out of date when they were first proposed ten years ago. The respondents consider that too often, large schemes produce standard unit designs which do not reflect local characteristics. The respondents also consider that while it cannot be argued that self-build is the whole answer to the shortage of housing across the country, TAYplan could lead the way in allocating a part of Cupar North to plots available to the custom build industry, linking with groups like Sustainable Cupar. Overall, the respondents consider that Cupar North should be taken as an opportunity to introduce innovation to solve and resolve housing needs, rather than repeating planning decisions.

### **Summary of Representations Supporting as written**

#### **OVERALL**

**Mr David Wardrop for Persimmon/Headon/VICO (540817) PLAN2015\_455** supports Cupar North Strategic Development Area, providing a background a history of the development area's allocation within the Development Plan and an update on recent work which has been carried out through engagement with the community, and key agencies, assessments carried out, the position of planning applications and provides a timetable of forthcoming work which is planned. The respondent notes that the Local Plan reporter concluded that notwithstanding the housing land supply



position, to ensure that the spatial strategy set out within Fife Structure Plan was not undermined, no other sites could be allocated within the housing market area for the very real consequence of such piecemeal allocations undermining the delivery of Cupar North and with it the required relief road. The respondent considers that this remains a valid and necessary position to take forward through into TAYplan 2.

#### **WHOLE POLICY**

**Dundee Civic Trust (845127) PLAN2015\_281** and **Scottish Water (762198) PLAN2015\_268** support the policy.

**NHS Tayside (908896) PLAN2015\_324** support the policy, particularly the emphasis on economic growth.

**Tactran (441235) PLAN2015\_361** support Policy 3 which is consistent with and complements the Regional Transport Strategy.

**sportscotland (905989) PLAN2015\_8** support the specific reference to the role of sport in the year-round economy, and the requirement placed on Local Development Plans to facilitate related development.

**Colliers International for Scottish Enterprise (835481) PLAN2015\_369** support the policy, specifically the approach to ensuring that the most appropriate areas for strategic development, which underpins the growth of the region and the requirement for Local Development Plans to include Design Frameworks for Strategic Development Areas.

#### **Modifications sought by those submitting representations:**

#### **OVERALL**

**Mrs Linda Jeffrey (742611) PLAN2015\_448**

- Proposes reducing the number of houses proposed in the Cupar North plan and change the location of these houses.

**Claudine Scott (907629) PLAN2015\_226**

- No specified change identified.

**Professor George Evans (846525) PLAN2015\_446**

- Proposes that the Cupar North planned development and Cupar relief road should be deleted.

**Montgomery Forgan Associates for Champion Homes Ltd & Dundas Estates & Development Co Ltd (910305) PLAN2015\_475**

- Policy 3 requires to be more flexible in its wording.

**Claudine Scott (907629) PLAN2015\_225**

- No specified change identified.

**Mrs Jennifer Hughes (844415) PLAN2015\_315**

- No specified change identified.

**Mr Ceri Williams (841675) PLAN2015\_244**

- Implied change to remove Cupar North Strategic Development Area.

**Dr Melanie Chocholek (846133) PLAN2015\_296**

- Respondent implies removal of Cupar North Strategic Development Area from the Plan.

**Anne Fitzpatrick (908030) PLAN2015\_17**

- Implied change to remove Cupar North Strategic Development Area.

**Professor George Evans (846525) PLAN2015\_445**

- Proposes that Cupar North development and Cupar Relief Road plan should be scrapped.

## **CUPAR NORTH**

### **A) Infrastructure**

Mr Douglas Provan (538763) PLAN2015\_170, Mr Ceri Williams (841675) PLAN2015\_159, Mr Roderick Gauld (846335) PLAN2015\_161, Mr Anthony Michael Davies (846494) PLAN2015\_172, R J Smith (846555) PLAN2015\_165, Mrs Elspeth Jane Smith (846556) PLAN2015\_166, Sue Williams (908249) PLAN2015\_160, Helen Gauld (908252) PLAN2015\_162, Lynne White (908262) PLAN2015\_163, Neil White (908268) PLAN2015\_164, Mary Herd (908276) PLAN2015\_167, Mark Herd (908281) PLAN2015\_168, Carole Provan (908283) PLAN2015\_169, Irene Lodge (908297) PLAN2015\_171, Ian Copland (908298) PLAN2015\_173, Karin Donaldson (908299) PLAN2015\_174, Brian Henry Carr (908300) PLAN2015\_177, Nicola Marie Carr (908301) PLAN2015\_178, Rev Dr Ken Jeffrey (908539) PLAN2015\_180, Peter Cura (908558) PLAN2015\_175, Muriel Dymock (908560) PLAN2015\_176, Stephen Benwell (908562) PLAN2015\_179, Hugh Toner (908597) PLAN2015\_210, Lesley Toner (908598) PLAN2015\_204, Janice Martin (910090) PLAN2015\_303

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that there needs to be 'proper assessment and costings for the impact that Cupar North Strategic Development Area will have on the stretched infrastructure in the town.'

### **B) Town Centres First**

Mr Ceri Williams (841675) PLAN2015\_24, Mr Douglas Provan (538763) PLAN2015\_102, Mr Roderick Gauld (846335) PLAN2015\_87, Mr Anthony Michael Davies (846494) PLAN2015\_104, R J Smith (846555) PLAN2015\_93, Mrs Elspeth Jane Smith (846556) PLAN2015\_95, Sue Williams (908249) PLAN2015\_86, Helen Gauld (908252) PLAN2015\_88, Lynne White (908262) PLAN2015\_90, Neil White (908268) PLAN2015\_92, Mary Herd (908276) PLAN2015\_97, Mark Herd (908281) PLAN2015\_99, Carole Provan (908283) PLAN2015\_101, Irene Lodge (908297) PLAN2015\_103, Ian Copland (908298) PLAN2015\_105, Karin Donaldson (908299) PLAN2015\_106, Brian Henry Carr (908300) PLAN2015\_107, Nicola Marie Carr (908301) PLAN2015\_108, Rev Dr Ken Jeffrey (908539) PLAN2015\_217, Hugh Toner (908597) PLAN2015\_216, Lesley Toner (908598) PLAN2015\_201

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change to make Cupar North fit better into the Town Centres First policy.

### **C) Access to Jobs**

Mr Douglas Provan (538763) PLAN2015\_52, Mary Herd (908276) PLAN2015\_49, Irene Lodge (908297) PLAN2015\_53, Mark Herd (908281) PLAN2015\_50, Carole Provan (908283) PLAN2015\_51, Ian Copland (908298) PLAN2015\_54, Hugh Toner (908597) PLAN2015\_212, Lesley Toner (908598) PLAN2015\_207, Janice Martin (910090) PLAN2015\_302

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that there needs to be more within the Cupar North plan that encourages jobs to be created as part of the development.

### **D) Access to Supermarkets**

Mr Douglas Provan (538763) PLAN2015\_58, Mary Herd (908276) PLAN2015\_55, Mark Herd (908281) PLAN2015\_56, Carole Provan (908283) PLAN2015\_57, Ian Copland (908298) PLAN2015\_59, Hugh Toner (908597) PLAN2015\_211, Lesley Toner (908598) PLAN2015\_208

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that there needs to be better access to existing supermarkets or provision of new supermarkets.

#### **E) Access to Services and Facilities**

**Mr Ceri Williams (841675) PLAN2015\_73, Mr Roderick Gauld (846335) PLAN2015\_75, Gwen Willison Davies (846492) PLAN2015\_85, Mr Anthony Michael Davies (846494) PLAN2015\_81, R J Smith (846555) PLAN2015\_79, Mrs Elspeth Jane Smith (846556) PLAN2015\_80, Sue Williams (908249) PLAN2015\_74, Helen Gauld (908252) PLAN2015\_76, Lynne White (908262) PLAN2015\_77, Neil White (908268) PLAN2015\_78, Karin Donaldson (908299) PLAN2015\_82, Brian Henry Carr (908300) PLAN2015\_83, Nicola Marie Carr (908301) PLAN2015\_84, Rev Dr Ken Jeffrey (908539) PLAN2015\_219, Janice Martin (910090) PLAN2015\_305**

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that services need to be more easily accessible for the Cupar North development.

#### **F) Appropriate Scale of Development**

**Mr Douglas Provan (538763) PLAN2015\_42, Mr Ceri Williams (841675) PLAN2015\_25, Mr Roderick Gauld (846335) PLAN2015\_27, Mr Anthony Michael Davies (846494) PLAN2015\_44, R J Smith (846555) PLAN2015\_34, Mrs Elspeth Jane Smith (846556) PLAN2015\_36, Sue Williams (908249) PLAN2015\_26, Helen Gauld (908252) PLAN2015\_29, Lynne White (908262) PLAN2015\_30, Neil White (908268) PLAN2015\_31, Mary Herd (908276) PLAN2015\_37, Mark Herd (908281) PLAN2015\_40, Carole Provan (908283) PLAN2015\_41, Irene Lodge (908297) PLAN2015\_43, Ian Copland (908298) PLAN2015\_45, Karin Donaldson (908299) PLAN2015\_46, Brian Henry Carr (908300) PLAN2015\_47, Nicola Marie Carr (908301) PLAN2015\_48, Rev Dr Ken Jeffrey (908539) PLAN2015\_218, Hugh Toner (908597) PLAN2015\_215, Lesley Toner (908598) PLAN2015\_202**

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that Cupar North is too large for the existing settlement.

#### **G) Landscape Setting**

**Mr Douglas Provan (538763) PLAN2015\_120, Mr Ceri Williams (841675) PLAN2015\_109, Mr Roderick Gauld (846335) PLAN2015\_111, Sue Williams (908249) PLAN2015\_110, Helen Gauld (908252) PLAN2015\_112, Lynne White (908262) PLAN2015\_113, Mr Anthony Michael Davies (846494) PLAN2015\_122, R J Smith (846555) PLAN2015\_115, Mrs Elspeth Jane Smith (846556) PLAN2015\_116, Neil White (908268) PLAN2015\_114, Mary Herd (908276) PLAN2015\_117, Mark Herd (908281) PLAN2015\_118, Carole Provan (908283) PLAN2015\_119, Irene Lodge (908297) PLAN2015\_121, Ian Copland (908298) PLAN2015\_123, Karin Donaldson (908299) PLAN2015\_124, Brian Henry Carr (908300) PLAN2015\_125, Nicola Marie Carr (908301) PLAN2015\_126, Rev Dr Ken Jeffrey (908539) PLAN2015\_220, Hugh Toner (908597) PLAN2015\_213, Lesley Toner (908598) PLAN2015\_206, Janice Martin (910090) PLAN2015\_301**

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that Cupar North would need to be more respectful of the existing landscape and comply with the European Landscape Convention.

#### **H) Relief Road**

**Mr Ceri Williams (841675) PLAN2015\_89, Mr Roderick Gauld (846335) PLAN2015\_94, Sue Williams (908249) PLAN2015\_91, Helen Gauld (908252) PLAN2015\_96, Lynne White (908262) PLAN2015\_98, Neil White (908268) PLAN2015\_100, Mr Douglas Provan (538763) PLAN2015\_131, Mr Anthony Michael Davies (846494) PLAN2015\_134, R J Smith (846555) PLAN2015\_128,**

Mrs Elspeth Jane Smith (846556) PLAN2015\_127, Mary Herd (908276) PLAN2015\_130, Mark Herd (908281) PLAN2015\_129, Carole Provan (908283) PLAN2015\_132, Irene Lodge (908297) PLAN2015\_133, Ian Copland (908298) PLAN2015\_136, Karin Donaldson (908299) PLAN2015\_135, Brian Henry Carr (908300) PLAN2015\_138, Nicola Marie Carr (908301) PLAN2015\_137, Mr Barr (908403) PLAN2015\_139, Mrs Norma Barr (908404) PLAN2015\_140, Rev Dr Ken Jeffrey (908539) PLAN2015\_223, Hugh Toner (908597) PLAN2015\_209, Lesley Toner (908598) PLAN2015\_203, Janice Martin (910090) PLAN2015\_300

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that there needs to be an up to date review of circumstances in Cupar, not just accepting the 2005/6 thinking.

#### I) Housing Need and Demand

Mr Ceri Williams (841675) PLAN2015\_60, Mr Roderick Gauld (846335) PLAN2015\_62, Mr Anthony Michael Davies (846494) PLAN2015\_66, Sue Williams (908249) PLAN2015\_61, Helen Gauld (908252) PLAN2015\_63, Lynne White (908262) PLAN2015\_64, Neil White (908268) PLAN2015\_65, R J Smith (846555) PLAN2015\_71, Mrs Elspeth Jane Smith (846556) PLAN2015\_72, Karin Donaldson (908299) PLAN2015\_67, Brian Henry Carr (908300) PLAN2015\_68, Nicola Marie Carr (908301) PLAN2015\_69, Patrick McNally (908343) PLAN2015\_70, Rev Dr Ken Jeffrey (908539) PLAN2015\_221, Janice Martin (910090) PLAN2015\_306

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change for there to be supporting evidence that the 1400 houses planned for Cupar North Strategic Development Area would sell within the 20 year 'envelope for the development.'

#### J) Further Research Required

Mr Douglas Provan (538763) PLAN2015\_147, Mr Ceri Williams (841675) PLAN2015\_158, Mr Roderick Gauld (846335) PLAN2015\_156, Mr Anthony Michael Davies (846494) PLAN2015\_145, R J Smith (846555) PLAN2015\_152, Mrs Elspeth Jane Smith (846556) PLAN2015\_151, Sue Williams (908249) PLAN2015\_157, Helen Gauld (908252) PLAN2015\_155, Lynne White (908262) PLAN2015\_154, Neil White (908268) PLAN2015\_153, Mary Herd (908276) PLAN2015\_150, Mark Herd (908281) PLAN2015\_149, Carole Provan (908283) PLAN2015\_148, Irene Lodge (908297) PLAN2015\_146, Ian Copland (908298) PLAN2015\_144, Karin Donaldson (908299) PLAN2015\_143, Brian Henry Carr (908300) PLAN2015\_142, Nicola Marie Carr (908301) PLAN2015\_141, Rev Dr Ken Jeffrey (908539) PLAN2015\_222, Hugh Toner (908597) PLAN2015\_214, Lesley Toner (908598) PLAN2015\_205, Janice Martin (910090) PLAN2015\_304

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that there needs to be research undertaken on the need and viability of Cupar North.

#### K) Community Empowerment

Mr Ceri Williams (841675) PLAN2015\_231, Janice Martin (910090) PLAN2015\_307

- Overall implied change to remove Cupar North Strategic Development Area.
- Implied change that the community need to be involved in developing the plans.

#### Summary of responses (including reasons) by Planning Authority:

##### Context

Cupar North is a Strategic Development Area proposed to include a relief road, primary school, 1,400 houses, landscaping, open space, commercial development and community facilities consistent with Approved TAYplan Strategic Development Plan (2012) (Doc16), the Adopted St Andrews & East Fife Local Plan (2012) (Doc6)

and the Proposed FIFEplan (2015) (Doc79). Formerly, Cupar North was a strategic land allocation within the Fife Structure Plan (2009) (Doc44). The proposal is central to achieving environmental improvements in Cupar town centre, which is currently an air quality zone, by removing unnecessary through traffic and is consistent with efforts across Fife to stimulate population growth providing homes and employment opportunities for all.

There have been 10 separate and distinct stages of Fife Council engagement, consultation and involvement on Cupar North since 2005 in addition to separate and simultaneous progression of FIFEplan (Doc79) and TAYplan's Strategic Development Plan (Doc80). Fife Council and TAYplan encourage community participation and have ensured that during respective consultations Cupar has been the location for drop in events, focus groups and information exhibits continued and direct community involvement in the preparation of a masterplan. The Cupar North Partnership (developers) has also conducted public exhibitions and workshops in addition to briefings with stakeholders in the town during 2014 and 2015 as a masterplan for Fife Council approval is developed.

Strategic growth in Cupar North has attracted a wide range of public opinion with numerous stakeholder exhibitions, public meetings and events conducted by Fife Council and partner agencies to promote, explain and publicise the project. At all times the project has been led and project managed by planning staff ensuring continuity for Community groups, stakeholder interests and Fife Council elected members.

Strategic Development Areas, by the nature of their large size, have always been expected to take time to develop and span a 20 year period. Recognising this and the long-term horizons necessary to secure the investment proposed, TAYplan have consistently agreed that it is important to maintain this Cupar North Strategic Development Area as a long term development strategy for the growth of Cupar to meet the need and demand from the TAYplan Joint Housing Needs and Demand Assessment (2013) (Doc97).

## **Authority's response to proposed modifications**

### **OVERALL**

#### **Mrs Linda Jeffrey (742611) PLAN2015\_448**

The approved TAYplan (2012) (Doc16) Policy 5 plans for 110 new homes per year for the Cupar and North West Fife Housing Market Area. The subsequent TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) concluded an almost identical need and demand for new homes. The TAYplan Main Issues Report (2014) (Doc56) therefore consulted on the continuation of 110 homes per year. This was on the basis that this could already be delivered within the context of the strategy and elements of the existing plan which were not proposed to change. No evidence has been provided to refute this or to provide an evidenced alternative.

As with all housing market areas the vast majority of new homes will be accommodated within the principal settlements of the respective housing market area. This is consistent with Policy 1 and is explained in Topic Paper 2: Growth (2015) pages 14-20 and page 40-41 (Doc104).

For the Cupar and North West Housing Market Area the expectation would be that the majority of the 110 homes per year would be accommodated in Cupar and Newburgh. These are the two principal settlements within this housing market area. Of the two Cupar is the largest and contains the greater range of services, including a main line rail station.

As part of the research behind the Main Issues Report for the Proposed Strategic Development Plan, TAYplan undertook an assessment of each of the Strategic Development Areas set out in TAYplan (Topic Paper 2: Growth Strategy, page 86 – Cupar North) (Doc104). It was concluded from this Cupar North continues to reflect TAYplan's approved strategy and remains effective. At the Main Issues Report stage there was an opportunity for alternative sites to be submitted to TAYplan. No other sites were submitted within the Cupar and North West Fife Housing Market Area. The alternative sites that were submitted within the St. Andrews and East Fife and Greater Dundee Housing Market Areas were not considered to be a strategic scale or location to deliver the required level of development. Therefore TAYplan does not consider any change to be necessary.

*Also see Schedule 4 Summary of Unresolved Issues for Issue 015 Annual Housing Supply Targets and Housing Land Requirements – Fife*

**Claudine Scott (907629) PLAN2015\_226**

The Proposed Plan has been informed by the TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) that was declared robust and credible by the Scottish Government's Centre for Housing Market Analysis in February 2014. It concluded a need and demand for 110 new homes per year for Cupar and North West Fife Housing Market Area. The majority of these homes would be focused in the principal settlements of Cupar and Newburgh.

It is anticipated that an extension to Bell Baxter Secondary School will be required and that planning obligations will accordingly be sought from forthcoming development to assist in funding this (Doc75). Legal agreements and planning conditions will enforce this requirement. Fife Council's Head of Education also envisages a significant contribution (approx £1,300 per house) towards an improved secondary school in Cupar. Therefore TAYplan does not consider any change to be necessary.

**Professor George Evans (846525) PLAN2015\_446**

RAF Leuchars has closed as an airbase. As part of the Strategic Defence and Security Review 2010 (011/Extract/5) it was made clear that British Army formations returning from Germany would be located there and this is now happening. The base is therefore not available as an alternative to Cupar North. Leuchars is also located within a different Housing Market Area (St. Andrews and East Fife). It is also noted that no evidence has been provided that flats and town houses offer the most appropriate housing solution or that they are the only product needed. The Strategic Development Plan and Local Development Plan encourage a mix of housing types as set out in Policy 4 Part C of TAYplan's Proposed Plan. Therefore TAYplan does not consider any change to be necessary.

**Montgomery Forgan Associates for Champion Homes Ltd & Dundas Estates & Development Co Ltd (910305) PLAN2015\_475**

TAYplan has provided evidence in the Proposed Action Programme 2015 (Doc76) (which accompanies the Proposed Plan) on recent progress on each of the Strategic Development Areas. Developer and landowner agreements have been signed and pre-application processes are underway with Fife Council. Planning applications from Gilliesfaulds and from the Development Partnership are anticipated during 2015 and will be accompanied by associated Masterplans and technical studies, including phasing strategies.

As part of the research behind the Main Issues Report (Doc56) for the Proposed Strategic Development Plan, TAYplan undertook an assessment of each of the Strategic Development Areas set out in TAYplan (Topic Paper 2: Growth Strategy, page 86 – Cupar North) (Doc104). It was concluded from this Cupar North continues

to reflect TAYplan's approved strategy and remains effective. At the Main Issues Report stage there was an opportunity for alternative sites to be submitted to TAYplan. No other sites were submitted within the Cupar and North West Fife Housing Market Area. The alternative sites that were submitted within the St. Andrews and East Fife and Greater Dundee Housing Market Areas were not considered to be a strategic scale or location to deliver the required level of development.

TAYplan considers that Policy 3 has sufficient flexibility in its wording to welcome and encourage investment to grow a stronger economy with more jobs, improved opportunities and fewer disparities. The policy also requires Local Development Plans to identify and continue to support sustainable economic growth.

TAYplan acknowledges that if evidence is to come forward of Strategic Development Areas not progressing, this will need to be considered in more detail and attention given to other potential locations for development. However, at present, this is not the case. Therefore TAYplan does not consider any change to be necessary.

**Claudine Scott (907629) PLAN2015\_225**

TAYplan considers that the Town Centres First policy remains particularly relevant to Cupar. Fife Council will seek to retain town centre trading by imposing strict controls on the type and class of out of town trading in addition to continuing ongoing dialogue with existing town centre retailers, local business and related enterprise. The additional development and subsequent population rise should boost town centre trading and the local economy overall. Therefore TAYplan does not consider any change to be necessary.

**Mrs Jennifer Hughes (844415) PLAN2015\_315**

Employment provision remains a priority for TAYplan and Fife Council and is an integral part of TAYplan's Proposed Plan and FIFEplan. Fife Council seeks to stimulate economic growth by accommodating an increase in the area's population in Cupar and meeting housing needs. Efforts will be made to promote local employment through the development of a new business and office park (proposed location in east of the Strategic Development Area, accessed from the A91) and to reduce the reliance on private car by improving local & regional accessibility. Where possible local employment agreements will also be used to boost and retain local skills. Therefore TAYplan does not consider any change to be necessary.

**Mr Ceri Williams (841675) PLAN2015\_244,**

In 2009 when TAYplan was preparing the 1<sup>st</sup> Strategic Development Plan there were 3 operational Structure Plans in the area. Each included strategic scale sites. The larger, more significant scaled development areas were then named as Strategic Development Areas within the Approved TAYplan (2012) (Doc16).

There have been 10 separate and distinct stages of Fife Council engagement, consultation and involvement on Cupar North since 2005 in addition to separate and simultaneous progression of FIFEplan (Doc79) and TAYplan's Strategic Development Plan. Further details are in the context at the beginning of the summary of responses.

TAYplan examined house sales across the Housing Market Area through the HNDA (Doc97). TAYplan does not consider that lower house sales post the 'boom years' will mean that this trend will continue in the future. In reviewing figures published by Register of Scotland (ROS) from 1993-2012 there were 4,047 (202 per year) and from 2000-2008 there were 2,339 (292 per year) for all sales based on datazones that cover Cupar. Post 'boom period' 2009-2012 there were 567 (141 per year) for all sales. This represents the entire market. The respondent appears to have taken 33 homes per year and divided  $1400 / 33 = 42$  years. However Fife Council's most

recent Housing Land Audit (2014) (Doc41) shows that Cupar North is expected to be built or largely built within the period up to 2036. Therefore TAYplan does not consider any change to be necessary.

**Dr Melanie Chocholek (846133) PLAN2015\_296,**

Policy 1 is designed to prevent sprawl by focusing the majority of development within Strategic Development Areas. Properly designed settlement extensions are the best way to accommodate the levels of growth anticipated for example, the required 110 homes per year in the Cupar North West Fife Housing Market Area. Most of this development will need to be in Cupar and Newburgh.

Employment provision remains a priority for TAYplan and Fife Council and is an integral part of TAYplan's Proposed Plan and FIFEplan (Doc79). Fife Council seeks to stimulate economic growth by accommodating an increase in the area's population in Cupar and meeting housing needs. Efforts will be made to promote local employment through the provision of employment land within the Strategic Development Area, including the development of a new business and office park (proposed location in east of the Strategic Development Area, accessed from the A91) and to reduce the reliance on private car by improving local & regional accessibility. Where possible local employment agreements will also be used to boost and retain local skills.

The protection of known wildlife habitats is the responsibility of the developers and Fife Council in formulating and assessing planning applications. Open space and green network corridors will be integral to the Strategic Development Area, consistent with the Proposed Plan Policy 8 (Doc80) and Fife Council's 'Making Fife's Places' (2015) guidance (011/Extract/4).

Details of new roads are being considered by Fife Council through the Masterplanning of the site. Therefore TAYplan does not consider any change to be necessary.

**Anne Fitzpatrick (908030) PLAN2015\_17,**

TAYplan is committed to Cupar North Strategic Development Area. Cupar North is an established strategic allocation having been contained within strategic planning documents since 2005. The Strategic Development Area of Cupar North was an allocated site in the approved Fife Structure Plan 2009 (Doc44). The Strategic Development Area was also allocated in the Finalised St. Andrews and East Fife Local Plan 2009 (Doc6) and since the Proposed FIFEplan 2015 (Doc79).

The figure of 1,400 homes was seen as an appropriate level of development whilst helping fund the new Relief Road. This figure has not changed, providing certainty and confidence to the local community that no more than 1,400 homes will be developed over the next 20 years.

Where possible, when identifying locations for new housing and other uses, re-use of previously developed land before development on greenfield sites is encouraged, in line with Scottish Planning Policy (2014) (Doc84). However, in this instance it is necessary to include greenfield development sites to provide capacity for the number of new homes required. Furthermore, the provision of a mix of brownfield and greenfield sites is required to provide sufficient choice for the market to deliver the developments an area needs.

Whilst planning cannot deal with landlord accreditation and landlord agreements, Fife Council planners work closely with the Council's Housing Department to consider the most appropriate housing solutions for a particular place. Therefore TAYplan does not consider any change to be necessary.



**Professor George Evans (846525) PLAN2015\_445**

There have been 10 separate and distinct stages of Fife Council engagement, consultation and involvement on Cupar North since 2005 in addition to separate and simultaneous progression of FIFEplan (Doc79) and TAYplan's Strategic Development Plan. Further details are in the context at the beginning of the summary of responses.

The Strategic Development Plan (Doc80) and Local Development Plan (Doc79) encourage a mix of housing types as set out in Policy 4 Part C of TAYplan's Proposed Plan (Doc80). TAYplan agree that town centre locations are ideal locations for development. However, in Cupar, there is insufficient vacant land within the town centre to deliver the volume of new homes required for the area. For this reason, and after significant analysis the site at Cupar North is considered to be the most suitable, sustainable and long term location for development.

TAYplan agree that careful consideration requires to be given to the nature of the relief road to ensure that this is integrated as part of the overall place. TAYplan also acknowledge the importance of tourism throughout the TAYplan area. TAYplan do not consider the Cupar North development to detract from this. Instead, TAYplan consider that the greater pull of people will have a positive effect for Cupar and the surrounding area. Therefore TAYplan does not consider any change to be necessary.

**CUPAR NORTH**

**A) Infrastructure**

**Mr Douglas Provan (538763) PLAN2015\_170, Mr Ceri Williams (841675) PLAN2015\_159, Mr Roderick Gaud (846335) PLAN2015\_161, Mr Anthony Michael Davies (846494) PLAN2015\_172, R J Smith (846555) PLAN2015\_165, Mrs Elspeth Jane Smith (846556) PLAN2015\_166, Sue Williams (908249) PLAN2015\_160, Helen Gaud (908252) PLAN2015\_162, Lynne White (908262) PLAN2015\_163, Neil White (908268) PLAN2015\_164, Mary Herd (908276) PLAN2015\_167, Mark Herd (908281) PLAN2015\_168, Carole Provan (908283) PLAN2015\_169, Irene Lodge (908297) PLAN2015\_171, Ian Copland (908298) PLAN2015\_173, Karin Donaldson (908299) PLAN2015\_174, Brian Henry Carr (908300) PLAN2015\_177, Nicola Marie Carr (908301) PLAN2015\_178, Rev Dr Ken Jeffrey (908539) PLAN2015\_180, Peter Cura (908558) PLAN2015\_175, Muriel Dymock (908560) PLAN2015\_176, Stephen Benwell (908562) PLAN2015\_179, Hugh Toner (908597) PLAN2015\_210, Lesley Toner (908598) PLAN2015\_204, Janice Martin (910090) PLAN2015\_303**

Council Services such as Transportation and Education, along with external partners and organisations such as NHS Fife, Scottish Environment Protection Agency and Scottish Water, have been consulted throughout the Development Planning process. Where potential deficiencies in infrastructure have been identified, in some cases enhanced or upgraded provision has already been planned for through Local Development Plan allocations. In other cases there will be "on-demand" provision or upgrades to existing provision. Detailed matters, such as the specifications of road access, flood risk assessment and drainage arrangements for example, are dealt with at planning application stage and also part of masterplanning.

Primary healthcare facilities include GP surgeries and are managed locally by NHS Fife. In this respect NHS Fife are involved in the preparation of the Development Plan including to date, proposals for strategic growth in Cupar. NHS Fife confirm that investing in current healthcare facilities and investing in new buildings to enable and facilitate the new models of care and service delivery are central priorities within the NHS Fife Property Asset Management Strategy (P.A.M.S) prepared annually. Adamson Hospital will cope in the short to medium term and any long term

requirements will be discussed as the details of the Cupar North proposal progress (P.A.M.S. 2013) (Doc66). Land is to be safeguarded in this respect within Cupar North to ensure that if an additional primary healthcare facility is required it can be accommodated and built in conjunction with future development.

It is anticipated that an extension to Bell Baxter Secondary School will be required and that planning obligations will accordingly be sought from forthcoming development to assist in funding this (Doc75). Legal agreements and planning conditions will enforce this requirement. Fife Council's Head of Education also envisages a significant contribution (approx £1,300 per house) towards an improved secondary school in Cupar. Therefore TAYplan does not consider any change to be necessary.

#### **B) Town Centres First**

**Mr Ceri Williams (841675) PLAN2015\_24, Mr Douglas Provan (538763) PLAN2015\_102, Mr Roderick Gauld (846335) PLAN2015\_87, Mr Anthony Michael Davies (846494) PLAN2015\_104, R J Smith (846555) PLAN2015\_93, Mrs Elspeth Jane Smith (846556) PLAN2015\_95, Sue Williams (908249) PLAN2015\_86, Helen Gauld (908252) PLAN2015\_88, Lynne White (908262) PLAN2015\_90, Neil White (908268) PLAN2015\_92, Mary Herd (908276) PLAN2015\_97, Mark Herd (908281) PLAN2015\_99, Carole Provan (908283) PLAN2015\_101, Irene Lodge (908297) PLAN2015\_103, Ian Copland (908298) PLAN2015\_105, Karin Donaldson (908299) PLAN2015\_106, Brian Henry Carr (908300) PLAN2015\_107, Nicola Marie Carr (908301) PLAN2015\_108, Rev Dr Ken Jeffrey (908539) PLAN2015\_217, Hugh Toner (908597) PLAN2015\_216, Lesley Toner (908598) PLAN2015\_201**

TAYplan considers that the Town Centres First policy remains particularly relevant to Cupar. Fife Council will seek to retain town centre trading by imposing strict controls on the type and class of out of town trading in addition to continuing ongoing dialogue with existing town centre retailers, local business and related enterprise. The additional development and subsequent population rise should boost town centre trading and the local economy overall.

A primary purpose of Cupar North Strategic Development Area link road is to remove unnecessary through trips from the town centre allowing streetscape and environmental improvements to occur. Such improvements should contribute to increasing footfall in the town centre, helping in turn to boost trade and encourage investment of town centre units. Retail uses, beyond bulky goods provision are specifically excluded from the Strategic Development Area for the purpose of protecting the town centre. Cupar has also recently been successful in getting Conservation Area Regeneration Scheme (CARS) funding (Doc28). Grants can support sensitive repairs to historic buildings using traditional materials and skills, as well as the reinstatement of appropriate architectural details such as improvements to historic shop fronts. Therefore TAYplan does not consider any change to be necessary.

*Also see Schedule 4 Summary of Unresolved Issues for Issue 022 Policy 5: Town Centres First – Whole Policy.*

#### **C) Access to Jobs**

**Mr Douglas Provan (538763) PLAN2015\_52, Mary Herd (908276) PLAN2015\_49, Irene Lodge (908297) PLAN2015\_53, Mark Herd (908281) PLAN2015\_50, Carole Provan (908283) PLAN2015\_51, Ian Copland (908298) PLAN2015\_54, Hugh Toner (908597) PLAN2015\_212, Lesley Toner (908598) PLAN2015\_207, Janice Martin (910090) PLAN2015\_302**

Employment provision remains a priority for TAYplan and Fife Council and is an integral part of TAYplan's Proposed Plan (Doc80) and Proposed FIFEplan (Doc79).

Fife Council seeks to stimulate economic growth by accommodating an increase in the area's population in Cupar and meeting housing needs. Efforts will be made to promote local employment through the development of a new business and office park (proposed location in east of the Strategic Development Area, accessed from the A91) and to reduce the reliance on private car by improving local & regional accessibility. Where possible local employment agreements will also be used to boost and retain local skills. Proposed FIFEplan (Doc79) is supported by an Employment Land Strategy (Doc34) which aims to ensure the provision of land and infrastructure to attract jobs and inward investment. Where possible Local Employment agreements will also be used to boost and retain local skills.

New employment land allocations in the Local Development Plan are intended to support the local economy. As well as attracting new employers to the area, the creation of new enterprises and stimulating investment by developers of business premises also provides for the expansion or relocation of existing businesses. Therefore TAYplan does not consider any change to be necessary.

#### **D) Access to Supermarkets**

**Mr Douglas Provan (538763) PLAN2015\_58, Mary Herd (908276) PLAN2015\_55, Mark Herd (908281) PLAN2015\_56, Carole Provan (908283) PLAN2015\_57, Ian Copland (908298) PLAN2015\_59, Hugh Toner (908597) PLAN2015\_211, Lesley Toner (908598) PLAN2015\_208**

Strategic growth such as that proposed within Cupar North will necessitate the provision of convenience retail within the development area, located and appropriately arranged through masterplanning. In this respect unnecessary trips particularly by car should be discouraged reducing the reliance on cross town movement and in turn traffic congestion. All transport impacts from strategic growth will be identified and appraised through completion by the developers (for Fife Council approval) of a detailed Transport Assessment. This will consider the capacity of the existing road network and identify the most suitable points for the relief road junctions as well as public transport points. The Transport Assessment will be a central part of forthcoming masterplanning and will also in due course inform and support the submission of planning applications to Fife Council by development interests. Therefore TAYplan does not consider any change to be necessary.

#### **E) Access to Services and Facilities**

**Mr Ceri Williams (841675) PLAN2015\_73, Mr Roderick Gauld (846335) PLAN2015\_75, Gwen Willison Davies (846492) PLAN2015\_85, Mr Anthony Michael Davies (846494) PLAN2015\_81, R J Smith (846555) PLAN2015\_79, Mrs Elspeth Jane Smith (846556) PLAN2015\_80, Sue Williams (908249) PLAN2015\_74, Helen Gauld (908252) PLAN2015\_76, Lynne White (908262) PLAN2015\_77, Neil White (908268) PLAN2015\_78, Karin Donaldson (908299) PLAN2015\_82, Brian Henry Carr (908300) PLAN2015\_83, Nicola Marie Carr (908301) PLAN2015\_84, Rev Dr Ken Jeffrey (908539) PLAN2015\_219, Janice Martin (910090) PLAN2015\_305**

In terms of community infrastructure Fife Council planning officials have had dialogue with Education Services, NHS Fife and Scottish Water to ensure that appropriate community provision is made to support the proposed population growth. Developer contributions will be required to ensure community and social networks or facilities are improved. Public transport/ active travel networks will be developed as part of Cupar Strategic Development Area making the accessibility to public services accessible without a car. Policy 8 (Green Networks) (Doc80) of TAYplan's Proposed Plan, reinforced by Fife Council's green infrastructure supplementary guidance, requires new Strategic Development Areas to provide new, networked green spaces and integrate these with those existing green networks. This will be required as part of Cupar Strategic Development Area. Therefore TAYplan does not consider any

change to be necessary.

#### **F) Appropriate Scale of Development**

**Mr Douglas Provan (538763) PLAN2015\_42, Mr Ceri Williams (841675) PLAN2015\_25, Mr Roderick Gauld (846335) PLAN2015\_27, Mr Anthony Michael Davies (846494) PLAN2015\_44, R J Smith (846555) PLAN2015\_34, Mrs Elspeth Jane Smith (846556) PLAN2015\_36, Sue Williams (908249) PLAN2015\_26, Helen Gauld (908252) PLAN2015\_29, Lynne White (908262) PLAN2015\_30, Neil White (908268) PLAN2015\_31, Mary Herd (908276) PLAN2015\_37, Mark Herd (908281) PLAN2015\_40, Carole Provan (908283) PLAN2015\_41, Irene Lodge (908297) PLAN2015\_43, Ian Copland (908298) PLAN2015\_45, Karin Donaldson (908299) PLAN2015\_46, Brian Henry Carr (908300) PLAN2015\_47, Nicola Marie Carr (908301) PLAN2015\_48, Rev Dr Ken Jeffrey (908539) PLAN2015\_218, Hugh Toner (908597) PLAN2015\_215, Lesley Toner (908598) PLAN2015\_202**

TAYplan's Proposed Plan has responded to the need for population growth across Fife and housing need and demand. TAYplan's Proposed Plan does not significantly increase the population numbers or housing proposals for North Fife from that set out in the Approved TAYplan SDP (2012) (Doc16) or the adopted Local Plan (2012) (Doc6) recognising that Strategic Development Areas (Strategic Development Areas) by nature of their large size and infrastructure requirements have always been expected to develop slowly. Cupar North has been subject to Committee reporting since 2005 including technical consultancy commissions for Fife Council on options for growth, physical or environmental considerations, traffic appraisals and landscape or topography assessment. The project will contribute to removing unnecessary through traffic and enhance the town's role as the service centre within North Fife. These objectives and the requirement to maintain a 5-year supply of effective housing land are key rationale for the allocation.

SDAs are, by their nature, large and intended to stimulate the Dundee and Perth City Region over the long term, creating homes, jobs and infrastructure. The Strategic Development Area for Cupar will develop over a timescale agreed by Fife Council and in a manner that does not detrimentally affect existing services or residential amenity. The rate of growth will be monitored through TAYplan's Action Programme. The Strategic Development Area aims to revitalise Cupar as a primary service centre for North Fife, not to over dominate the town. Therefore TAYplan does not consider any change to be necessary.

#### **G) Landscape Setting**

**Mr Douglas Provan (538763) PLAN2015\_120, Mr Ceri Williams (841675) PLAN2015\_109, Mr Roderick Gauld (846335) PLAN2015\_111, Sue Williams (908249) PLAN2015\_110, Helen Gauld (908252) PLAN2015\_112, Lynne White (908262) PLAN2015\_113, Mr Anthony Michael Davies (846494) PLAN2015\_122, R J Smith (846555) PLAN2015\_115, Mrs Elspeth Jane Smith (846556) PLAN2015\_116, Neil White (908268) PLAN2015\_114, Mary Herd (908276) PLAN2015\_117, Mark Herd (908281) PLAN2015\_118, Carole Provan (908283) PLAN2015\_119, Irene Lodge (908297) PLAN2015\_121, Ian Copland (908298) PLAN2015\_123, Karin Donaldson (908299) PLAN2015\_124, Brian Henry Carr (908300) PLAN2015\_125, Nicola Marie Carr (908301) PLAN2015\_126, Rev Dr Ken Jeffrey (908539) PLAN2015\_220, Hugh Toner (908597) PLAN2015\_213, Lesley Toner (908598) PLAN2015\_206, Janice Martin (910090) PLAN2015\_301**

Originally signed in October 2000 European Landscape Convention (Doc37) came into force in the UK in March 2007. The convention's intention, as noted in its preamble, is to 'achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment'. As such it recognises that 'the landscape has an important public interest role in the cultural, ecological, environmental and social fields, and

constitutes a resource favourable to economic activity and whose protection, management and planning can contribute to job creation’.

The convention goes on to describe the roles of European Governments in establishing and implementing landscape policies aimed at ‘landscape protection, management and planning’. In achieving this Scottish Government already has in place legislation/policy for National Parks, National Scenic Areas and other designations which protect important landscapes. Scottish Planning Policy (2014) (Doc84) also clearly sets out a national policy framework for all types of land use with regard to landscape and other designations. It is not for the Proposed Strategic Development Plan to repeat these.

The Scottish Government’s view, according to its website (011/Extract6), is that it is satisfied that existing legislation and administrative systems for land use planning and environmental management provide appropriate means for meeting the obligations and objectives set out in the European Landscape Convention (Doc37). However the Convention (Doc37) provides an important opportunity to take stock of current landscape practice and effort, and identify where this needs to be improved.

The Proposed Plan (2015) (Doc80) sets out a decision making framework which reflects the spirit and intentions of the European Landscape Convention (Doc37). Policy 2 (Doc80) covers all land uses and defines where proponents of development must demonstrate solutions. In particular Policy 2A takes a ‘place led’ focus. This essentially requires proponents of development to demonstrate that the location, design and layout of their proposals have properly considered how the area functions and put in place appropriate measures to support and enhance these. Proposed Plan (2015) (Doc80) Policy 9 also supports the spirit of the European Landscape Convention (Doc37). It takes a holistic approach to natural and historic assets recognising the individual and cumulative value of each. Although the whole policy is applicable Policy 9C specifically mentions landscapes and townscapes (amongst other features). This asset management approach complements Proposed Plan (2015) Policy 2 (Doc80) and constitutes a broad approach to a range of important assets including landscapes but also other matters which may influence landscapes. Map 9B also defines specific landscapes of strategic importance for the TAYplan area. Both policies are a continuation of those already set out in the approved TAYplan (2012) Policies 2 and 3 respectively (Doc16), albeit differently presented.

The Proposed Plan (2015) also includes a new policy - Policy 8 (Doc80) – which covers green networks. This utilises the development of Strategic Development Areas, such as Cupar North, as a mechanism to protect and enhance green networks. It also takes a broader approach to the protection and enhancement of green networks.

The Strategic Development Areas in Proposed Plan (2015) Policy 3 (Doc80) are a continuation of those identified in the approved TAYplan (2012) Policy 4. TAYplan is satisfied that their continued identification is consistent with the principles of the sustainable development and the broader intentions of the European Landscape Convention (Doc37). The Proposed Plan (2015) (Doc 80) should be read as a whole. The wider decision making framework in Policies 2, 8 and 9 (Doc 80), described above, collectively provide the context for master planning and other more detailed work as well as for making land allocations and determining planning applications.

At the Local Development Plan tier Fife’s Proposed Local Development Plan (Doc79) also contains planning policies against which all planning applications will be assessed to ensure compliance with latest and emerging best practice in design. Landscape setting was also considered in allocating the Cupar North Strategic Development Area in the first instance, through the Fife Structure Plan (Doc44). Fife

Council has also published a consultation document titled Making Places (2015) (011/Extract/4) which consolidates the previous Fife Urban Design Guide (2007) (Doc45) and Fife Masterplan Handbook (2007) (Doc43) to provide a single reference point for new development. This provides detail on expected design and environmental principles, density, landscaping and layout in addition to clear phasing and implementation plans which are expected and necessary to manage proposed growth.

TAYplan's Environmental Report (Doc35) and the Proposed FIFEplan's Environmental Report (Doc47) assessed the potential significant environmental impact of implementing the policies and proposals contained within the Plans across a number of themes - this includes landscape. The Proposed Plan (2015) (Doc80) has therefore been assessed for the extent to which its policies protect valued landscape areas and more local features of value and how its proposals may change areas of relatively high landscape value. Proposed FIFEplan (Doc79) also sets out that advanced planting of tree belts and structure landscaping is anticipated and will ensure that the environmental setting of the town is protected and that new housing is sited within the mature and established surroundings. The development framework for Cupar North is included within the Proposed FIFEplan (Doc79) on page 58.

TAYplan considers that the Proposed Plan (2015) fits well into the harmonious relationship between social needs, economic activity and the environment relates to the principles of sustainable development described by the European Landscape Convention (Doc37) as well as the delivery of sustainable development set out in the Planning etc. (Scotland) Act 2006 (Doc74). This has been at the heart of the vision and strategy in the approved TAYplan (2012) (Doc16) and continues in the Proposed Plan (Doc80). Therefore TAYplan does not consider any change to be necessary.

#### **H) Relief Road**

**Mr Ceri Williams (841675) PLAN2015\_89, Mr Roderick Gauld (846335) PLAN2015\_94, Sue Williams (908249) PLAN2015\_91, Helen Gauld (908252) PLAN2015\_96, Lynne White (908262) PLAN2015\_98, Neil White (908268) PLAN2015\_100, Mr Douglas Provan (538763) PLAN2015\_131, Mr Anthony Michael Davies (846494) PLAN2015\_134, R J Smith (846555) PLAN2015\_128, Mrs Elspeth Jane Smith (846556) PLAN2015\_127, Mary Herd (908276) PLAN2015\_130, Mark Herd (908281) PLAN2015\_129, Carole Provan (908283) PLAN2015\_132, Irene Lodge (908297) PLAN2015\_133, Ian Copland (908298) PLAN2015\_136, Karin Donaldson (908299) PLAN2015\_135, Brian Henry Carr (908300) PLAN2015\_138, Nicola Marie Carr (908301) PLAN2015\_137, Mr Barr (908403) PLAN2015\_139, Mrs Norma Barr (908404) PLAN2015\_140, Rev Dr Ken Jeffrey (908539) PLAN2015\_223, Hugh Toner (908597) PLAN2015\_209, Lesley Toner (908598) PLAN2015\_203, Janice Martin (910090) PLAN2015\_300**

The relief road proposed as part of Cupar North is important for the future of the town. TAYplan's Proposed Plan is a 20 year plan and with this in mind it is critical to think about the impact of the development in 20 years' time. Ensuring the Cupar relief road is part of the overall development will result in the road being part of a whole place approach to the development. In doing this the road can become part of the place instead of an add-on at a later date which is unsympathetic to the existing place.

Fife Council has considered financial and cost appraisals in both the early stages of the project (2005/7) and in preparing recently published Planning Obligations Guidance (March 2015) (Doc75). Although the requirement to deliver a relief road is likely to mean reduced rates of return for landowners, the development can be commercially viable and realised at no net cost to the public purse. Recently (2013) developers have also shared confidential appraisals with Fife Council and confirmed

that landowner contractual agreements are in place obliging the project to proceed in an equitable manner to an agreed timetable. It is also clear that the involvement of a major national housebuilder indicates that the Strategic Development Area is an attractive proposition, one that can be sustained and successful. Preliminary studies have been carried out to ensure that a relief road is technically feasible and to provide the estimated cost. All transport impacts from strategic growth will be identified and appraised through completion by the developers (for Fife Council approval) of a detailed Transport Assessment. This will consider the capacity of the existing road network and identify the most suitable points for the relief road junctions as well as public transport points. The Transport Assessment will be a central part of forthcoming masterplanning and will also in due course inform and support the submission of planning applications to Fife Council by development interests.

TAYplan acknowledges that the recent road improvements carried out in Cupar have improved traffic flow through the town, particularly at the St. Catherine Street /Station Road junction. This means that it is no longer necessary for the relief road to be operational prior to any development starting within the Strategic Development Area. However as construction takes place within the Strategic Development Area the spare traffic capacity within the town centre, created by the recent works, will reduce. As such the provision of relief road timeously by developers remains an effective long term solution achieving growth and benefits for the town. Therefore TAYplan does not consider any change to be necessary.

#### **I) Housing Need and Demand**

**Mr Ceri Williams (841675) PLAN2015\_60, Mr Roderick Gauld (846335) PLAN2015\_62, Mr Anthony Michael Davies (846494) PLAN2015\_66, Sue Williams (908249) PLAN2015\_61, Helen Gauld (908252) PLAN2015\_63, Lynne White (908262) PLAN2015\_64, Neil White (908268) PLAN2015\_65, R J Smith (846555) PLAN2015\_71, Mrs Elspeth Jane Smith (846556) PLAN2015\_72, Karin Donaldson (908299) PLAN2015\_67, Brian Henry Carr (908300) PLAN2015\_68, Nicola Marie Carr (908301) PLAN2015\_69, Patrick McNally (908343) PLAN2015\_70, Rev Dr Ken Jeffrey (908539) PLAN2015\_221, Janice Martin (910090) PLAN2015\_306**

The proposal at Cupar North is large, with the Development Plan proposing 1,400 homes for the Strategic Development Area. Given the anticipated build rates it is possible that some of these will be completed later in the plan period or beyond. This will be monitored annually via the constituent authority Housing Land Audit and regularly reviewed through the Local Development Plan Action Programme (Doc46).

The Proposed Plan has been informed by the TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) that was declared robust and credible by the Scottish Government's Centre for Housing Market Analysis in February 2014. It concluded a need and demand for 110 new homes per year for Cupar and North West Fife Housing Market Area. The majority of these homes would be focused in the principal settlements of Cupar and Newburgh. Again Cupar North has the potential to make a major contribution to meeting this need and demand. Therefore the proposal is neither out of date nor incorrect in its assumptions about housing need and demand. This contributes to meeting both current and anticipated future need and demand for new homes. This is also consistent with TAYplan's Proposed Plan Policy 1A: Principal Settlement Hierarchy and Policy 1B: Sequential Approach (Doc80).

TAYplan agree that build rates have fallen since the 'housing boom'. Reaching the build rates set out in the Proposed Plan will not happen overnight particularly as infrastructure requirements within Cupar, including the relief road, need to be satisfied. However, the annual Fife Housing Land Audit (2014) (Doc41) anticipated

that build rates will reach, and in some instances exceed, these levels in the 7 years following 2015. Infrastructure requirements are also being included as an integral part of the phasing programme and masterplan ensuring that the proper planning of the area is not jeopardised in the event of a further housing slowdown during the lifetime of the Strategic Development Plan.

Additionally, pages 69-86 of the TAYplan-wide Joint Housing Need and Demand Assessment (HNDA) (2013) (Doc97) provides a review of the current market in North Fife and pages 292-299 of Appendix 1 provides a review of Cupar and North West Fife Housing Market Area. The HNDA concluded an almost identical need and demand for new homes. The TAYplan Main Issues Report (2014) (Doc56) therefore consulted on the continuation of 110 homes per year. This was on the basis that this could already be delivered within the context of the strategy and elements of the existing plan which were not proposed to change. No evidence has been provided to refute this or to provide an evidenced alternative. Therefore TAYplan does not consider any change to be necessary.

*Also see Schedule 4 Summary of Unresolved Issues for Issue 015 Annual Housing Supply Targets and Housing Land Requirements – Fife*

#### **J) Further Research Required**

**Mr Douglas Provan (538763) PLAN2015\_147, Mr Ceri Williams (841675) PLAN2015\_158, Mr Roderick Gauld (846335) PLAN2015\_156, Mr Anthony Michael Davies (846494) PLAN2015\_145, R J Smith (846555) PLAN2015\_152, Mrs Elspeth Jane Smith (846556) PLAN2015\_151, Sue Williams (908249) PLAN2015\_157, Helen Gauld (908252) PLAN2015\_155, Lynne White (908262) PLAN2015\_154, Neil White (908268) PLAN2015\_153, Mary Herd (908276) PLAN2015\_150, Mark Herd (908281) PLAN2015\_149, Carole Provan (908283) PLAN2015\_148, Irene Lodge (908297) PLAN2015\_146, Ian Copland (908298) PLAN2015\_144, Karin Donaldson (908299) PLAN2015\_143, Brian Henry Carr (908300) PLAN2015\_142, Nicola Marie Carr (908301) PLAN2015\_141, Rev Dr Ken Jeffrey (908539) PLAN2015\_222, Hugh Toner (908597) PLAN2015\_214, Lesley Toner (908598) PLAN2015\_205, Janice Martin (910090) PLAN2015\_304**

TAYplan's Proposed Plan Policy 4 and associated TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) highlights the continued need for Cupar Strategic Development Area to respond to the growth in housing figures for North Fife. Cupar North Strategic Development Area remains important to ensure that Fife attracts and retains its population in addition to securing environmental improvements and economic growth. During the remainder of 2015, developers will continue to progress community consultation and masterplanning in advance of a planning application.

Cupar North Strategic Development Area was developed out of the former Fife Structure Plan (2009) and has to date been subject to consultancy commissions, technical appraisals and regular community engagement as the Fife Council Local Development Plan has progressed. The Strategic Development Area has been developed through the preparation and publication of a Strategic Development Framework (2009) (011/Extract/2) supported by independent landscape appraisals. The discipline for further research will continue, where required through conditions set out in the planning applications decision note. Therefore TAYplan does not consider any change to be necessary.

#### **K) Community Empowerment**

**Mr Ceri Williams (841675) PLAN2015\_231, Janice Martin (910090) PLAN2015\_307**

There have been 10 separate and distinct stages of Fife Council engagement, consultation and involvement on Cupar North since 2005 in addition to separate and



simultaneous progression of FIFEplan (Doc79) and TAYplan's Strategic Development Plan. Further details are in the context at the beginning of the summary of responses.

## **Authority's response to supporting representations**

### **OVERALL**

**Mr David Wardrop for Persimmon/Headon/VICO (540817) PLAN2015\_455**

TAYplan welcomes the support for Cupar North.

### **WHOLE POLICY**

**Dundee Civic Trust (845127) PLAN2015\_281, Scottish Water (762198)**

**PLAN2015\_268, NHS Tayside (908896) PLAN2015\_324, Tactran (441235)**

**PLAN2015\_361, sportscotland (905989) PLAN2015\_8 and Colliers International for Scottish Enterprise (835481) PLAN2015\_369**

TAYplan welcomes support for Policy 3.

### **CONCLUSIONS**

TAYplan considers that all of the issues raised do not warrant any change to the Proposed Strategic Development Plan (May, 2015) and propose that the elements dealt with in this Schedule 4 Summary of Unresolved Issues remain as written and unchanged. Any changes or alterations to Cupar North could fundamentally undermine the existing allocation in the Approved TAYplan (2012) (Doc16) and Proposed FIFEplan (2015) (Doc79). Any changes would also have major implications for the long term strategy and the amount invested in the development to date. TAYplan is satisfied that many of these issues are dealt with appropriately by the Policy as currently written or by supporting elements of Policies 1, 2, 4 and 5.

TAYplan and Fife Council remain committed to Cupar North Strategic Development Area. The Cupar North Development Partnership indicates that good progress is being made to deliver Cupar North. TAYplan consider that a number of the points raised are local issues and will be considered through design and planning application stages. TAYplan reiterate that Cupar North is an established strategic allocation having been contained within strategic planning documents since 2005 and is critical in ensuring Cupar and the surrounding area remains a key destination in Fife.

#### **Reporter's conclusions:**

DPEA use only

#### **Reporter's recommendations:**

DPEA use only