

# Fife Development Plan Scheme - 2020 (Eleventh Edition)





# Contents

What is a Development Plan Scheme? .....	5
What is the Development Plan for Fife?.....	6
Local Development Plan Update.....	8
Supplementary Guidance .....	10
Participation Statement.....	15
<i>Figure 1: Strategic &amp; Local Development Plan Boundaries within Fife</i> .....	7
<i>Table 1: Supplementary Guidance, Development Frameworks and Development Briefs (position at March 2020)</i> .....	11

# Fife Development Plan Scheme - 2020 (Eleventh Edition)

# What is a Development Plan Scheme?

The Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006), the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, and the Planning (Scotland) Act 2019 require planning authorities to prepare a Development Plan Scheme each year.

This is the eleventh edition of the Fife Development Plan Scheme and includes:

- information about the development plan for Fife and its preparation; and
- updates on planning guidance, development frameworks and development briefs



# What is the Development Plan for Fife?

The planning system in Scotland is led by development plans which form the basis for making planning decisions.

The Fife Development Plan consists of the adopted Local Development Plan (FIFEplan), and the approved Strategic Development Plans of TAYplan and SESplan.

Decisions on where and how development will take place in Scotland are currently influenced at three levels:

- National (The National Planning Framework for Scotland)
- Regional (Strategic Development Plans/Regional Spatial Strategies)
- Local (Local Development Plans)

The planning system in Scotland is currently undergoing a transformation following the approval of the Planning (Scotland) Act 2019 in June 2019. Much of the detail of how the new Act's provisions will work in practice remains to be set out within secondary legislation and guidance, which will be developed over the coming years.

## National Planning Framework (NPF)

NPF3 was published by the Scottish Government in 2014, setting out a strategy for the long-term development of Scotland. NPF3 contains reference to national projects in Fife including the completion of the Queensferry Crossing, freight facilities at Rosyth, and the Fife Energy Corridor extending from Methil to Longannet.

Early engagement on NPF4 is now underway. When approved (anticipated late 2021) NPF4 will form part of the development plan. The intention is for the National Planning Framework to incorporate Scottish Planning Policy under the new planning system.

**Strategic Development Plans** are in place for 4 city regions in Scotland (Glasgow, Edinburgh, Aberdeen and Dundee). Fife lies within both the Edinburgh and Dundee city regions (SESplan and TAYplan). The Strategic Development Plan areas covering Fife are shown in *Figure 1*.

TAYplan's second Strategic Development Plan was approved in October 2017. Following the rejection of SESplan 2 by Scottish Ministers in May 2019, the adopted Strategic Development Plan for the SESplan area remains that adopted in June 2013.

The new Planning Act removes the requirement to prepare Strategic Development Plans. This will in effect remove them from the Development Plan in future.

Reflecting the provisions of the new Planning Act, the SESplan and TAYplan authorities have not programmed any future replacement of their current Strategic Development Plans.

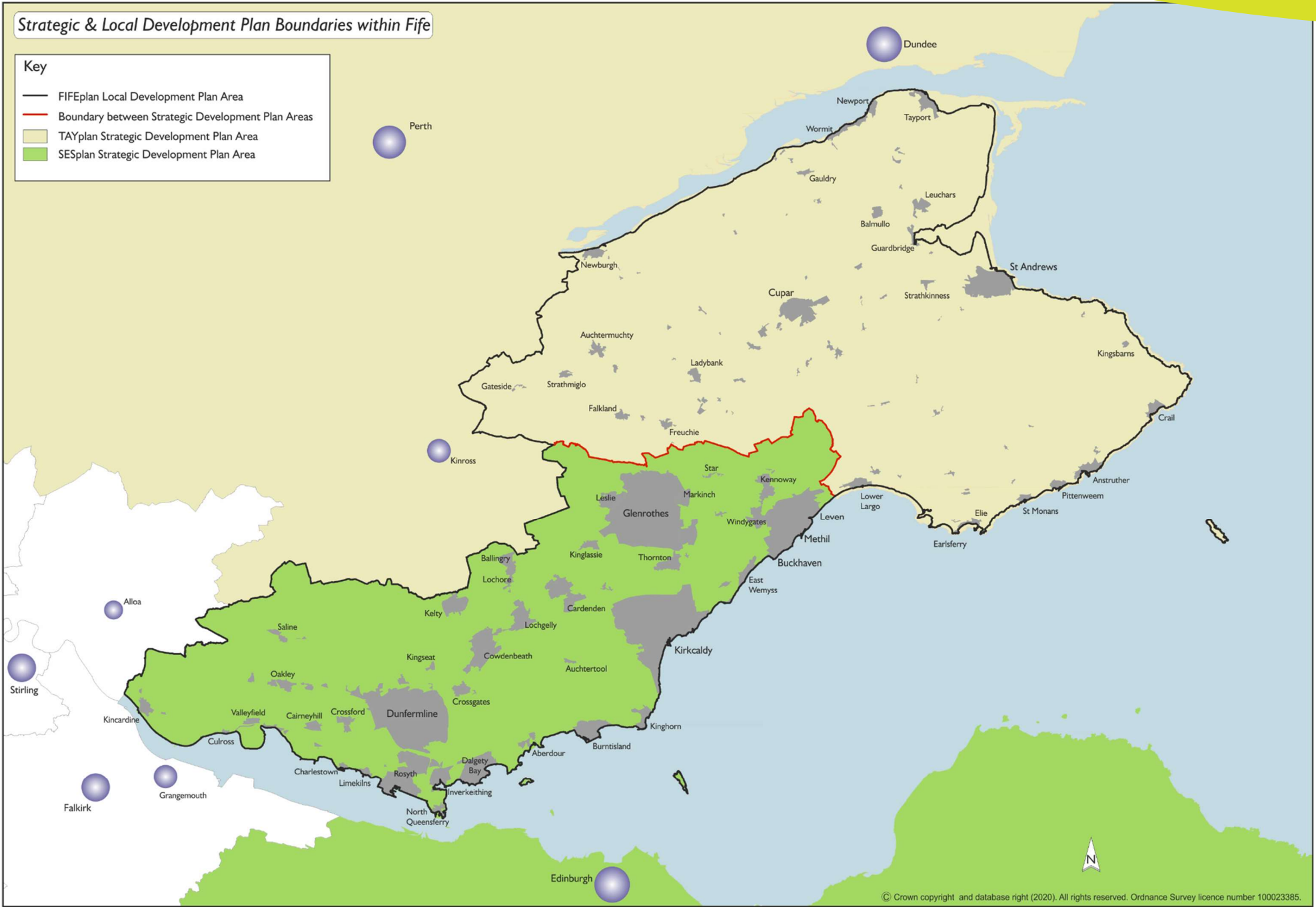
In place of Strategic Development Plans, the Act introduces provisions for **Regional Spatial Strategies**. The Act does not prescribe the geographical areas to be covered by Regional Spatial Strategies, nor at this stage the procedures for their preparation.



Strategic & Local Development Plan Boundaries within Fife

**Key**

- FIFEplan Local Development Plan Area
- Boundary between Strategic Development Plan Areas
- TAYplan Strategic Development Plan Area
- SESplan Strategic Development Plan Area



# Local Development Plan Update

## **FIFEplan (Fife Local Development Plan)**

Local Development Plans provide site specific and detailed policies which guide the day-to-day decisions made on planning applications. FIFEplan was adopted on 21 September 2017. The timescales for each stage of the preparation of the plan are shown in the diagram to the right.

### **Next Fife LDP**

Under the new Planning Act future Local Development Plans are to be reviewed every 10 years, rather than 5 years. The process for the preparation of LDPs will also change, notably through the replacement of Main Issues Reports by an 'evidence report'. Evidence reports are to be assessed by a person appointed by Scottish Ministers as a method of gate-check at the start of the plan preparation process.

New regulations and guidance relating to Local Development Plans are programmed to be published in Oct-Dec 2021 by the Scottish Government.

Timescales for preparing Fife's next Local Development Plan will be included in a future Development Plan Scheme when further information is available from the Scottish Government. It is anticipated that work on the Local Development Plan will commence close to the end of 2021 to coincide with Scottish Government timescales for publishing secondary legislation for Local Development Plans.

In the meantime, the Council will monitor the use and effectiveness of the policies and proposals within the adopted Local Development Plan, and gather evidence to help inform the approach to preparing the next Local Development Plan.





### Action Programme

The latest Action Programme for FIFEplan was published in April 2019. The Action Programme identifies what is required to implement FIFEplan, to deliver its proposals, the expected timescales, and who is responsible for delivery. The Action Programme shows the linkages between development and the provision of related infrastructure, and helps to coordinate activity in identifying priorities and funding.

The Action Programme will be regularly monitored and updated with information from stakeholders, and regular audits such as the Fife Housing Land Audit.



### Community Planning

Community Planning is how public bodies work together and with the community in each council area to make life better for people. Fife's Local Outcome Improvement Plan 'Plan 4 Fife: 2017-2027' was published in April 2018 as Fife's new Community Plan.

Local Community Plans for each of Fife's 7 local committee areas are also now in place, while Neighbourhood Plans are being developed for targeted areas. These plans will help to identify priorities when we review the Local Development Plan.



### Local Place Plans

The 2019 Planning Act introduces provisions to enable community bodies to prepare Local Place Plans. These will not form part of the development plan but will be a material consideration. More details around Local Place Plans will be set out through future regulations and guidance from the Scottish Government.

## Supplementary Guidance

**The main purpose of supplementary guidance is to help applicants understand what planning authorities expect in relation to planning applications.**

Supplementary guidance prepared in connection with a Strategic Development Plan or Local Development Plan, subject to meeting consultation requirements, forms part of the Development Plan and is referred to in this document as statutory supplementary guidance.

Low Carbon Supplementary Guidance was adopted in January 2019 following the adoption of Affordable Housing and Minerals Supplementary Guidance in October 2018, and Making Fife's Places Supplementary Guidance in August 2018.

Consultation also took place on Supplementary Guidance for Planning Obligations during 2017. However, this has not progressed to adoption. Non-statutory Planning Obligations guidance from 2015 and 2017 is currently being used by Fife Council whilst considering options for taking forward guidance on planning obligations.

An updated development brief for the Former ATS depot site in Cupar was produced in March 2019.

The Council will also continue to use existing non-statutory guidance listed in this Development Plan Scheme and will prepare other guidance on a range of planning matters as required. A full list of current and proposed Fife Council planning guidance is included in **Table 1**.

### **The future of Supplementary guidance**

Statutory provisions for Supplementary Guidance have been removed under the 2019 Planning Act. Local Councils will still be able to produce supplementary guidance on specific planning issues, but this will no longer have 'development plan' status.



**Table 1:** Supplementary Guidance, Development Frameworks and Development Briefs (position at March 2020)

Topic	Status	Timescales
<b>Statutory Supplementary Guidance</b>		
Affordable Housing	Adopted Supplementary Guidance	Adopted Autumn 2018
Making Fife's Places	Adopted Supplementary Guidance	Adopted Autumn 2018
Minerals	Adopted Supplementary Guidance	Adopted Autumn 2018
Low Carbon Fife	Adopted Supplementary Guidance	Adopted January 2019
Housing Land Supplementary Guidance (SESplan)	Adopted as part of the development plan by all SESplan authorities on 28 October 2014	Adopted October 2014

**Table 1:** Supplementary Guidance, Development Frameworks and Development Briefs (position at March 2020)

Topic	Status	Timescales
<b>Non-Statutory Guidance</b>		
Planning Obligations Framework	Approved Framework March 2015 - A new version of this guidance was approved in 2017 and is a material consideration.	Complete
Houses in Multiple Occupation in Central St Andrews Conservation Area	Approved Supplementary Planning Guidance June 2011. Position to be reviewed (2020) to take account of Housing Services' Over-provision policy (approved April 2019).	Position to be reviewed 2020
Lochgelly Supplementary Planning & Transportation Guidance	Approved Supplementary Planning Guidance September 2011	Complete
St Andrews Design Guidelines	Approved Supplementary Planning Guidance August 2007	Complete

**Table 1:** Supplementary Guidance, Development Frameworks and Development Briefs (position at March 2020)

Topic	Status	Timescales
<b>Development Frameworks &amp; Briefs</b>		
East Sands Urban Design Framework	Approved September 2010	Complete
Levenmouth Strategic Land Allocation Strategic Framework	Approved October 2012	Complete
St Leonards Fields and Memorial Hospital	Approved November 2011	Complete
Bonnygate gap site, Cupar	Approved November 2012	Complete
Gap site at 269-293 High Street, Cowdenbeath	Approved March 2011	Complete
Millgate Development Brief, Cupar	Approved November 2008	Complete
Crail North Development Framework	The report of the community led charrette 'Deciding Crail's Future' included a Development Framework for Crail North, and contained other relevant actions. These will inform the Council's planning framework for this site.	Timescales to be confirmed.
ATS depot, Cupar	Updated Brief Approved March 2019	Complete
Madras College (Kilrymont) – Design & Development Framework	New item. Framework approved January 2020	Complete

**Table 1:** Supplementary Guidance, Development Frameworks and Development Briefs (position at March 2020)

Topic	Status	Timescales
<b>Town Centre Frameworks</b>		
Kirkcaldy Town Centre Design & Development Framework	Approved October 2015	Complete
Cowdenbeath Town Centre Design & Development Framework	Approved July 2015	Complete
Kirkcaldy Charrette Area - Green Infrastructure Masterplan	Produced April 2018	Complete
Glenrothes Town Centre Design & Development Framework	Produced September 2016	Complete
Inverkeithing Town Centre Design & Development Framework	Produced February 2015	Complete
Leven Town Centre - Urban Design Study	Produced August 2012	Complete

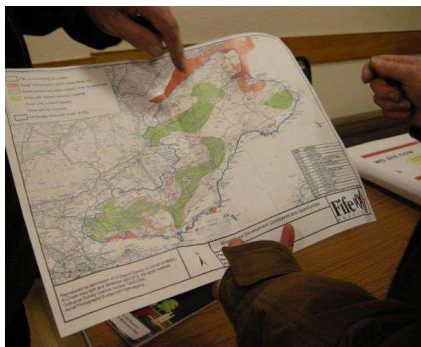


# Participation Statement

A detailed Participation Statement for the next Local Development Plan will be prepared once the relevant regulations and guidance arising from the new Planning Act have been published.

In keeping with the provisions of the new Planning Act Fife Council will seek the views of and have regard to any views expressed by the public at large as to the content of the participation statement when preparing future versions of the development plan scheme.

Fife Council's planning service continues to hold regular events to further improve relationships and communication with Community Councils.



 @FifePlanning

Follow us for updates from Fife Council's Planning Service.

[www.fife.gov.uk](http://www.fife.gov.uk)

Visit the FIFEplan Local Development Plan web-page to:

- access the online Local Development Plan and mapping
- take part in consultations, see the latest news and learn of future consultations
- register for the Development Plan Update (e-bulletin)



Fife Development Plan E-bulletin

Sign up to regular email updates on the progress of Fife's Development Plan:  
<http://eepurl.com/wnVzr>



[fife.devplan@fife.gov.uk](mailto:fife.devplan@fife.gov.uk)



03451 55 11 22

# Fife Development Plan Scheme - 2020 (Eleventh Edition)

April 2020

Planning Services, Fife Council