

FIFEplan

PEOPLE | ECONOMY | PLACE

Delivery Programme 2024



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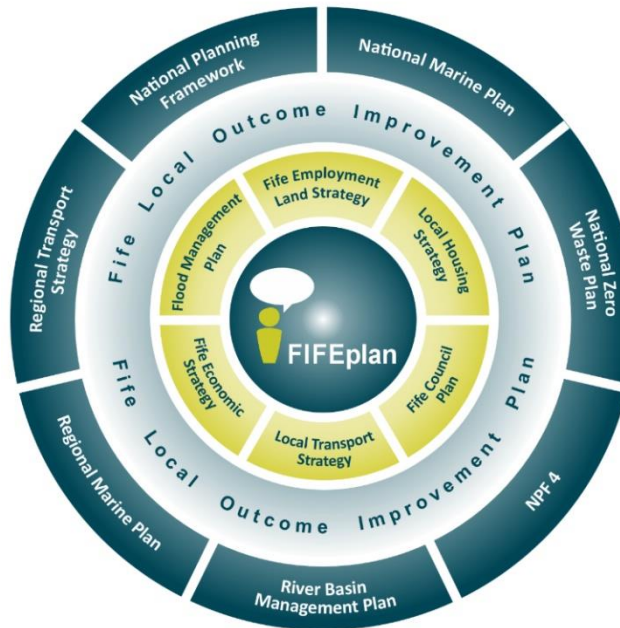
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Introduction

The Local Development Plan ([FIFE Plan](#)) was adopted on 21 September 2017 ([Click here to view Adopted FIFEplan](#)). It sets out the Council's planning strategies and policies to guide and manage future development in Fife. It describes where and how the development will take place in the area over the 12 years from 2014-2026 to meet the future environmental, economic, and social needs, and provides an indication of development beyond this period. FIFEplan was framed by national and regional policy set by the [National Planning Framework](#) and the two Strategic Development Plans covering Fife: SESplan and TAYplan . Other strategic policies including the [Local Outcome Improvement Plan \(A Plan 4 Fife\)](#) also shape the land use strategy as illustrated below.

[National Planning Framework 4 \(NPF4\)](#) was adopted in 2023. Strategic Development Plans for Fife SESplan and TAYplan and the guidance associated with them were removed in NPF4.

Figure 1 Policy Context of Local Development Plan



Change from Action Programme to Delivery Programme

Edition 1 of the [FIFEplan](#) Action Programme was published in February 2018, followed up by a second edition in April 2019 and a third edition in July 2020. Prior to the fourth review of the LDP 1 Action Programme, regulations amended the process of preparing an Action Programme and required authorities to prepare the Action Programme as a Delivery Programme.

In August 2023, an application to the Court of Session (Miller Homes V Scottish Ministers ‘Mossend’) challenged the use of [National Planning Framework 4 \(NPF4\)](#) Policy 16 which relates to housing delivery prior to the adoption of a new, [NPF4](#) compliant Local Development Plan. The case also raised the issue of whether a Delivery Programme rather than an Action Programme could be provided under LDPs published prior to [NPF4](#). The Court’s judgement makes clear that the Transitional Provisions Regulations allow for a Delivery Programme to be provided under ‘old style’ LDPs. The Council’s current LDP ([FIFEplan](#)) is an ‘old style’ LDP.

The Delivery Programme accompanies [FIFEplan](#) by identifying what is required to implement [FIFEplan](#) and deliver its proposals, the expected timescales and who is responsible. Throughout the preparation of the plan, Fife Council has maintained close partnerships with key stakeholders, the Scottish Government, and other organisations. These organisations have a responsibility to alert the Council of any changes to the proposals. The Delivery Programme is important to Fife Council because the implementation of [FIFEplan](#) will require actions across different Council services.

PLEASE NOTE: Most of the site information in the Delivery Programme was updated 31st December 2024. The Housing Land Audit and Employment Land Audit information is dated 2023.

Since the adoption of [FIFEplan](#) approximately 38% of all proposals are either completed, under construction or consented. 21% of proposals are complete, 8% under construction and 8% consented.

Settlements with no proposals

Settlements with proposals – Links to FIFEplan (2017) Settlement Proposal Tables

Policy and Supplementary Guidance

In monitoring the implementation of the [FIFEplan](#) the existing policies have been reviewed to confirm compliance with Scottish Planning Policy and any changes that have taken place since the plan was prepared as well as results of any related planning appeals. The policy objectives will also be reviewed to map these against updated council objectives as set out in “[A Plan for Fife](#)” [Local Outcome Improvement Plan \(LOIP\)](#) which have evolved from the Council plan objectives that existed when [FIFEplan](#) was prepared.

The policies will also be monitored to identify any issues arising from their use in practice, how they assist in delivering the Plan’s spatial strategy, and to identify any change in circumstances or unintended consequences. Monitoring the development plan and delivery of proposals will be used to identify matters which may need to be updated or reviewed in future versions of the Local Development Plan.

Strategic Environmental Assessment and Habitat Regulations Appraisal

[Strategic Environmental Assessment](#) and [Habitats Regulations Appraisal \(for European Protected sites\)](#) have been carried out alongside the preparation of [FIFEplan](#), informing its content. Following the adoption of [FIFEplan](#) a Post-adoption Statement has been prepared as part of the Strategic Environmental Assessment process. The Post-adoption Statement outlines how environmental assessment has been taken into account and made a difference to [FIFEplan](#). The Post-Adoption Statement also identifies a number of indicators to be monitored every two years.

Related Information

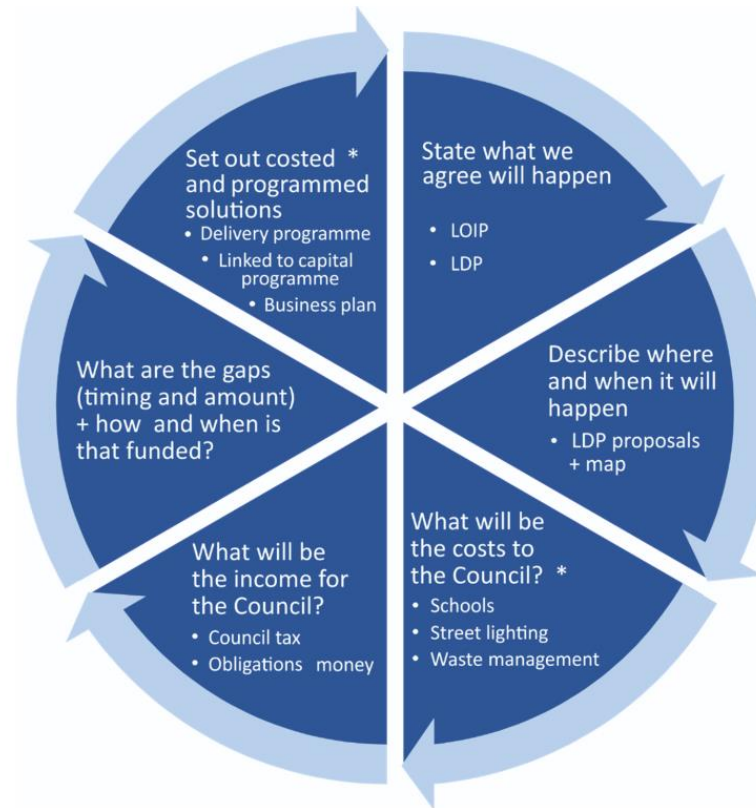
Throughout the Local Development Plan period, the Council will prepare other corporate policy documents and strategies relevant to the Development Planning process - such as the [Local Housing Strategy](#) and [Fife Economic Strategy](#). These will have their own timescales for preparation and review which means they will not necessarily coincide with the review of [FIFEplan](#). The Delivery Programme and its updates will provide an opportunity to identify changes to other corporate plans which have a bearing on the development planning process and explain if and how they affect the delivery of [FIFEplan’s](#) policies and proposals.

Monitoring and Gate Check Evidence

[The Planning \(Scotland\) Act 2019](#) includes the introduction of an evidence gate check stage when preparing a new Local Development Plan. The evidence to be recorded and checked at the gate check stage will be informed in part by information monitored and recorded through the Delivery Programme. The Delivery Programme is a live working document which will be regularly monitored and updated regularly to show the status of the FIFEplan proposals, and to identify new proposals which have emerged since the Local Plan was published.

Fife Council recently submitted its Evidence Report signalling the start of the next Local Development Plan process. The Delivery Programme that will accompany the next Local Development Plan for Fife will contain more detailed information in respect of Council revenue costs and other delivery related information and required actions to deliver the plan.

Figure 2 Delivery Programme Content



*Cost information will be added over time as it becomes available or is updated.

Review and updates

The Delivery Programme will be updated regularly with information from other Council services, key agencies, stakeholders, and annual audits such as the Fife Housing Land Audit and Employment Land Audit. The Delivery Programme will be prepared to a timetable which allows for relevant updates to be taken into

account in the Council's budget setting and in updates to the [Plan for Fife Local Outcomes Improvement](#) . Each future edition of the Delivery Programme will indicate the change for each proposal since the previous Programme was published.

Further Information

Most interactive maps in this delivery programme are displayed by Status2024. Status2024 generally relates to the proposal's planning status, (complete, under construction, planning application pending or consented), however there may be adjustments made to the Status24 category in relation to proposals that do not require planning consent e.g. wider initiatives without specific locations.

The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblinks below:

[Local development plan \(FIFEplan\) | Fife Council](#)

Spatial Strategy

[FIFEplan's](#) spatial strategy is a Fife-wide statement of how Fife should develop over the lifetime of the plan. [FIFEplan's](#) housing land supply will be met by development focused on towns and villages having regard to the range of facilities, local need, and likely impact on their location. Proposals for employment, housing, and local services are, where possible, located in close proximity to encourage sustainable and healthier lifestyles and to make integration with existing communities easier.

Proposals that relate to strategic development areas/strategic land, strategic transport and strategic education proposals are detailed separately within later sections. The Delivery Programme should be read in conjunction with the [FIFEplan](#) and the [Planning Obligations Framework Guidance](#).

The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblinks below:

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Housing and Delivery Pipeline

This section highlights the sites allocated for housing uses including the Strategic Development sites in [FIFEplan](#). For a fuller overview of all housing land activity visit [Fife Housing Land Audit 2023](#).

Since the adoption of [FIFEplan](#) approximately 62% of all [FIFEplan](#) housing proposals are either complete, under construction or consented. 34% of proposals are complete, 14% under construction and 14% consented.

Delivery Programmes are required to establish a deliverable housing land pipeline. This pipeline replaces the ‘5-year effective housing land supply’ requirement as previously set out in previous Scottish Planning Policy. [NPF4 Annex E](#) now sets out a Minimum All-Tenure Housing Land Requirement (MATHLR) for Fife. This is 7,300 homes, annualised to 730 per year. This Delivery Programme now sets out a Delivery Pipeline with the expected sequencing of and timescales for, delivery of housing on sites allocated by the LDP categorised into short: years 1-3, medium: years 4-6 and long term: years 7-10 and Beyond 10 years.

The Housing Delivery Pipeline as set out in this Delivery Programme is derived from the approved [Fife Housing Land Audit 2023](#). The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned which leads to quality places. The aim of a pipeline is not to stage permissions as sites free of constraints can come forward at any time in the plan period. permissions as sites free of constraints can come forward at any time in the plan period.

Deliverable Land Supply

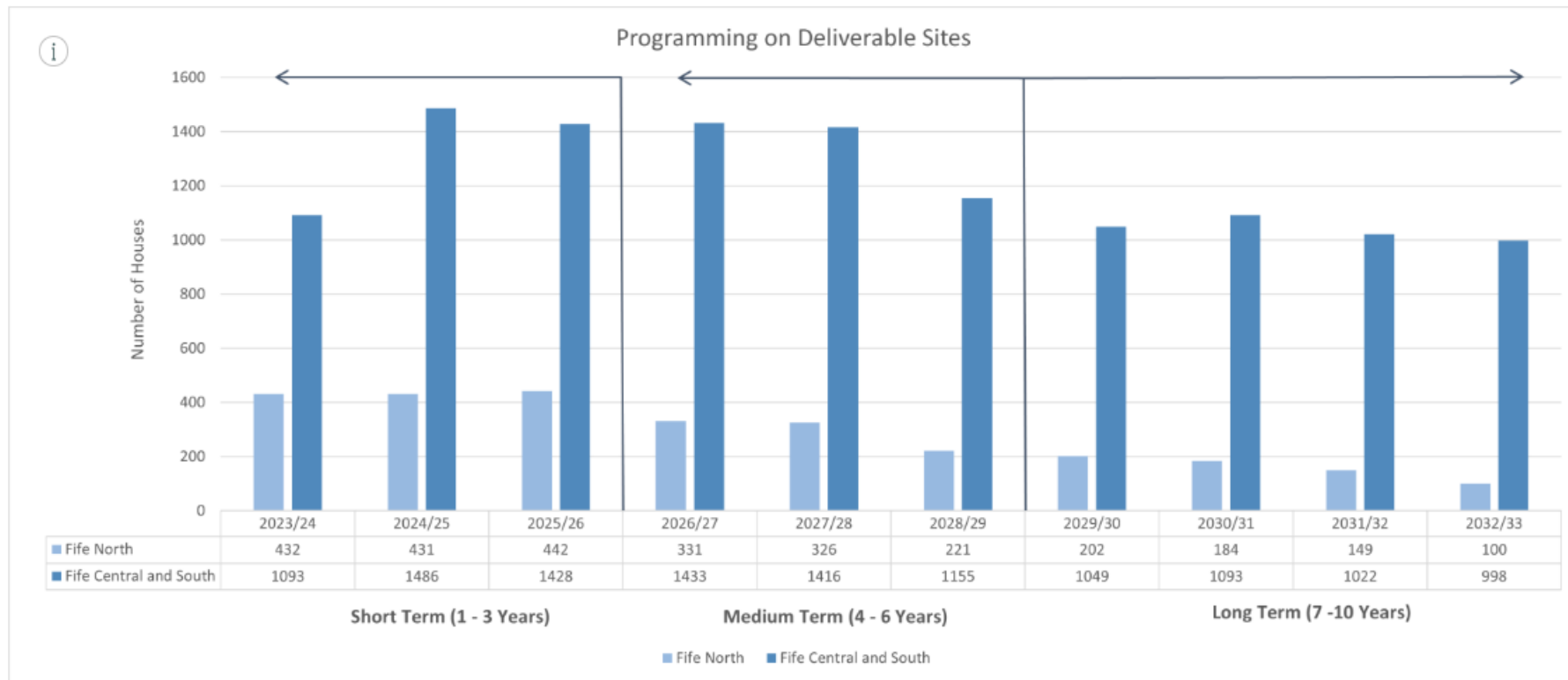
The deliverable land supply is land that is free from constraints or there is a commitment to overcome constraints, and development is able to be delivered in the period identified for the site within the Deliverable Housing Land Pipeline. Neither the Housing Land Audit nor the Development Plan place any restriction on any site coming forward for development earlier than programmed although individual sites may have their annual delivery limited through a condition of the relevant planning consent in order to allow for supporting infrastructure to be delivered in a planned manner.

To represent when housing land will come forward as set out in [NPF4](#), housing projections will be illustrated using the following:

- Short Term - 1 - 3 years (2023/24, 2024/25, 2025/26)
- Medium Term - 4 - 6 years (2026/27, 2027/28, 2028/29)
- Long Term - 7 - 10 years (2029/2030, 2030/2031, 2031/32, 2032/33)

Programming on Deliverable Sites between 2023/24 and 2032/33 split by Fife North and Fife Central and South

Figure 3 Fife Housing Land Pipeline Delivery Programming



The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblinks below:

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[Local development plan \(FIFEplan\) | Fife Council](#)

Strategic Development and Transport

There are nine Strategic Development Areas/Strategic Land Allocations in Fife, which include Cupar, Dunfermline, Kirkcaldy, Levenmouth, Lochgelly, St. Andrews and Ore & Upper Leven Valley. These locations were identified during the preparation of the current LDP as presenting the best opportunity to develop established settlements at a scale that can deliver community infrastructure and services benefits. Over a 20-year timeframe, it is estimated that over 31,000+ houses, employment/commercial land as well community facilities will be provided. There is an estimated investment value of approximately £3 billion which includes £66 million of roads infrastructure and £40 million of strategic education.

Since the adoption of [FIFEplan](#) approximately 23% of all strategic housing and Transport proposals are either complete, under construction or consented. 8% of proposals are complete and 8% under construction and 6% consented.

Challenges remain around infrastructure funding and the phasing of development, however the market is, again, beginning to recognise the attractiveness and value of strategic growth in Fife.

Traffic arising from new development has an impact on the transport network across Fife. Fife Council has undertaken an assessment of the probable traffic impacts of the combination of committed developments and future development generated through the additional land use allocations in the SESplan area of

Fife. The transport methodology set out within [FIFEplan](#) and the [Planning Obligations Framework Guidance](#) is not repeated here but in summary a zonal methodology is adopted within Fife and a proportionate cost attributed to contributing development dependent on type, size and impact.

Planning Obligations Framework Guidance 2017 Strategic Transport Contribution Zone Costs

Kirkcaldy Core Zone £4,695 per dwelling

Kirkcaldy Intermediate 5km Zone £1,441* per dwelling

Kirkcaldy/Glenrothes Outer Zone £316 per dwelling

Glenrothes Core Zone £4,695 per dwelling

Glenrothes Intermediate 5km Zone £288* per dwelling

Kirkcaldy/Glenrothes Outer Zone £316 per dwelling

Dunfermline Core Zone £5,332 per dwelling

Dunfermline Intermediate 5km Zone £2,428 per dwelling

Dunfermline Outer Zone £456 per dwelling

*Sites located within Glenrothes & Kirkcaldy Crossover Intermediate zone pay both Glenrothes and Kirkcaldy intermediate zone costs (£288+£1,441) to reflect the inter-relationship of likely traffic impacts across each zone. (Costs stated are subject to verification in costed Transport Assessments. Updates have been applied from a 2009 base up to 2017 against Building Cost Information Service (BCIS). Further updates at time of assessment will be necessary in line with BCIS or comparable industry standards. The costs will be updated regularly and may reduce through direct provision of infrastructure by development at Kirkcaldy East or the impact of infrastructure delivery programmes such as the Edinburgh and South Scotland City Deal.

The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblinks below:

The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblink below:

Education Proposals

New residential development across Fife will have an impact on the pressures placed upon the school estate. Certain types of development which includes new residential development will be required to provide education contributions where there is a shortfall in local school capacity as a direct result of new development. Where obligations are necessary to mitigate for additional impacts of development, this will take the form of either direct school and nursery provision, or financial contributions towards the cost of creating accommodation for increased pupil numbers.

Identified education solutions are subject to change as are the costs due to external factors that vary and can significantly impact on the solutions identified in this document. These factors include the rate of new housing being build, changes to specifications of school buildings (climate change/flooding/energy efficiency etc) or new government requirements to be incorporated into the existing curriculum and education estate.

Secondary education provision – Kirkcaldy and Dunfermline

There are existing secondary school capacity issues across Kirkcaldy and Dunfermline, this will be exacerbated by the high levels of development expected to take place over the next 20 - 30 years. As detailed within [Planning Obligation Framework Guidance](#), a more strategic view is deemed appropriate when considering secondary school obligations in these towns. The levels of developer contributions are given below.

Primary Schools incl. new schools related to Strategic Development Areas (SDAs/SLAs)

Impacts on primary school infrastructure are dealt with through the [Planning Obligations Framework Guidance](#) and education estate assessments. While the impact of new development has already been modelled the solutions to these impacts is ongoing. For each school detailed assessment is required to determine the best approach to dealing with any infrastructure shortfall.

The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblink below:

[Local development plan \(FIFEplan\) | Fife Council](#)

Employment Proposals

This section highlights the sites allocated for employment uses including the Strategic Development sites in [FIFEplan](#). For a fuller overview of all employment land activity visit [Fife Employment Land Audit 2023](#).

Since the adoption of [FIFEplan](#) approximately 17% of all employment proposals are either complete, under construction or consented. 6% of proposals are complete, 4% under construction and 7% consented.

A new Fife Employment Land Strategy (FELS) is currently being developed and is likely to be approved in 2025. The updated FELS will inform the next local development plan for Fife in terms of site allocation, employment land policy formulation and planning obligations.

The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblink below:

[Local development plan \(FIFEplan\) | Fife Council](#)

Other Proposals and Other Transport

This section highlights the sites allocated for uses not categorised as strategic, housing, education or employment. Since the adoption of [FIFEplan](#) approximately 37% of all other proposals and other transport proposal are either complete, under construction or consented. 27% are complete, 4% under construction and 6% consented.

The site information can be accessed via an interactive online mapping facility and/or an Excel spreadsheet. There is also a 'How to' video for the mapping, weblink below:

[Local development plan \(FIFEplan\) | Fife Council](#)

Change of Use

Table 1 highlights those sites allocated in [FIFEplan](#) for a particular use that, through the planning application process, have changed to another use.

Table 1: [FIFEplan](#) Change of Use Sites

FIFEplan Site Ref	Site Name	Settlement	Development Proposal	Change of Use	Proposal Status 2024	Planning Application Ref	Planning Application Description
BKN002	Factory Road	Buckhaven	Employment	Employment to Residential only	Under Construction	18/00539/FULL	Erection of 5 dwellinghouses with associated landscaping, vehicular access and parking
DUN048	Carnegie Campus 3	Dunfermline	Employment	Employment to Care Home only	Complete	21/01768/FULL	Erection of residential care home (Class 8) with associated access, parking and landscaping works

FIFEplan Site Ref	Site Name	Settlement	Development Proposal	Change of Use	Proposal Status 2024	Planning Application Ref	Planning Application Description
DUN059	Halbeath Interchange	Dunfermline	Employment/ Other Proposal	No longer includes employment uses	Under Construction	21/02646/ARC	Approval of Matters Specified by Condition 1 (g,m,n) of 20/03250/PPP for erection of two high schools (Class 10) and formation of associated sports pitches, landscaping and footpaths, erection of floodlighting, formation of vehicular access and associated infrastructure
GLE030	Queensgate	Glenrothes	Development Opportunity Site - Retail/ Leisure/ Employment	Retail/ Leisure/ Employment to Residential only	Under Construction	20/00977/ARC	Proposed residential development to include 85no. affordable housing units, drainage, parking and associated landscaping
ROS011	Admiralty Park 1	Rosyth	Employment	Employment to Education only (replacement for Inverkeithing High School)	Under Construction	23/01942/FULL	Erection of new high school (Class 10), formation of associated sports pitches, landscaping and footpaths, erection of floodlighting, formation of vehicular access and associated infrastructure.

Policy Review

Policies are being monitored and reviewed as they are applied and tested in planning appeals and with the adoption of NPF4 the [FIFEplan](#) policies have been assessed against the new policy framework. When [FIFEplan](#) was written, the policies were mapped against the outcome of the Council Plan at that time. The Council Plan has since been replaced by the [Plan for Fife Local Outcomes Improvement Plan \(LOIP\)](#) and so the Delivery Programme will re-map [FIFEplan's](#) policies against the outcomes in the Plan for Fife. Table 2 below provides a review of [FIFEplan's](#) Policies.

Table 2: [FIFEplan](#) Policy Review

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 1: Development Principles	N/A	This is a 'gateway policy' to assess the principle of development. The assessment will be made against the background of a presumption in favour of development that contributes to sustainable	N/A	As a gateway policy, it was designed to reflect development management process of determining if development proposals are consistent with the LDP and shows the process that applicants should go through when submitting development proposals.	Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
		development. It has no related objectives and objectives flow from other policies.				

<p>Policy 2: Homes</p>	<p>Increasing Opportunity and Reducing Poverty & Inequality Improving quality of life in local communities Promoting a sustainable society.</p>	<p>An increase in the availability of homes of a good quality to meet local needs. The provision of a generous supply of land for each housing market area to provide development opportunities and achieve housing supply targets across all tenures. Maintaining a continuous five-year supply of effective housing land at all times.</p>	<p>The policy was cited in 2 appeal decisions, 9 of which set aside the policy.</p> <p>A consistent issue was with methodology behind working out the five-year effective housing land supply. Brought up in two separate appeals saying that the council and appellant have used different methodology (residual or average method) and different data sources to inform the calculation. This is particularly relevant for sites in greenbelts etc,</p>	<p>The policy has supported development proposals for new homes and assessing the extent of the housing land supply. The most recent published Fife Housing Land Audit (2022) showed at 1 April 2022 that the programmed delivery of new homes from 2022-27 exceeded the housing land requirement for all but two housing market areas, both in East Fife:</p> <p>The figures are shown below as either a surplus or a shortfall:</p> <ul style="list-style-type: none"> - Dunfermline and West Fife Affordable – surplus of 426 homes - Dunfermline and West Fife Market – surplus of 694 homes - Kirkcaldy, Glenrothes and Central Fife Affordable – surplus of 353 homes - Kirkcaldy, Glenrothes and Central Fife Market – surplus of 1,020 homes 	<p>Superseded by NPF4</p>	<p>There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.</p>
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			<p>where development is only acceptable if there is shortfall. This is not an issue with the policy; rather, it is an issue resulting from there not being an agreed methodology to calculate housing land supply.</p>	<ul style="list-style-type: none">- St Andrews and East Fife – surplus of 236 homes- Greater Dundee – shortfall of 91 homes- Cupar and North West Fife – shortfall of 215 homes.		
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FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 3 - Infrastructure and Services	Growing a vibrant economy Increasing Opportunity and Reducing Poverty & Inequality Improving quality of life in local communities Promoting a sustainable society.	New development is accompanied, on a proportionate basis, by the site and community infrastructure necessary as a result of the development so that communities function sustainably without creating an unreasonable impact on the public purse or existing services.	The policy was cited in 5 appeal decisions, 3 of which set aside the policy	This policy has been applied through the Planning Obligations Framework Guidance (2017) and Policy 4.	Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 4: Planning Obligations	Growing a vibrant economy Improving quality of life in local communities Promoting a sustainable society	New development provides for additional capacity or improvements in existing infrastructure to avoid a net loss in infrastructure capacity.	<p>The policy was cited in 3 appeal decisions, 3 of which overruled FIFEplan.</p> <p>Concerns have been raised about healthcare capacity issues with (GPs/dentists) and other local healthcare services, but there is no provision in policy 4 for developer contributions to health facilities.</p> <p>Transport contributions have been considered in the context of the methodology used to assess impact.</p>	<p>Legitimate obligations have been sought and delivered or are pending across a wide range of planning applications and proposals.</p> <p>The policy has been used as the basis for development management in handling planning applications.</p> <p>The position for planning obligations related to strategic development (Figure 4.1 in FIFEplan) are:</p> <ul style="list-style-type: none"> - Dunfermline N/W/SW - North Dunfermline - Lochgelly - Ore /Upper Leven Valley (Glenraig, Kelty, Cardenden, Lumphinnans, Thornton – - Kirkcaldy East - Kirkcaldy South Wes - Levenmouth - Cupar North - St Andrews West 		There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
			<p>On site delivery of intervention measures required by LDP need to be taken into account in relation to providing a financial contribution.</p>			

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 5: Employment Land and Property	Growing a vibrant economy Increasing opportunity and reducing poverty & inequality Promoting a sustainable society.	An increase in the percentage of settlements in Fife with a population of 5,000 or more which have an immediately available 7-year supply of employment land. Improved employment prospects. More opportunities for economic investment.	The policy was cited in 1 appeal decisions which did not overrule FIFEplan.	7.4% of LDP allocated employment land developed (total allocated employment land in FIFEplan (Employment Allocated Sites plus SDA/SLA employment land allocations amounts to 1,476.8 ha of which 109.1ha has been developed as proposed, and 96 ha has been developed for non-employment land uses). This suggests the need for a review of the location and type of employment land allocations to meet demand and economic investment needs.	<p>Employment Land - Duplicated by NPF4 policy in its entirety.</p> <p>Change of use - Policy provides more detail than NPF4 and supports implementation of NPF4.</p> <p>Amenity - Duplicated by NPF4 policy in its entirety.</p> <p>Safety - NPF4 is silent on this topic</p>	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 6: Town Centres First	Growing a vibrant economy Increasing opportunity and reducing poverty & inequality Improving quality of life in local communities Promoting a sustainable society.	Thriving town centres in Fife which are hubs of activity in the local community and act as a focus for commercial, leisure, and cultural services.	The policy was not cited as a determining policy in appeal decisions.	The Council's evidence to the Scottish Parliament's Economy and Fair Work Committee on 25 May 2022 addressed town centres and retail issues. It recognised that local development plans prepared in the mid and late 2010s did not anticipate major global health, economic, and political disruption that followed. Commercial high streets and town centres are declining across Scotland, with competition from multiple retail channels and locations leading to a reduction in market share. In parallel, consumers have exhibited changing attitudes to the high street and their consumption of the goods and services they provide. In Fife there is a mixed picture, with St Andrews performing well relatively well, although not immune to pressures, and the Mid-Fife Towns, such as Kirkcaldy, performing poorly.	Principle - Duplicated by NPPF4 policy in its entirety. Within Town Centres - Parts of policy in conflict with or duplicated by NPF4 and parts of policy still to be applied. Outwith Town Centres - Parts of policy in conflict with or duplicated by NPF4 and parts of policy still to be applied.	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
					Commercial Centres - Parts of policy in conflict with or duplicated by NPF4 and parts of policy still to be applied.	

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 7: Development in the Countryside	Increasing opportunity and reducing poverty & inequality Promoting a sustainable society.	A rural environment and economy which has prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality	<p>The policy was cited in 6 appeal decisions, 5 of which overruled FIFEplan indicating an issue with interpretation or application of the policy.</p> <p>While Policy 7 allows for extension to existing buildings in the countryside, Policy 9 allows only for the intensification of established uses in green belts. This can cause conflict where a site is both in the countryside and a green belt. "There is some tension in these</p>	Development management experience in using this policy suggests the policy criteria and/or definitions in the policy purpose (reasoning) could be more tightly framed or better defined to reduce interpretation but the policy intentions are sound. These policies will, however, be replaced by or updated to align with NPF4.	Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
			<p>statements: intensification of something that exists is not necessarily akin to extending something that exists." (Reporter on appeal PPA-250-2369).</p>			

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 8: Houses in the Countryside	Increasing opportunity and reducing poverty & inequality Promoting a sustainable society.	A rural environment and economy which has prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.	The policy was cited in 7 appeal decisions, 6 of which set aside the policy indicating an issue with interpretation, clarity, or application of the policy.	Development management experience in using this policy suggests the policy criteria and/or definitions in the policy purpose (reasoning) could be more tightly framed or better defined to reduce interpretation but the policy intentions are sound. These policies will, however, be replaced by or updated to align with NPF4.	Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.
Policy 9: Green Belt	Improving quality of life in local communities. Promoting a sustainable society.	Development in the Dunfermline and St Andrews Green Belts is managed to protect and enhance these towns' respective character, landscape	The policy was not cited as a determining policy in appeal decisions.	The green belts are not subject to significant development pressures which indicates the policy is effective.	Parts of policy in conflict with NPF4 and parts of policy in conformity.	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
		settings, and identities.				
Policy 10: Amenity	Improving quality of life in local communities.	Places in which people feel their environment offers them a good quality of life.	<p>The policy was cited in 13 appeal decisions, 8 of which set aside the policy.</p> <p>Some applications did not supply enough design detail to properly assess their visual and landscape effects. This mostly applies to appeals on planning permission in principle. (Same assessment as</p>	The policy is used in assessing the amenity impact of development to inform decisions.	<p>Principle - Parts of policy in conflict with NPF4 and parts of policy in conformity.</p> <p>Air Quality - Policy provides more detail than NPF4 and supports implementation of NPF4.</p>	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
			<p>Policy 14.)</p> <p>The supplementary guidance "Making Fife's Places" was mentioned several times in upholding the Council's refusal of permission, showing it works as intended.</p>			

<p>Policy 11: Low Carbon</p>	<p>Growing a vibrant economy. Promoting a sustainable society.</p>	<p>Fife Council contributes to the Climate Change (Scotland) Act 2009 target of reducing greenhouse gas emissions by at least 80% by 2050. Energy resources are harnessed in appropriate locations and in a manner where the environmental and cumulative impacts are within acceptable limits.</p>	<p>The policy was cited in 7 appeal decisions, 2 of which set aside the policy.</p>	<p>It is difficult to assess how the effectiveness of this policy as carbon reduction largely is a function of other legislation. The policy is the basis for related supplementary guidance which has guided development management but the policy approach needs to be revisited to move from simply considering carbon impact reductions to ensuring it forms an integral part of the proposal's design and, if that is not possible to implement, requiring the development proposer to fully demonstrate why it is not possible.</p>	<p>Sustainable Buildings (Climate mitigation and adaptation) - Parts of policy in conflict with or duplicated by NPF4 and parts of policy still to be applied.</p> <p>Sustainable Buildings (Zero Waste) - Duplicated by NPF4 policy in its entirety.</p> <p>Sustainable Buildings (Sustainable Transport) - Duplicated by NPPF4 policy in its entirety.</p>	<p>There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.</p>
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					<p>Sustainable Buildings (Flood risk and water management) - Parts of policy in conflict with or duplicated by NPF4 and parts of policy still to be applied.</p> <p>Low Carbon Energy Schemes (Energy) - Policy provides more detail than NPF4 and supports implementation of NPF4.</p> <p>Onshore Wind Energy (Energy) -</p>	
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					<p>Duplicated by NPF4 policy in its entirety.</p> <p>District Heating (Heat and cooling) - Duplicated by NPF4 policy in its entirety.</p>	
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FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 12 - Flooding and the Water Environment	Improving quality of life in local communities Promoting a sustainable society.	Flood risk and surface drainage is managed to avoid or reduce the potential for surface water flooding. The functional floodplain is safeguarded. The quality of the water environment is improved.	The policy was cited in 6 appeal decisions, 6 of which set aside the policy.		Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 13: Natural Environment and Access	Improving quality of life in local communities Promoting a sustainable society.	Fife's environmental assets are maintained and enhanced; Green networks are developed across Fife; Biodiversity in the wider environment is enhanced and pressure on ecosystems reduced enabling them to more easily respond to change; Fife's natural environment is enjoyed by residents and visitors	The policy was cited in 8 appeal decisions, 5 of which set aside the policy.	Better quality places across Fife from new, good quality development and in which environmental assets are maintain, and Fife's built and cultural heritage contributes to the environment enjoyed by residents and visitors	Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
Policy 14 - Built and Historic Environment	Growing a vibrant economy Improving quality of life in local communities Promoting a sustainable society	Better quality places across Fife from new, good quality development and in which environmental assets are maintain, and Fife's built and cultural heritage contributes to the environment enjoyed by residents and visitors.	The policy was cited in 19 appeal decisions, 11 of which set aside the policy. Some applications did not supply enough design detail to properly assess their visual and landscape effects. This mostly applies to appeals on planning permission in principle. The supplementary guidance "Making Fife's Places" was mentioned several times in upholding the Council's refusal of permission,		Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a need for local policies in some instances.

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
			showing it works as intended. (Same assessment as Policy 10.)			
Policy 15 – Minerals	Growing a vibrant economy. Improving quality of life in local communities.		The policy was not cited as a determining policy in appeal decisions.		Superseded by NPF4	There will be a full review of all FIFEplan policies as part of the preparation for the next LDP. NPF4 supersedes the policies in FIFEplan, however there may be a

FIFEplan Policy	Plan for Fife LOIP Links	Outcomes	Appeal Decisions	2024 Review Assessment	Status upon adoption of NPF4	Next Steps
	Promoting a sustainable society.					need for local policies in some instances.

Supplementary Guidance and Planning Guidance

Supplementary Guidance are no longer permissible and are also be reviewed for the same reasons. Monitoring the development plan and delivery of proposals will be used to identify matters which may need to be updated or reviewed in future versions of the Local Development Plan. To see proposed updates for policy & guidance see section Policies.

In addition to planning policy contained within [FIFEplan](#) a range of publications have been designed to assist with common planning queries. Copies of these documents can be viewed on our Fife Direct website via the following link: [Planning Guides and Forms](#).

Table 3: Supplementary and Approved Planning Guidance

Supplementary/Approved Guidance	Status	Next Steps
Planning Obligations Framework Guidance 2017 (Approved)	Adopted by Fife Council on 17 November 2022 as a material consideration in determining planning applications and that it be published as the Fife Planning Obligations Framework Guidance to distinguish it from statutory supplementary guidance.	Review guidance as part of the next Local Development Plan process. Policies in the next LDP will reflect those in the National Planning Framework 4 (NPF4) .
Affordable Housing Supplementary Guidance	Adopted by Fife Council on 11 October 2018.	Review guidance as part of the next Local Development Plan process. Policies in the next LDP will reflect those in the National Planning Framework 4 (NPF4) .
Making Fife's Places Supplementary Guidance	Adopted by Fife Council on 16th August 2018.	Review guidance as part of the next Local Development Plan process. Policies in the next LDP will reflect those in the National Planning Framework 4 (NPF4) .

Supplementary/Approved Guidance	Status	Next Steps
Low Carbon Supplementary Guidance	Adopted by Fife Council on 21 st January 2019.	Review guidance as part of the next Local Development Plan process. Policies in the next LDP will reflect those in the National Planning Framework 4 (NPF4) .
Minerals Supplementary Guidance	Adopted by Fife Council on 11 October 2018.	Review guidance as part of the next Local Development Plan process. Policies in the next LDP will reflect those in the National Planning Framework 4 (NPF4) .

Appendices

[Housing Land Audit](#)

[Employment Land Audit](#)

[Planning Obligations Framework Guidance 2017](#)

[Affordable Housing Supplementary Guidance](#)

[Transport Assessments - SDAs at West/North West Dunfermline, Lochgelly, Cupar, Kirkcaldy East and Kirkcaldy South West](#)

[DPEA](#)

Glossary of Terms

COU – Change of Use

Delivery Lead - Party responsible for delivering proposal

ELA - Employment Land Audit

FIFEplan - [Local Development Plan for Fife \(2017\)](#)

HLA - Housing Land Audit

Housing Delivery Pipeline - Provides a transparent view of the phasing of housing allocations so that interventions, including infrastructure, which enable delivery can be planned.

HRA - Habits Regulations Assessment

Key Agencies - Includes Scottish Natural Heritage (SNH), the Scottish Environment Protection Agency (SEPA), Architecture and Design Scotland (A&DS), Forestry Commission Scotland (FCS), Forest Enterprise Scotland, Scottish Water, Transport Scotland, Scottish Enterprise, Sport Scotland and Historic Environment Scotland (HES)

LOIP - Local Outcome Improvement Plan

MATHLR - Minimum All Tenure Housing Land Requirement

NLR - Northern Link Road

[NPF4 - National Planning Framework 4](#)

POFG - Planning Obligations Framework Guidance (2017)

SDA - Strategic Development Area

Sec75 - Section 75 - Legal agreement regarding planning obligations

SHIP - Strategic Housing Investment Plan

SLA - Strategic Land Allocation

STIM - Strategic Transport Intervention Measures

SVCLS - Scottish Vacant and Derelict Land Survey

WDR - Western Distributor Road