Draft Guidance on the Fife Place Matters - Call for sites and ideas consultation questionnaire November 24

Our assessments of sites, policies and proposals for inclusion in the next Fife Local Development Plan will consider how they would contribute to achieving the spatial principles and policies set out in National Planning Framework 4 (NPF4) and the Plan4Fife (Fife's Local Outcome Improvement Plan). In the questions below we ask you to demonstrate how your site proposal and ideas would contribute towards positive placemaking, support local living and community wealth building and help to address the impacts of climate change and the biodiversity emergency.

Call for ideas questionnaire:

Section 1: About your idea	
Q1.1	Does your idea relate to a current Fifeplan policy, proposal or designation? (Y/N)
	Link to the adopted Fifeplan text and interactive mapping Please be aware that the new Local Development Plan will not duplicate policies that are in National Planning Framework 4 (which take precedence). If your idea relates to a policy please check what National Planning Framework 4 says about the issue.
Follow on questions if yes:	
Q1.1a	Please give us the reference of the policy or proposal or details of the designation and explain how you would like this policy or proposal to be changed. This could include specific rewording of the policy or additional wording or details to be included or it may may be a commentary on the intent of the policy or proposal.
Q1.1b	If your idea relates to a change to the boundary of a proposal or designation, please upload a plan clearly showing the change you are proposing.
	You will need to upload a site plan which shows the boundary of the proposal or designation you want to be amended and has a clear indication of the change you would like to see. We have an Interactive map of the Fife Local Development Plan proposals and policy areas (designations). The map should include at least two named roads for ease of location. The map should use an Ordnance Survey base map or similar. Please note this is question is to pick up relatively small boundary changes to proposals, if you are proposing a more substantial change please complete the call for sites form. We will redirect you if we think you have completed the wrong form.
Q1.1c	Please explain why you consider the change is needed and provide evidence/justification you have to support your ideas (2000 character limit)
Q1.1d	Please upload additional information you have to support your idea

Q1.2	Does your idea relate to a policy or strategy in National Planning Framework 4? (Y/N)	
Follow on question if yes:		
Q1.2a	Please give us the specific National Planning Framework 4 policy and section reference number; or the page number and section name to help us to identify the text you are referring to.	
	Link to National Planning Framework 4	
Q1.2b	Please explain how you think the Fife LDP should be responding to this aspect of NPF4 (2000 character limit)	
Q1.3	Alternative ideas for the plan - Use this question to send us ideas which have not been picked up in Q1.1 or 1.2.	

Call for sites questionnaire:

Section 1: About the site

Q1.1   Site Name

Q1.2   Site Location

Please provide a clear indication of where the site is located such as the nearest settlement or a feature it is close to.

Q1.3   Please upload a plan showing the location and full extent of the boundary of the site - include information on pedestrian and vehicular access, land ownership and how the site will drain.

You will need to upload a site plan which clearly shows the extent of the land you are promoting with a red line boundary and shows its location relative to other features - the map should include at least two named roads for ease of location. The map should use an Ordnance Survey base map or similar.
Please also include the following information on the plan:
- where pedestrian and vehicular accesses will be provided into the site;
- who owns different parts of the land including any land which is required to provide access into the site, or infrastructure to serve the site such as the sustainable drainage system; and
- indicate where surface water on the site will drain to.

*Please provide evidence that you have control over land you are relying on to provide access or site infrastructure.

Q1.4   Site size (in sqm or Ha)

Q1.5   Is the site allocated in the adopted Fifeplan (2017)? If so, please provide us with the proposal reference number.

Q1.6   What is the current land use on the site?

Q1.7   What are the neighbouring land uses around the site?

Section 2: Site details - Physical characteristics of the site and information about constraints

Q2.1   What is the topography and orientation of the site?

Q2.2   What is the land cover on the site?

Please let us know what land cover exists on the site, such as agriculture (arable or grassland), fallow areas, woodland (commercial plantations, semi-natural woodland), wetland, water bodies and watercourses, hardstanding, existing buildings, etc.

Q2.3   Are there any natural heritage features on or adjacent to the site including green and blue networks and landscape designations; and/or are there any natural heritage designations on or within 100m of the site? (Y/N)

You can find information on sites designated for natural heritage and landscape on the Fife IHN and Natural Heritage Designations interactive map. Fife Council has an interactive map of green and blue networks in the area.

Follow on question if yes:

Q2.3a   Please provide details of the natural heritage features and designations on and around the site. Explain if any of the existing natural features on the site are to be retained in the proposed development. (1000 character limit)

Q2.3b   Please upload any relevant information such as ecology and landscape studies.

Q2.4   Please provide details of any physical constraints/opportunities on the site such as pylons, substations, underground services, etc.

Please provide information if any of the following impact the site:
underground utilities, overhead cables and substations; any ground condition issues, potential contaminated land, legacy from former mining and industrial activity, hazardous site consultation zones etc.

Q2.5   Please provide details of any legal restrictions which could affect development on the site such as wayleaves, rights of way, third party land, access issues, etc.

Q2.6   Are there any built structures on the site (including boundary walls) or is the site within an area which has a built heritage designation such as a listed building, conservation area or garden and designed landscape? (Y/N)

Follow on questions if yes:

Q2.6a   Please provide details of any existing structures on the site (including information on their condition) and explain if any of these structures are to be retained and reused in the proposed development.

Q2.6b   Please provide details of any historic built heritage assets on or in proximity to the site and provide a brief overview of how the proposal will comply with NPF4 policy 7: Historic Assets and Places. Please note: not all built heritage assets are designated we are also interested in those that may be considered non-designated historic assets. (1000 character limit)

Q2.6c   Please provide a plan showing the location of any structures on and around the site including; Conservation Areas, Listed Buildings, Inventory Gardens and Designed Landscapes, Non-Designated Heritage Assets/ Historic Environment Assets, Scheduled Monuments, Designated Battlefields, World Heritage Sites and protected view cones.

Q2.6d   Please provide clear photographs of the existing structures on the site to give us an indication of their condition.

Q2.7   Is the site identified as potentially at risk of flooding on the SEPA flood maps? (use the low likelihood layers for surface water, river and coastal flooding and the future flood maps for river and coastal flooding) (Y/N)

Follow on question if yes:

Q2.7a   Where the site is predicted to be significantly at risk of flooding on the SEPA flood maps please provide us with a flood risk assessment and provide a brief overview of how the proposal will comply with NPF4 policy 22: Flood Risk and Water Management and Policy 2: Climate Mitigation and Adaptation.

Q2.8   Is the site predicted to be at risk of coastal erosion on the Dynamic Coast 2 webmaps? (Y/N)

Follow on question if yes:

Q2.8a   Where a site is predicted to be at risk of coastal erosion please provide a brief overview of how the proposal will comply with NPF4 policy 10: Coastal Development and Policy 2: Climate Mitigation and Adaptation.

Section 3: About the proposal

Q3.1   Please provide a brief description of your proposal

Q3.2   Does your proposal include housing? (Y/N)

Follow on questions if yes:

Q3.2a   Please provide details on the number of housing units being proposed and a breakdown of the anticipated housing tenure, type and size of units.

Q3.2b   Please provide a breakdown of the intended phasing of the housing development (number of units expected to be built per year and the anticipated years of delivery)

Q3.2c   For proposals of 50 or more houses please give us a high level Statement of Community Benefit in line with National Planning Framework 4 Policy 16 (b). (1000 character limit)

Q3.3   Does your proposal include retail or commercial uses? (Y/N)

Follow on question if yes:

Q3.3a   Please provide a brief overview of how the proposed development will comply with NPF4 Policy 27: City, town, local and commercial centres and Policy 28: Retail. (1000 character limit)

Q3.4   Is the proposal primarily for renewable, low-carbon and zero emissions technologies? (Y/N)

Follow on question if yes:

Q3.4a   Please provide a brief overview of how the proposal complies with NPF4 policy 11: Energy (1000 character limit).

Q3.5   Will the proposed development result in any waste heat? Please note that lower temperature waste heat can also be of use. (Y/N)

Follow on question if yes:

Q3.5a   Please provide details of the anticipated waste heat that will be produced by the proposal.

Q3.6   Will the proposal require heat and/or energy? (Y/N)

Q3.6a   Please provide a brief overview of how energy and heat will be provided on the site (1000 character limit)

Q3.7   Will your proposal require infrastructure such as a sustainable drainage system, space for energy generation or storage, water and sewerage provision? (Y/N)

Follow on question if yes:

Q3.7a   Please provide a brief overview of how this infrastructure will be provided on the site – this information should be shown spatially on the map you provide for question 1.3

Q3.7b   Do you have control over all the land you require for this infrastructure (Y/N)

Follow on question if no:

Q3.7c   Please explain how this infrastructure will be delivered (1000 character limit)

Q3.8   Does the proposal include opportunities to improve community resilience and community wealth building? For example community food growing, renewable energy schemes, local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets, etc? (Y/N)

Follow on question if yes:

Q3.8a   Please provide details (1000 character limit)

Q3.9   Are there any community assets nearby which could be impacted positively or negatively by the development proposal? Examples of community assets include

community buildings as well as allotments, parks areas of protected open space and playparks. (Y/N)

Follow on question if yes:

Q3.9a   Please provide details of any community assets which could be impacted by the development proposal.

Section 4: Meeting the requirements of NPF4 and delivering local strategies

Q4.1   Please provide a brief overview of how your proposal will help to deliver the strategic objectives of NPF4 and the Plan4Fife. (1000 character limit)

> **NPF 4** aims to create future places that work for everyone - it contains six overarching spatial principles:
> Just transition; Conserving and recycling assets; Local living; Compact urban growth; Rebalanced development; and Rural revitalisation.
> By applying these spatial principles, the national spatial strategy will support the planning and delivery of:
> **sustainable places**, where we reduce emissions, restore and better connect biodiversity;
> **liveable places**, where we can all live better, healthier lives; and
> **productive places**, where we have a greener, fairer and more inclusive wellbeing economy.
>
> The **Plan4Fife 2021-2024 Update** includes the following key priorities which support an overarching approach of community wealth building in Fife:
> * Leading economic recovery
> * Tackling poverty and preventing crisis
> * Addressing the climate emergency
>
> Please provide us with a short explanation of how your proposal will help to deliver these aims.

Q4.2   In 2021 Fife Council signed the Edinburgh Declaration on Biodiversity, committing the Council to mitigate the effects of climate change and improve local biodiversity.

Please give us a brief overview of how the proposed development will comply with NPF4 Policy 3: Biodiversity; Policy 4: Natural Places; Policy 6: Forestry Woodland and Trees; and Policy 20: Green and Blue Infrastructure. Include details of how your proposal will enhance biodiversity and incorporate nature-based solutions on the site. (1000 character limit)

> NPF4 Policy 3: Biodiversity seeks to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.
>
> NPF4 Policy 4: Natural Places seeks to protect, restore and enhance natural assets making best use of nature-based solutions.
>
> NPF4 Policy 6: Forestry and Woodland seeks to protect and expand forests, woodland and trees.

NPF4 Policy 20: Green and blue infrastructure seeks to protect and enhance blue and green infrastructure and their networks.
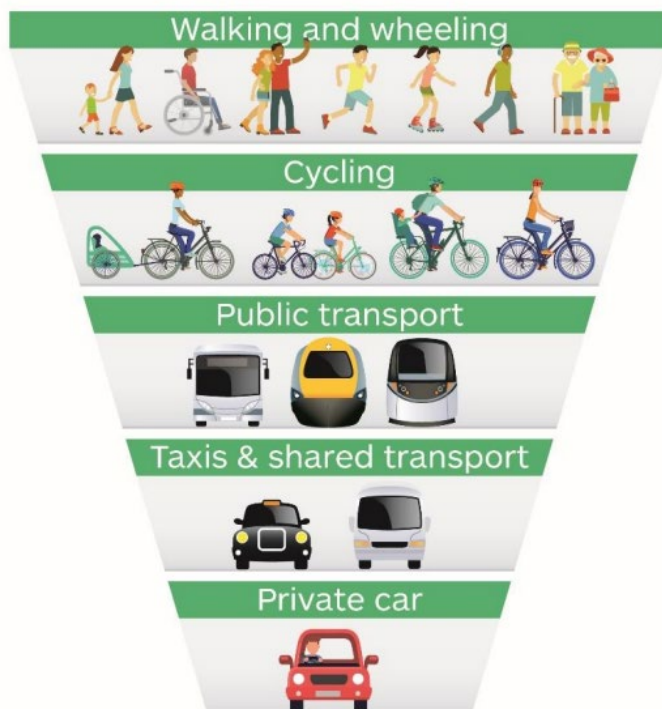
Nature-based solutions refer to the use of nature and natural environments to help tackle socio-environmental challenges, providing benefits to people and nature. In particular, these solutions can help us mitigate and adapt to climate change. Naturescot and the Scottish Wildlife Trust have resources on nature based solutions.

The following sources of information will be useful:
- Draft Scottish Biodiversity Strategy to 2045: tackling the nature emergency
- Scotland's Forestry Strategy 2019-2029
- NatureScot have a range of documents which provide planning and development advice.
- Fife's Green and Blue network mapping and explanatory storymap includes the ecosystem services they support and mapping of habitats and ancient woodlands in the Space for nature section.
- The Fife Forestry and Woodland Strategy 2013-2018
- The Fife Local Biodiversity Action Plan 2013-2018

Q4.3   Please provide a brief overview of how the proposed development will meet the priorities of the Fife Local Transport Strategy 2023-2033 and comply with NPF4 Policy 13: Sustainable Transport and Policy 2: Climate Mitigation and Adaptation. This should include information on the nearest bus stops and rail station; how the site will connect to (and potentially enhance), the active travel network; how access to nearby services and facilities will be provided; and how vehicular access into the site will be provided (1000 character limit)

Sustainable Travel Hierarchy taken from the National Transport Strategy

Q4.4   Please provide a brief overview of how your proposal will contribute towards local living and provide opportunities for healthier lifestyles to comply with NPF4 Policy 15: Local Living and 20 minute neighbourhoods and Policy 23(a): Health and Safety. (1000 character limit)

Section 5: Previous engagement - Details of previous engagement with Fife Council and other stakeholders.

Q5.1   Please provide details of any previous planning history on the site or engagement with Fife Council Planning service regarding the site.

Q5.2   Please provide details of any previous engagement you have had with key agencies or utility service providers regarding the site.

Q5.3   Please upload any relevant information relating to contact with the planning service, key agencies and utility providers.

Q5.4   Is the site within an area which has a community led plan? (Y/N)

Follow on question if yes:

Q5.4a   Please give details of which community led plans apply and whether they have been consulted in the preparation of your proposal. (1000 character limit)

Q5.5   Have you engaged with the local community during the preparation of the development proposal? (Y/N)

Follow on question if yes:

Q5.5a   Please provide details of your engagement with the local community.

Section 6: Viability, deliverability and other information

Information on the viability and deliverability of the proposal.

Q6.1   Please provide the following evidence relating to the site and your proposal if relevant: Details of any land option or consortium agreements; evidence of the deliverability of the site (willing landowner, willing developer, awareness of any infrastructure requirements); evidence relating to the viability of the development. Please note we may request further information such as a market assessment or details of funding/financing.

Q6.2   Please upload any additional information which you think is relevant to your submission.