

**Community Engagement #1:
Land at The Temple, Balcurvie
Thursday 03 March 1830 – 2000**



Community Comments	Applicant's Response (10/03/22)
<p>1. There are limits with engagement via zoom; older generation may not be able to engage and provide their opinion.</p>	<p>It is accepted that there are inherent limitations to engagement events via Zoom but there are limitations to any approach that has been taken.</p> <p>An intent of the first engagement event was to raise awareness of the proposals as well as identify issues of interest to the local community.</p> <p>A good number of people were in attendance at the event on 3 March and a good understanding of the points of interest to those living near to the Site was gained by the project team as summarised below.</p>
<p>2. How will the second consultation event be delivered?</p>	<p>The intent is to conduct the second engagement event in person at the Greig Hall on Wednesday 30 March.</p> <p>The arrangements have yet to be finalised and care will be needed to ensure that this is run in line with appropriate public health considerations.</p> <p>Further information will be issued in advance.</p>
<p>3. Will the Council attend the next engagement event?</p>	<p>Ward Councillors, the constituent MSP and constituent MP were made aware of the first engagement event and invited to attend if they wished.</p> <p>The Council (elected members and officials) will be invited to attend the second event along with the constituent MSP and MP. However, it is up to them whether they wish to (or are able to) attend or not.</p> <p>Councillors need to be mindful of their code of conduct that precludes elected members, especially those who are on the planning committee, from expressing a view on the proposals before a planning application is formally presented to them to consider.</p>
<p>4. There are other sites these houses could be built on: land to the south of the Glenrothes Road and the land behind the Bowling Club.</p>	<p>The land to the south of Glenrothes Road is allocated for employment uses. The proximity of the land to the existing distillery may also give rise to a noise concern and the Council would be unwilling to support a residential development in such circumstances.</p> <p>Land to the rear of the Bowling Club is not allocated within the existing settlement boundary. Therefore, unlike the land at The Temple, it would have to demonstrate that the principle of development is appropriate.</p> <p>Given the land at The Temple has been allocated for residential development for a number of years, the principle of that site being developed has been firmly set and the focus moves onto considerations of the effects of a development of the Site.</p>
<p>5. Development is needed: <i>“younger generation want to live in the area and this is the way to make that happen.”</i></p>	<p>This is evident in the unprecedented levels of interest in buying a new house on the Site at this very early stage in the project's life.</p>

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<p>6. Will the development impact on school capacity?</p>	<p>Consideration has already been had of the potential implications of developing the Site on catchment schools. This will be confirmed by Fife Council's Education Services in due course.</p> <p>There are not expected to be critical capacity constraints in any of the catchment schools and the following capacity information (as of September 2020) is publicly available¹:</p> <ul style="list-style-type: none"> • Balcurvie Primary School is at 68% capacity • St Agatha's R C Primary School is at 82% capacity • Levenmouth Academy is at 91% capacity • St Andrews R C High School is at 70% capacity
<p>7. Where will the affordable housing be located?</p> <p>There are new footpath connections shown on the current site layout; are these to remain where they are shown?</p>	<p>The final details of the site layout remain in flux and, at this time, only a preliminary site capacity exercise has been undertaken.</p> <p>More information on site layout details will be made available at the next engagement event.</p>
<p>8. Were two points of vehicular access not required to be provided?</p> <p>What are the consequences of only having a single vehicular access point?</p> <p>There will be too much traffic on Cameron Crescent and Henderson Park and the local road network cannot cope with what is already here let alone this development as well.</p> <p>Would there be scope to install traffic calming on Cameron Crescent / Henderson Park?</p>	<p>The current Local Development Plan states in its guidance on the delivery of the allocated land at The Temple:</p> <p><i>"Two points of access are required, one from Cameron Crescent and the other from an upgraded link through Durie Place."</i></p> <p>An inference taken from this statement is that the two points of access should be for vehicular traffic.</p> <p>However, the access point at Durie Place is not physically capable of accommodating an adopted road connection due to the presence of existing properties either side of the track, the change in levels between the track and adjacent land and the horizontal level changes along this track north from Durie Place.</p> <p>Following on from a thorough review of potential options for accessing the site, the position taken is that a single vehicular access point at Cameron Crescent, combined with multiple pedestrian / cycle access points onto the adjacent Core Path² network is appropriate.</p> <p>The Council's most recent informal advice on the option for an access point at Durie Place is:</p> <p><i>"it is accepted that a shared use, pedestrian/cyclist, path may be all that can be achieved given the restricted space available."</i></p>

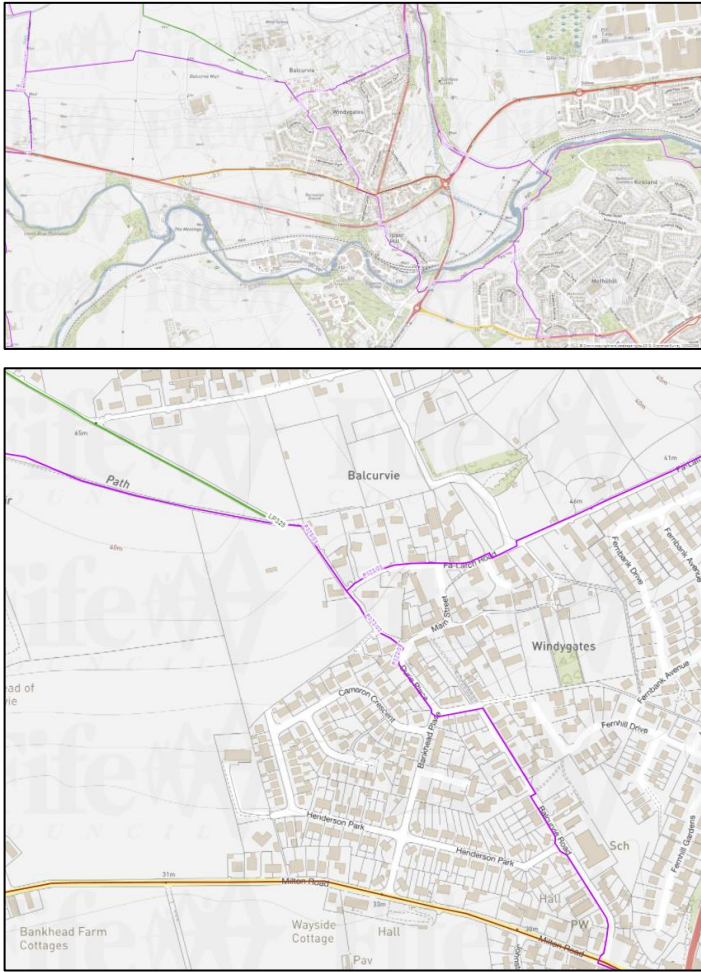
¹ See: <https://www.gov.scot/collections/school-education-statistics/>

² The adjacent Core Paths are also Rights of Way and as such there are rights of pedestrian (and vehicular) access along these created by prescription (i.e. such access has been taken "for a continuous period of 20 years openly, peaceably and without judicial interruption").

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	<p><i>"A shared path connection at the southeast corner of the site would provide the shortest walking route between most of the site and Balcurvie Primary School"</i></p> <p>Given that all traffic from the development will therefore be routed from the site onto Cameron Crescent / Henderson Park, the planning application will need to demonstrate that these existing roads are capable of absorbing the additional traffic flows.</p> <p>Consideration will be had of the changing patterns of work (flexible hours / work from home) as well as the various existing and future options to travel to work (i.e. current bus services and future rail services as well as bicycles and private cars).</p> <p>Any mitigation measures that are then deemed necessary to address the impacts of the development will be identified through the site assessment process and, in due course, through discussions with Fife Council as part of their consideration of a planning application.</p>
<p>9. How long is the construction phase likely to be and how will this be managed to avoid impacts on existing residents?</p> <p>There will be issues with construction traffic accessing the site as the existing road network is narrow and filled with parked cars.</p> <p>Will construction vehicles be making use of core path to the east of the site (to Durie Place)?</p>	<p>At this time, it is envisaged that the development phase could take up to 2.5 years. There has been significant interest expressed already in the development and this is a good indication of a latent demand for the new homes that can be delivered on the Site.</p> <p>Appropriate measures to guide how and when construction traffic should access the site would be set out within a Construction Traffic Management Plan that would be a requirement of any planning permission.</p> <p>Once on-site, no construction traffic will be required to make use of the core path to the east of the site that connects to Durie Place.</p> <p>The site would include a wheel cleaning facility and any further off-site road sweeping would also be undertaken as required.</p> <p>All matters relating to how wider effects of the construction phase should be managed to void impacts on existing residents would be set out within a Construction Environment Management Plan that would be a requirement of any planning permission.</p>
<p>10. What is meant by "pedestrian permeability" and what options exist to improve active travel connections?</p>	<p>A central part of the access strategy for the Site is to ensure that the site remains permeable in terms of movement into, through and from it, by a variety of travel options.</p> <p>The Site is in close proximity for walking to:</p> <ul style="list-style-type: none"> • Balcurvie primary school (400m from the south east corner / 500m from access point at Cameron Crescent);

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	<ul style="list-style-type: none"> Existing bus stops on Milton Road (450m from south east corner / 400m from access point at Cameron Crescent); and The proposed new rail station at Cameron Bridge (1,200m from south east corner / 1,300 m from access point at Cameron Crescent) <p>There are also recognised cycle routes to allow safe cycle based commuting (i.e. 8.6km from the Site to Fife House or 2.8km from the Site to the Diageo plant in Leven, both via cycle friendly roads / cycle paths).</p> <p>The adjacent Core Paths also provide access into an extensive network of countryside paths and tracks as shown below³.</p>  <p>Any additional improvements that are deemed necessary to address the impacts of the development will be identified through the site assessment process and, in due course, through discussions with Fife Council as part of their consideration of a planning application.</p>

³ See: <https://www.fife.gov.uk/kb/docs/articles/community-life2/parks,-allotments,-core-paths/outdoor-access/core-paths/core-paths-plan-interactive-map>

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<p>11. How will surface water be managed?</p>	<p>All surface water within the will be collected, treated, and detained within the Site within the Sustainable Urban Drainage System. The surface water will be managed separately to the foul drainage and will be discharged into the existing Scottish Water surface water sewer in Cameron Crescent.</p> <p>The separate foul drainage system will also be discharged into the existing Scottish Water foul sewer in Cameron Crescent.</p> <p>The flows of surface water will be managed and attenuated within the Site prior to connection to the existing Scottish Water sewer. The surface water flows from the new development will be restricted to an acceptable rate agreed with Scottish Water to ensure that an increase in flows do not occur to the existing network.</p> <p>The acceptable flow rate will be on a like-for-like basis to the current flows generated from the land at present to the existing network.</p> <p>The systems to manage foul and surface water will be required to secure a Sewer Technical Approval from Scottish Water. Approval of the Sustainable Urban Drainage System will also be sought from Fife Council.</p> <p>That Approval will confirm the proposed system are compliant with Scottish Water technical standards and there is sufficient capacity in the networks and treatment facilities to accommodate the proposed development.</p> <p>The most recent Pre-Development Enquiry response received from Scottish Water has not identified any issues in the existing surface or foul drainage systems. This also confirmed that the proposed connection points in Cameron Crescent would be acceptable.</p>
<p>12. Will EV charging be provided for within the development?</p>	<p>The new homes are all designed to be “EV Charger ready” and that allows the new owners / tenants to have an EV charger specific to their vehicle easily installed.</p> <p>It may be that a public EV charging point is also required to be installed within the Site to allow residents of the affordable homes to charge EVs.</p>
<p>13. Will there be ecological impacts created?</p>	<p>An ecological survey of the Site is being undertaken and that will inform the final site layout presented as well as any additional mitigation works that may be required.</p>
<p>14. What are the findings from the recent site investigations; is the Site suitable to build houses on?</p>	<p>The contractor is continuing to prepare their site investigation report.</p> <p>The initial raw data has indicated that the houses would be suitable for shallow foundations and has not highlighted any issues with the ground conditions that would preclude a residential development.</p>