

# Fife Development Plan Scheme - 2023 (Thirteenth Edition)





Old tree meets new wood construction, Fife.  
Fife Architects - image © and used with permission of [www.fifearchitects.com](http://www.fifearchitects.com)

# Contents

- About the Development Plan Scheme .....5
- DevelopmentPlanning .....6
- Fife’s Local Development Plan.....7
- Participation Statement.....9
- SupplementaryGuidance.....14
- Keep in touch .....19

# Fife Development Plan Scheme - 2023 (Thirteenth Edition)

# About the Development Plan Scheme

**The Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019), and the Town and Country Planning (Development Planning) (Scotland) Regulations 2023, require planning authorities to prepare a Development Plan Scheme each year.**

This is the thirteenth edition of Fife's Development Plan Scheme which:

- provides information about Fife's Development Plan and its preparation timetable;
- summarises updated information on planning guidance, development frameworks and development briefs;
- lets stakeholders know when and how they can get involved in the plan preparation.



New care village, Buckhaven - © Andrew Beveridge, Fife Council

# Development Planning

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

The Fife Development Plan is now comprised of the [Fourth National Planning Framework \(NPF4\) \(opens in a new window\)](#) and the adopted [Local Development Plan \(FIFEplan\) \(opens in a new window\)](#) together with supplementary guidance issued in connection with FIFEplan.

Following NPF4's adoption by the Scottish Government, the former SESplan and TAYplan Strategic Development Plans no longer have effect and are not part of the Development Plan. NPF3 and Scottish Planning policy have also been superseded.

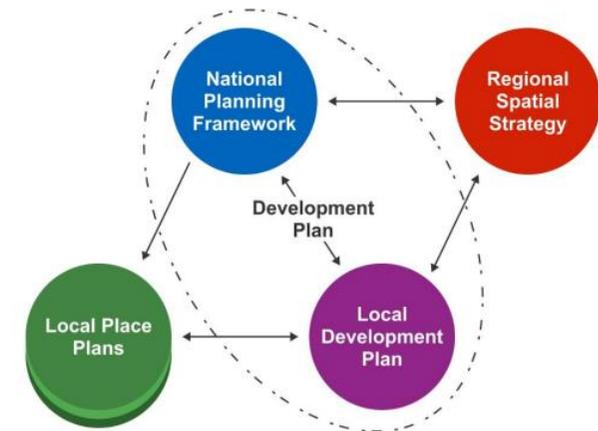
The Act introduced provisions for **regional spatial strategies**. These are not part of the development plan but are to be taken into account in preparing local development plans. The Act does not prescribe the geographical areas to be covered by regional spatial strategies, nor at this stage the procedures for their preparation.

An interim regional spatial strategy has been produced for South East Scotland. It includes all of Fife. There is currently no agreed timescale for a formal version and the relevant part of the Planning (Scotland) Act 2019 is not in force at the time of writing.

**Local place plans** have also been introduced by the Act. These do not form part of the Local Development Plan but have an important role in preparing it. More information on local place plans is given later in this scheme.



**Figure 1 – The statutory development plan and related plans**



(Source: Local development planning guidance, Scottish Government 2023)

# Fife's Local Development Plan

## Adopted FIFEplan (Fife Local Development Plan)

The current Local Development Plan, FIFEplan was adopted on 21 September 2017. As it was adopted more than five years ago, it needs to be updated.

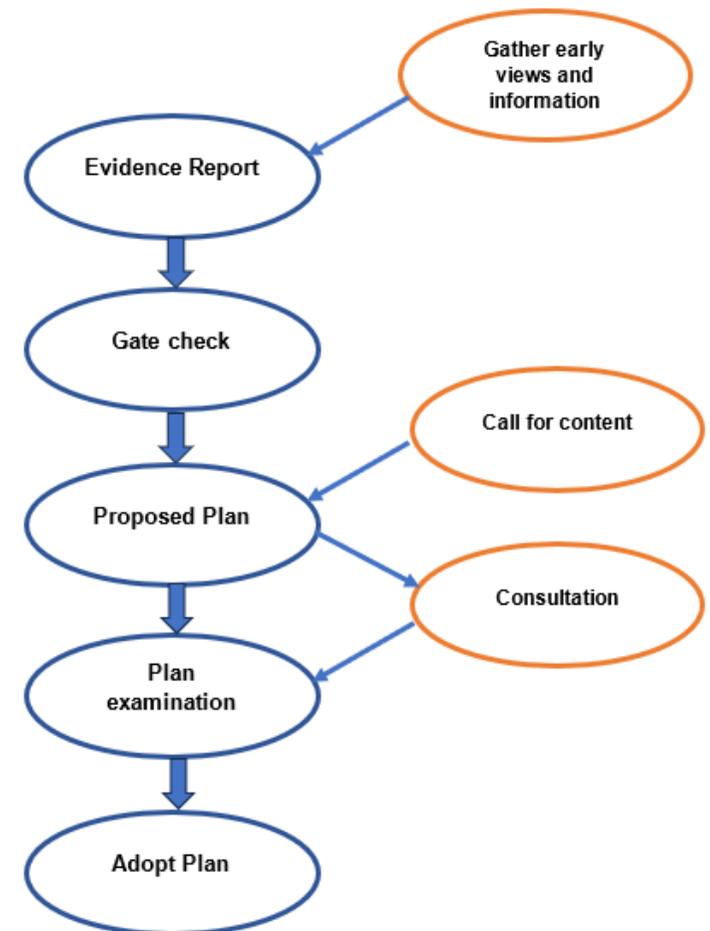
## The new Local Development Plan (LDP2)

Under the new Planning Act Local Development Plans (LDPs) are to be reviewed every ten years, rather than five years as previously. The process for the preparation of LDPs has changed. There is no Main Issues Report stage; instead, the first main stage is the preparation of an Evidence Report. The Evidence Report will set out the Council's views on the matters listed which the local development plan will address and be the basis provide an independent assessment of whether the Council has sufficient information to prepare the Plan. That assessment will be by a person appointed by Scottish Ministers during a 'Gate Check' at the start of the plan preparation process.

Every planning authority in Scotland should have a new style LDP in place within around five years of the Regulations coming into force – that is, by May 2028. LDP2 is programmed to be adopted by the Council in 2027. The milestone steps for LDP2 between now and adoption are outlined on this page and the timetable is set out later in this Development Plan Scheme.

## Plan themes and changes

The next LDP will be quite different from FIFEplan in 2017. It will contain fewer policies because NPF4 provides most policies for development management. Climate change and the nature crisis will be core themes. The new LDP will be more place-focussed by setting out development requirements and objectives for local areas. As far as possible, development briefs and guidance will be included in the Plan. It will also be prepared alongside the Council's updated Local Outcome Improvement Plan, *Plan4Fife*, which will set the corporate policy direction for the LDP to follow as a spatial land use plan.



## LDP2 timetable

The timetable for the plan preparation shows the expected dates for each plan stage. The date convention used is in accordance with local development planning regulations and guidance: 1Q = April-June; 2Q = July-September; 3Q October-December; 4Q = January-March.

Stage	Expected date	Change from DPS12 (2022)
<b>Evidence Report and gate check</b>	1Q 2024/25   (April 2024) <i>[was March]</i>	+ 1 month
<b>Proposed LDP2 and consultation</b>	4Q 2025/26   (January 2026) <i>[was September]</i>	+ 4 months
<b>Submit Proposed Plan to Scottish Ministers</b>	1Q 2026/27   (June 2026) <i>[was March]</i>	+ 3 months
<b>Adoption</b>	2Q 2027/28   (September 2027) <i>[was March]</i>	+ 6 months

The changes since 2022's Development Plan Scheme reflect a reassessment of the original project timeline and the implications of the local development planning regulations and guidance published in 2023.

The democratic process for preparing the LDP is set out in the Council's proposed committee powers<sup>1</sup>: Fife's seven Area Committees have a role in considering the potential impact of strategic policy proposals and making recommendations to the relevant committees. Cabinet Committee has a remit to recommend the Local Development Plan Evidence Report, the Local Development Plan, and the Local Development Plan Delivery Programme for final approval by the full Fife Council.

<sup>1</sup> Subject to approval.

# Participation Statement

The Participation Statement is a summary of when and how the Council proposes to engage the public on the production, adoption, and implementation of the Development Plan. This will include future changes to NPF4 although the consultation on that part of the Development Plan will be led and run by the Scottish Government. The Participation Statement also considers who is to be included, how we will consult, and the steps we will take to involve the public in the process.

## When you can influence LDP2

There are three stages where the public can influence the shape of the next plan: early engagement (Evidence Report); the call for content (the beginning of Proposed Plan stage); and following publication of the Proposed Plan.

**Figure 2 – Fife Local Development Plan engagement activity**

Plan stage	Engagement	How	When
Early canvassing of views - <ul style="list-style-type: none"> <li>• Younger persons (age 16-25) engagement – June 2022</li> <li>• 20 Minute Neighbourhood Case Study survey – September 2022</li> <li>• Have Your Say on the Future of Fife’s places survey engagement outcomes (Fife-wide) – October 2022</li> <li>• PAS Engaging with gypsies, travellers, and travelling show people – Fife-wide – February 2023</li> <li>• Businesses and Organisations Survey</li> <li>• Disabled Persons &amp; Place survey engagement outcomes (Fife-wide) – April 2023</li> <li>• Play Sufficiency Assessment (Fife-wide) – May 2023</li> </ul>	<i>Involve</i> <i>Consult</i> <i>Collaborate</i>	<ul style="list-style-type: none"> <li>• Online and in-person</li> <li>• Web based surveys and commissioned engagement</li> <li>• In person at Sinclairtown, Freuchie, Tayport, Donibristle, North Queensferry, Kingsbarns, Canongate, Lumphinnans, and Torryburn primary schools (Living Well Locally and Play Sufficiency Assessment)</li> <li>• In Woodmill and Bell Baxter High Schools (Play Sufficiency Assessment)</li> <li>• Community sessions in Cupar, Lochore, and Buckhaven (Play Sufficiency Assessment)</li> </ul>	June 2022-August 2023

Plan stage	Engagement	How	When
Inviting community bodies to prepare local place plans	<i>Involve</i>	<ul style="list-style-type: none"> <li>• Invite to all community councils and registered community bodies</li> <li>• Social media</li> <li>• Dedicated <a href="#">local place plans website (opens in a new window)</a> created</li> <li>• Webinar workshop</li> <li>• Capacity support provided online and in person by Planning Aid Scotland</li> </ul>	May 2022-end June 2024
Participation Statement	<i>Inform Involve Consult</i>	<ul style="list-style-type: none"> <li>• Invite in Development Plan Scheme 12 (2022) to comment on how the Council should consult and engage.</li> <li>• Social media</li> <li>• E-newsletter</li> </ul>	December 2022- November 2023
Gate check <ul style="list-style-type: none"> <li>• The Scottish Government’s Planning &amp; Environmental Appeals Division (DPEA) will conduct the gate check. This is to provide an independent assessment of whether the Council has sufficient information to prepare an LDP</li> </ul>	<i>Inform</i>	<ul style="list-style-type: none"> <li>• Website</li> <li>• Online forums</li> <li>• E-newsletter</li> </ul>	April-July 2024 (subject to DPEA work programme)
Plan preparation - <ul style="list-style-type: none"> <li>• Call for content – what the Plan should say for communities and Fife-wide to address the issues identified in the Evidence Report</li> </ul>	<i>Inform Involve</i>	<ul style="list-style-type: none"> <li>• Website</li> <li>• Online forums</li> <li>• E-newsletter</li> <li>• Report back in a ‘you said, we did’ format.</li> </ul>	July-September 2024- October 2025

Plan stage	Engagement	How	When
Proposed LDP (draft plan) <ul style="list-style-type: none"> <li>Plan approved by Fife Council and published for public consultation – a minimum of 12 weeks</li> </ul>	<i>Consult</i>	<ul style="list-style-type: none"> <li>Website</li> <li>Notification for neighbouring land (conterminous with or within 20 metres of the boundary of a specific site)</li> <li>In person drop-in events</li> <li>E-newsletter</li> </ul>	January-March 2026
Modifying the plan <ul style="list-style-type: none"> <li>Assess representations to the Proposed LDP</li> <li>Negotiate changes where agreement can be reached with objectors (and other affected parties) to make modifications to the Proposed LDP</li> </ul>	<i>Inform</i>	<ul style="list-style-type: none"> <li>Website</li> <li>Online forums</li> <li>E-newsletter</li> </ul>	April- June 2026
Submit Plan to Scottish Ministers for examination	There is no consultation on this stage. The examination is led and managed by the Scottish Government, but the LDP website will be updated with the latest news		June 2026
LDP progress	<i>Inform</i> <i>Involve</i> <i>Consult</i>	<ul style="list-style-type: none"> <li>LDP webpage</li> <li>E-newsletters</li> <li>Media articles and news</li> </ul>	Throughout the plan preparation period since May 2022.
National Planning Framework	<i>Inform</i>	<ul style="list-style-type: none"> <li>LDP webpage</li> <li>E-newsletters</li> </ul>	When changes are made to NPF4

A summary of all engagement will be published in an engagement calendar as the Plan progresses.

**Comments on this version of the Participation Statement are invited through the contact address in the HAVE YOUR SAY box on the last page.**

**Figure 3 – Fife Local Development Plan assessments**

Plan stage	Strategic Environmental Assessment	Habitats Regulations Assessment	Flood Risk Assessment	Development Plan Transport Assessment	Public Sector Equality Duty Assessment	Fairer Scotland Duty Assessment
Evidence Report	✓Note 1		✓		✓	✓
Plan preparation including site assessment	✓	✓	✓	✓	✓	✓
Proposed LDP (draft plan)	✓	✓	✓	✓	✓	✓
Adopted Plan	✓				✓	✓

Note:

1. The Evidence Report is not subject to a strategic environmental assessment (SEA) Environmental Report but it will scope the SEA and will be accompanied with a scoping report.

## Action Programme

The latest Action Programme for FIFEplan was published in July 2020. The Action Programme identifies what is needed to implement FIFEplan. 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 new-style local development planning, replaces these with **Delivery Programmes**. Delivery Programmes are to be focussed on supporting delivery of the Local Development Plan, and must be approved by the full Council, and updated every at least every two years following the Plan's adoption.



## 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. An update to this was published in August 2021 [Recovery and Renewal: Plan4Fife 2021-2024 Update](#).



Local Community Plans for each of Fife's seven local committee areas are in place, and these are in the process of being updated. Neighbourhood Plans have also been developed for selected areas.

All these above plans will help to identify priorities as we review the Local Development Plan.

## Local Place Plans



The 2019 Planning Act introduced provisions to enable community bodies to prepare Local Place Plans. These will not form part of the development plan but will help to inform it.

An invitation to communities to prepare Local Place Plans was issued in May 2022, through:

- letters to community councils
- our Planning e-newsletter
- Fife Voluntary Action e-newsletter
- news and social media releases

The [invitation can be found on our website](#) alongside information to assist communities who wish to prepare Local Place Plans.

# 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 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. Supplementary guidance prepared for the former Strategic Development Plans no longer have effect and have been withdrawn.

A range of statutory Supplementary Guidance has been produced since the adoption of the Local Development Plan:

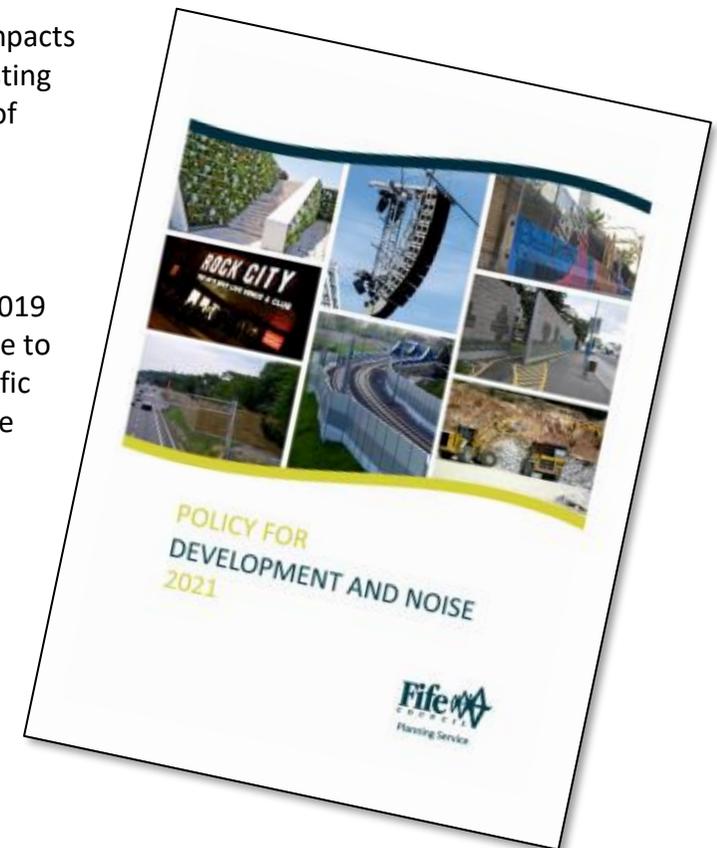
- Making Fife's Places Supplementary Guidance
- Affordable Housing Supplementary Guidance
- Minerals Supplementary Guidance
- Low Carbon Supplementary Guidance

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 **Figure 4**.

Non-statutory guidance *Policy for Development and Noise* was produced in 2021. This guidance aims to ensure that new development does not lead to detrimental impacts on existing businesses and future investment, or to impacts on the health and wellbeing of new or existing residents exposed to unacceptable levels of noise.

## **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.



**Figure 4 – Supplementary Guidance, Development Frameworks and Development Briefs (position at November 2023)**

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

Topic	Status	Timescales
<b>Non-Statutory Guidance</b>		
Planning Obligations Framework Guidance	Approved Framework March 2015 - A new version of this guidance was prepared in 2017 and is a material consideration in determining planning applications.	To be reviewed in 2023/24
Houses in Multiple Occupation in Central St Andrews Conservation Area	Approved Supplementary Planning Guidance June 2011.	To be reviewed as part of the new Local Development Plan
Lochgelly Supplementary Planning & Transportation Guidance	Approved Supplementary Planning Guidance September 2011	Complete
St Andrews Design Guidelines	Approved Supplementary Planning Guidance August 2007	Complete

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
Development brief for Bonnygate, Cupar gap site	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 community led charrette report 'Deciding Crail's Future' and anticipated forthcoming update Local Place Plan will inform the Council's framework for this site.	Timescales to be confirmed – to follow anticipated update to 'Local Place Plan' by local community.
Rosyth Waterfront Development Framework	Approved December 2017	Complete
ATS depot, Cupar	Updated Brief Approved March 2019	Complete
Madras College (Kilrymont) – Design & Development Framework	Framework approved January 2020	Complete

Topic	Status	Timescales
<b>Town Centre Frameworks</b>		
Kirkcaldy Town Centre Design & Development Framework	Approved October 2015 (Review due 2023/2024)	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
Glenrothes Town Centre Masterplan	Approved March 2021	Complete
Inverkeithing Town Centre Design & Development Framework	Produced February 2015	Complete
Leven Town Centre - Urban Design Study	Produced August 2012	Complete
Kirkcaldy Town Centre Car Parks Design & Development Brief	Produced February 2023	Complete
Glenrothes Town Centre Masterplan (review)	In production	Due for completion late 2023

# Keep in touch

You can keep in touch with the Policy & Place team preparing the new Local Development Plan using the options shown.

If you prefer to write to us, you can do so by addressing your mail to:

**Policy & Place Team,  
Planning Services,  
Fife House,  
Glenrothes,  
Fife KY7 5LT**

We also welcome your views on the Participation Statement which sets out how we will engage with you and keep you informed.

## HAVE YOUR SAY

E-mail your suggestions on this Development Plan Scheme to:

**fife.devplan@fife.gov.uk**



 **@FifePlanning**

Follow us on X (formerly twitter) for updates from Fife Council's Planning Services.

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

Visit the FIFEplan Local Development Plan webpage to read news on the Local Development Plan, access mapping, and register for the Planning Update (e-newsletter)



Fife Planning E-newsletter

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



fife.devplan@fife.gov.uk



03451 55 11 22

**THIS PAGE IS INTENTIONALLY BLANK**

# Fife Development Plan Scheme - 2023 (Thirteenth Edition)



Planning Services, Fife Council