Welcome to the Exhibition



Avant Homes welcomes you to this public exhibition to explain our proposal to build new homes on the land inside the red line on the photo above. The site is known as *Land South of Pitdinnie Farm, Pitdinnie Road, Cairneyhill*. We are here to present a draft of our plans to you and to hear your views on what we are proposing.

Suitable locations for new homes have been identified by Fife Council in the *Fife Local Development Plan*, known as *FIFEPlan*. The land is one of the suitable locations for new homes in *FIFEPlan*. Proposals for new development also have to take account of the Scottish Government's new *National Planning Framework 4*, which was published in February.

The first 100 homes on the site have been built (Phase1). This exhibition explains the proposals for the remainder of the site (Phase 2).

Avant Homes intends to apply to Fife Council for planning permission to build the homes in Phase 2. This will involve a formal planning application for the homes and the necessary engineering works, infrastructure such as roads and how the open space and landscaping will be laid out. Avant Homes have appointed a specialist planning consultancy called Geddes Consulting to work with us on this application for new homes, as well as a team of technical experts in roads, engineering and other things that we need to understand to build a successful development.

There is a formal process for applying for planning permission, which Avant Homes are following. Geddes Consulting have submitted a Proposal of Application Notice on behalf of the proposed applicants (Avant Homes and the landowner, Mr Forrester) for the planning permission needed to build the Phase 2 homes. This was sent to Fife Council on 21st April 2023. The next step is *Pre-Application Consultation*. This will involve two events, this exhibition today and another on 22nd June.

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We are looking forward to receiving your comments and feedback on our proposals. When we come back in June, we will have considered these carefully and will present our updated plans to you.

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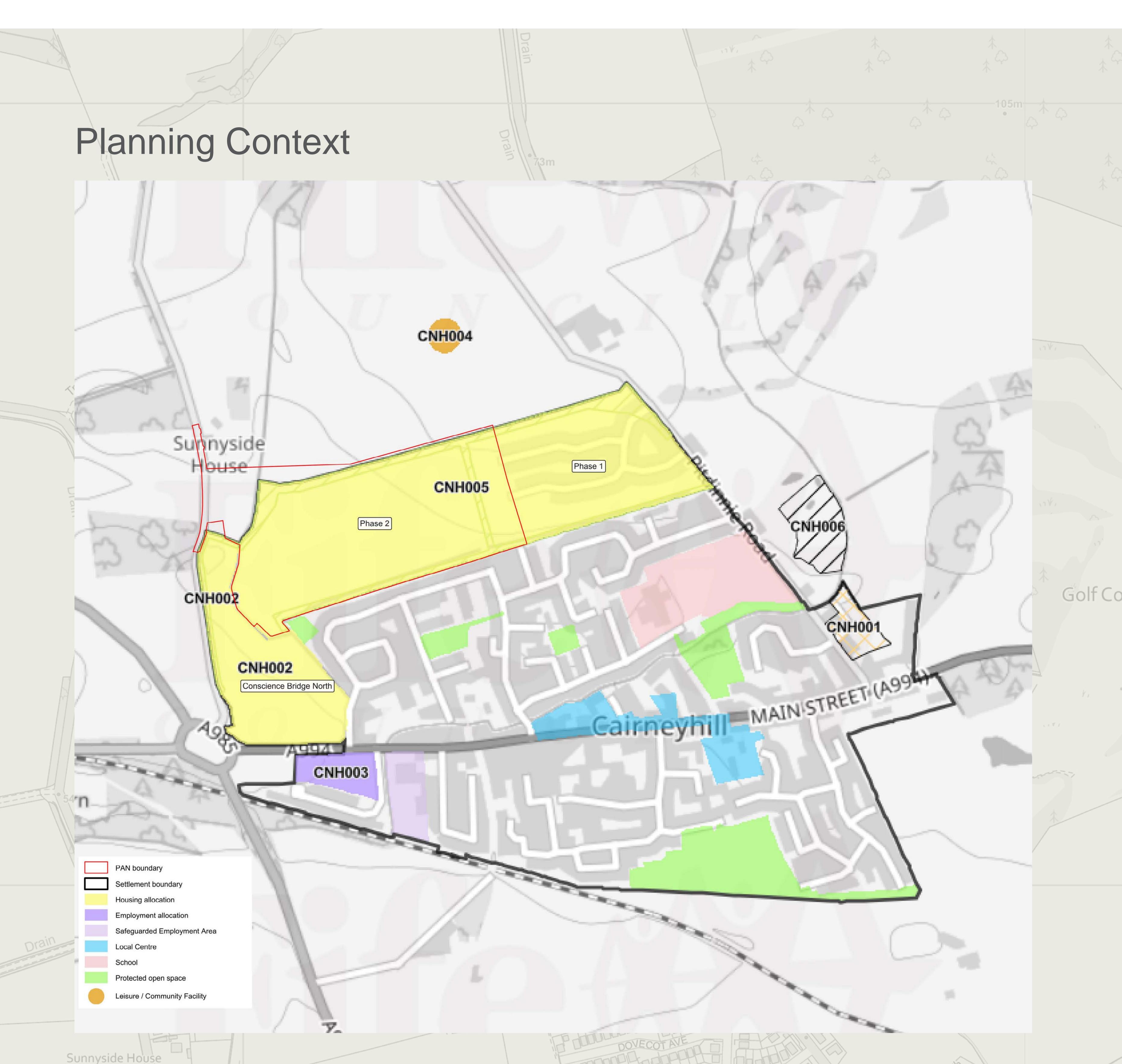
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Gas Gov School House

Track

Drain



The plan you can see above shows part of Fife Council's *FIFEPlan*. The area identified for new homes, infrastructure and open space is coloured yellow. The land in the plan that Avant Homes want to build on is labelled '*CNH005 Land North of Cairneyhill*'. There is another area also identified for new homes (*CNH002, Conscience Bridge North*) and another housebuilder has submitted a planning application for that area too.

Avant Homes first submitted a planning application for the Phase 2 area to Fife Council in March 2021. It has Fife Council planning reference number 21/00974/FULL. Avant Homes have been discussing the proposal with Fife Council and as a result, we think that the best course of action is to submit a new application and withdraw the original one from the process.

One of the main reasons for this has been the important discussions that we have had around the entrance to the site and the need to cross the Rushy End Burn. Planning applications have to take account of the potential for flooding in an area around where new homes are to be built. This has been central to the discussions we have had with Fife Council. We have agreed in principle that we will build a new roundabout to access the site and a bridge across the Rushy End Burn, as this will avoid the need to make any changes to the existing flood protection scheme Fife Council has approved for the area. Building the bridge will be much more expensive than the original proposal.

The *National Planning Framework 4* also considers it important that development proposals take account of existing watercourses and protect these from change. It also encourages development of more new homes, especially on sites that are identified in local development plans.

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Combining the aims of the *National Planning Framework 4* and the importance of protecting the Rushy End Burn by building a bridge, has led to the re-design of the site that we are showing you today. We are proposing more homes than in the original application, but we undertaking the technical work to ensure that these can be fitted onto the site comfortably. We have proposed a higher number of carefully designed smaller homes than on the original plans – this will make them more affordable. 25% of the homes that we build will also be classified by Fife Council as 'affordable homes' and will be built in partnership with a social housing provider such as a Housing Association.

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Drain

School House

Track

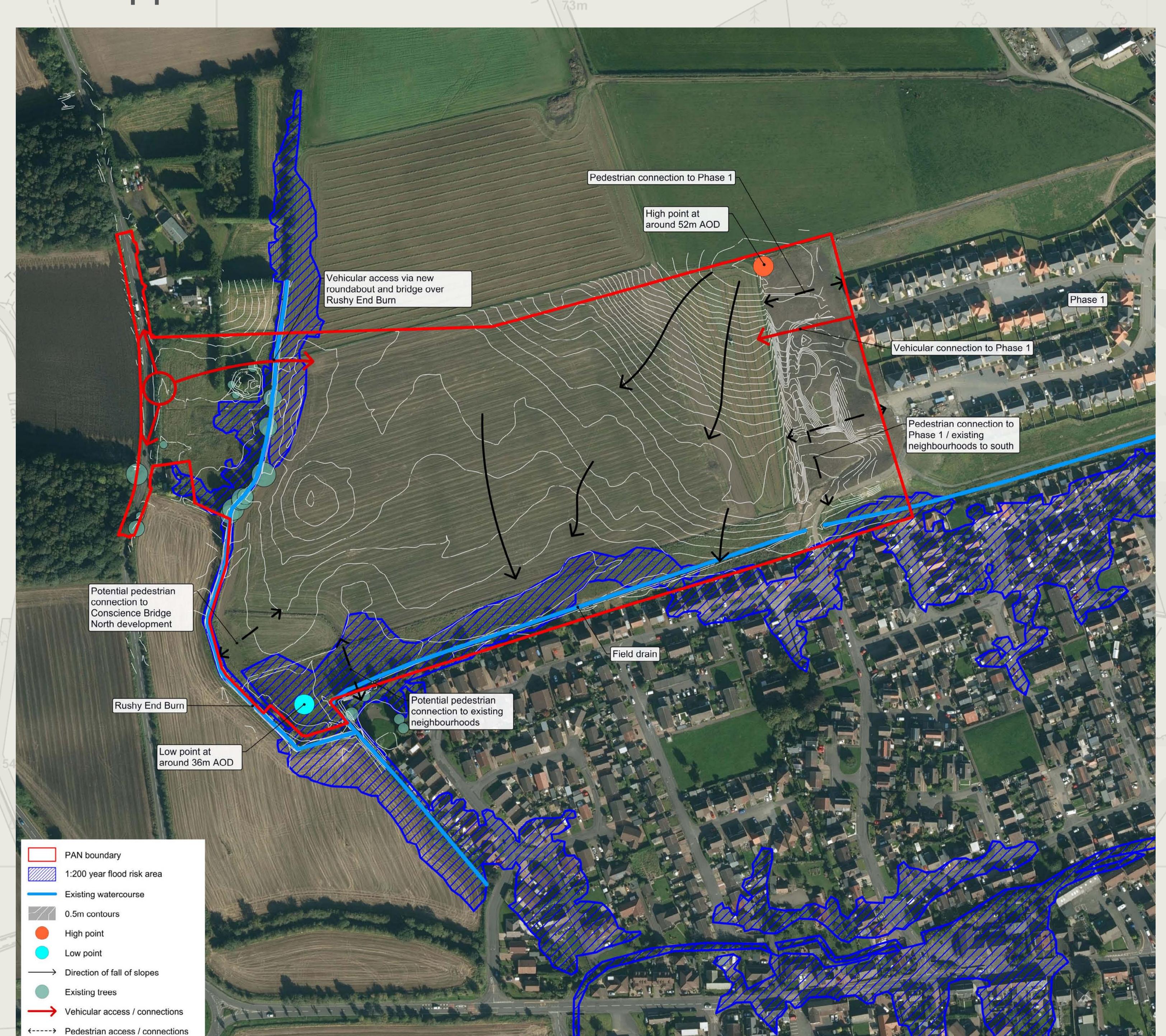
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Site Appraisal

Sunnyside House

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The photograph above has been marked up to show the site in more detail. It illustrates the areas identified as potentially being at risk of flooding and the way that the site slopes. The ground is highest in the top right-hand corner of the picture and lowest in the bottom left-hand corner. Vehicles will enter and leave the site using a new roundabout on Sunnyside Road. There will also be a secondary vehicle link with the Phase 1 homes.

In order to submit a planning application, it is also necessary for the Avant Homes team to fully understand the site and surroundings. There are a series of assessments and technical reports that are currently being completed. These reports include:

- Archaeological assessment to identify whether there are any important remains in the area that need to be considered.
- Coal mining risk assessment to ensure that the legacy of any coal mining is understood and taken into account.
- Ecology assessment this is important to understand the existing habitats and biodiversity of the site and allow this to be taken into account in the plans.
- Flood risk assessment it is important to ensure that this is understood and that the proposals are appropriate for the surroundings.
- Transport assessment this will ensure that the new junctions that have been designed are safe and that the roads in the surrounding area have capacity for the traffic movements that the new homes will generate.
- Landscape and visual impact assessment this will look at how the new homes will fit into the landscape and will indicate if any new planting is required.
- Noise and air quality assessments these will ensure that the site is suitable for new homes and will
 not have an impact on the surrounding area.

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Indicative Proposal



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Our draft plans for the site are illustrated here. Our proposal is to build:

Sunnyside House

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- An attractive and carefully considered layout of around 250 new homes of which 25% will be affordable homes (final numbers will be confirmed once we have heard your feedback and taken full account of the results of the technical assessments);
- New open places to play and relax, with new planting including native woodland trees;
- A new roundabout to allow access to the site from Sunnyside Road, as well as a road connection and footpaths to link the site with Phase 1;
- Attractive streets that will prioritise pedestrians over cars and use streets, lanes and paths to make the area feel safe and homely;
- Footpaths to link with the neighbourhoods next to the development.

Our team are here to discuss these draft proposals with you and answer your questions. We also have some forms to gather your feedback. We welcome your comments and will consider them carefully before we come back in June to present a refined version of the plan.

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Next Steps

Sunnyside House

Roundabout

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Gather initial feedback from local community (May - this event)

Continue to develop emerging proposals taking account of public feedback and technical outputs (May - June)

Carry out second consultation event, presenting updated proposals (June 22nd 2023)

Finalise proposals and supporting information (Summer 2023)

Lodge application for Planning Permission (Autumn 2023)

Opportunity for public to provide comments to Fife Council regarding application Fitting Pitching

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Determination of application (Late 2023 / early 2024)

Construction to commence thereafter

COMMENTS AND FEEDBACK

Feedback forms have been prepared for you to provide comments on the proposal presented at this event. Members of the team attending the event will be happy to answer any questions you may have.

If you wish to comment on the proposal, please complete a form and leave it with a member of the project team or place it in the box provided.

Alternatively you can send your comments by e-mail to:

geddes_cairneyhill@outlook.com

or by post to:

Geddes Consulting, The Quadrant, 17 Bernard Street, Edinburgh, EH6 6PW

PLEASE NOTE: Your feedback and comments on these proposals are to the prospective applicant and not to Fife Council. Any comments you make at this stage are therefore not a formal representation on the future planning application. Such representations can be made to Fife Council once the application is submitted.

THANK YOU for your time and input to the process

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