

# Cairneyhill, Phase 2

## Consultation on proposals

Welcome to the Exhibition



Avant Homes welcomes you to this second public exhibition relating to a proposal for new homes at Cairneyhill.

The purpose of this exhibition is 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* and has been identified by the Council as a suitable location for new homes in the *Fife Local Development Plan*, known as *FIFEPlan*.

This exhibition follows the first event we held on 25th May. We are here today to present our updated proposal which has taken account of the feedback we received from you at the first event, as well as the initial outcomes of our ongoing assessments and technical reports.

As explained at the first event, Avant Homes intends to apply to Fife Council for planning permission to build new homes within the site at Pitdinnie Farm. 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.

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 these new homes.

The community exhibition held on 25th May presented our initial proposals to the public. Today's exhibition is to update you on how our proposals have changed since we received your feedback at that event.

We are looking forward to receiving your comments and feedback on our updated proposals. After today's event, we will continue to develop our proposals. We hope to submit a planning application to the Council later this Summer.

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Our initial proposal presented at Exhibition 1



This initial proposal was presented at our event in May. The main features of the proposal were to create the following:

- 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.

We have updated the proposal since the first public exhibition after receiving feedback from the community. We thank you again for your very helpful feedback and local insight.

Our updated proposals are presented on the next display board.

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### Our Updated Proposal



Our updated proposal for the site is illustrated here. As you can see from this plan, our proposal has now been designed to show the location of individual houses and the location of the proposed roads and paths. The key features and benefits of this updated proposal are:

- The path around the north of the site has been relocated to the central space creating a wider path along the main street in the proposal. This has transformed the space into a 'green spine' introducing more interest, variety and landscaping.
- The character area in the centre of the site has been expanded to enable it to accommodate play space for young children.
- A link has been added down to the SuDS basin (the part of the site where storm water runoff is collected before being discharged to the Rushy End Burn at a controlled rate) area in the southwest of the site and the SuDS basin has been re-shaped to provide more useable green space. All green spaces are now linked to the green 'spine' road.
- Fruit trees have been located along the path in the green space in the south of the site. This path has been identified as a possible trim trail and a possible location for a kick pitch has been added.

Our team are here to discuss the updated proposal with you and answer your questions. We also have some forms to gather your feedback. We welcome your comments and will consider them carefully as we continue to refine our proposal before we submit an Application for planning permission.

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### The types of Homes we intend to build

The images below are examples of the types of housing we intend to build at Cairneyhill Phase 2. These images show the general style of housing we are proposing but do not include every house type shown on the proposal plan. The final mix, scale and types of housing will be confirmed as part of our application for Planning Permission, as will the material finishes. We hope however, that these images help you understand how the proposal will look once constructed.



Elmwood



Lenzie



Harris



Gullane



Nairn

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### Next Steps

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

**Finalise proposals and supporting information (Summer 2023)**

**Lodge Planning Application for Planning Permission (Late Summer 2023)**

**Opportunity for public to provide comments to Fife Council regarding Application**

**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](mailto: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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