Lochgelly Settlement Plan

1) Population: 5,993

2) The Planning issues to be addressed in this Local Plan are:

- Expansion of Lochgelly. Public consultation in spring 2006 showed that there is overwhelming support from the community in Lochgelly for proposals to expand the town; there has also been considerable interest from landowners and developers in the proposals. The areas being considered as development sites are identified on the proposals map;

- Regenerating the former mining community of Lochgelly by promoting areas of new development to attract new investment and jobs;

- Quality and role of town centre;

- Pipeline safeguarding; and

- Lochgelly is identified as a location for a strategic land allocation in the Finalised Structure Plan. The Local Plan needs to identify land for 1,400 houses and 25 hectares of employment and business land in the period up to 2026. Further expansion will follow post 2026. Development will be linked to the public transport network and will drive the regeneration of the town through improving the town centre, creating employment opportunities, and enhancing the town's identity. There is also the potential for an upgrade to the railway station and new park and ride facilities.
Lochgelly Development Framework

Development Proposal

The Finalised Fife Structure Plan 2006 – 26 identifies Lochgelly as a location for a Strategic Land Allocation. A number of sites around the town will be developed in a phased manner until 2026. The vision for Lochgelly is to develop a compact urban town, with new development in sustainable, well connected locations and a viable and vibrant town centre. This vision has been developed in the Lochgelly Urban Framework document which will supersede previous planning guidance around Lochgelly.

Key Components

The expansion of Lochgelly will contain the following main components;

- 1,400 houses phased over period to 2026;
- 25ha of business land;
- Community Facilities and Regeneration;
- A new primary school and contribution to Lochgelly High School;
- Town centre improvements;
- Improvements to facilities and parking at Lochgelly Rail Station; and
- New recycling point provision at a ratio of 1 per 500 houses.

Phasing

The phasing through which the development will be progressed is identified in the 2007 Finalised Fife Structure Plan Housing Land Re-appraisal.

<table>
<thead>
<tr>
<th>Phasing timescale</th>
<th>2006-2011</th>
<th>2011-2016</th>
<th>2016-2021</th>
<th>2021-2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>No of Units</td>
<td>100</td>
<td>400</td>
<td>450</td>
<td>450</td>
</tr>
</tbody>
</table>
A number of town centre improvements will need to be implemented at the early stages of Phase 1. Specific projects will be identified through a Town Centre Improvement Plan. The Town Centre Improvement Plan will link town centre improvement projects directly to phases of new housing development in Lochgelly. This approach will ensure that improvements to Lochgelly town centre are delivered early on in the development of the Strategic Land Allocation.

The main requirements for the two main phases of the project are as follows:

**Phase 1**
- Town centre Improvements as identified in the Town Centre Improvement Plan.
- Areas of strategic open space identified in the development framework for phase 1 development areas.
- All strategic planting identified in the development framework for Phase 1 development areas.
- 500 housing units (to include 5% affordable housing provision).
- Community Facilities.
- Appropriate levels of Sustainable Urban Drainage Scheme (SUDS) for phase 1 development areas.
- A park and ride facility at Lochgelly Rail Station.
- Financial Contribution to improvements at Lochgelly High School for phase 1 developments.
- A new recycling point
- 10 Ha Business/employment land

**Phase 2**
- Town centre Improvements as identified in the Town Centre Improvement Plan.
- 900 houses (to include 5% affordable housing provision).
- Areas of strategic open space identified in the strategic framework for phase 2 development areas.
- All strategic planting identified in the strategic framework for Phase 2 development areas.
• Primary care health centre.
• Community Facilities.
• Appropriate levels of SUDS for phase 2 development areas.
• Primary school
• Financial Contribution to improvements at Lochgelly High School for phase 2 developments.
• A new recycling point.
• Improvements at Lochgelly Rail Station
• 15 Ha Business/employment land

Development Sites – Design and Requirements

Design and Density
New development around Lochgelly will cater for a range of housing needs and provide a wide choice in tenure, house type and size of property.

The areas identified for new development will ensure that Lochgelly develops as a number of connected long life neighbourhoods. Long life neighbourhoods provide a range of housing choice, and enable people to move within the town depending on their means, aspirations and changing life circumstances. Achieving ‘long life neighbourhoods’ requires:

• A mix of densities, house types and tenures which provide a range of housing choices for a range of households; and
• A mix of uses at local and strategic scales.
It is anticipated that higher density will be located around neighbourhood centres (potentially above retail and commercial ground floor uses), public transport nodes and at key gateways. The framework identifies locations for two average density ranges of:

- High/Medium Density – 35 units per hectare; and
- Lower Density - 20-25 units per hectare.

The layout of new development will follow urban design principles. Existing routes, principal points of interest, views and landscape features will influence the layout. New housing should incorporate:

- Energy efficient features and on-site zero and low carbon equipment;
- Strong building lines and active frontages along pedestrian and vehicle routes;
- Utilise prominent buildings or natural features to act as focal points;
- Protect, enhance and create gateways, arterial routes and strategic views;
- A range of materials will be used that respect local building materials within Fife; and
- Public Art should be integrated into new development where appropriate (see Local Plan Public Art policy).

Regard should be had to *Fife Masterplans Handbook* in masterplanning the Lochgelly SLA.

5% of the housing units will be of an affordable nature and this will be required to be provided on site.
Transport and Infrastructure Requirements

Public transport facilities
The development must provide for direct and frequent access to public transport. New routes should join up with the existing network of bus provision. Improvements to rail facilities in Lochgelly will include a new park and ride facility and improved access to Lochgelly Rail Station.

Pedestrian/Cycling facilities
Positive measures to encourage walking and cycling to, from and within the development areas will be required. These will include the provision of safe and convenient path networks that create links to facilities, the rail station, bus stops, car parks, public spaces and the main access points in Lochgelly. Particular emphasis should be placed on ensuring that new developments are permeable for pedestrians within the development and from the existing urban areas.

Landscape Conservation and Management
A landscape framework of new and existing landscape features will be established around the edge of Lochgelly. This will provide areas for leisure and active open space and will form the setting for Lochgelly as viewed along its approaches. All development areas will include a network of green spaces that will provide linkages between areas of open space and the wider landscape around Lochgelly.

Connectivity of green space including the provision of quality path networks and habitats are key outputs to meet the objective of sustainable places. Areas of strategic green space and the green network are identified in the framework diagram.

Community Facilities and Town Centre Improvements
There will be a requirement for community facilities to be provided in the wider development framework area. The precise location of these facilities will be determined through more detailed masterplanning which should include provision for the following facilities:
• Primary school;
• Healthcare facilities;
• Town centre improvements as identified in the town centre improvement plan;
• Small areas of public open space including childrens play areas; and
• Local green corridors linking strategic green infrastructure internally and to wider area.

**Business Development**

A maximum of 25 hectares of business and employment land is identified within the Finalised Structure Plan. Land to the east of Lochgelly close to the A92 provides the opportunity to capture strategic traffic into Lochgelly and is therefore an ideal site for business and commercial development.

**Procedural Requirements**

**Masterplanning**

The progression of the development of the sites identified must be through a masterplanning exercise, agreed by Fife Council. It must be produced in line with the Fife Masterplans Handbook. Masterplans will be subject to a Strategic Environmental Assessment (SEA) and their production must be produced in line with the Environmental Assessment (Scotland) Act 2005.

**Submission of Planning Application**

Planning applications must conform to both the agreed Development Framework and masterplan.
3) Planning Issues Beyond Local Plan Period (post 2018):
- Latter phases of Lochgelly Strategic Land Allocation

### Table 1: Lochgelly - Local Plan Proposals and Development Requirements

<table>
<thead>
<tr>
<th>Proposals Map Reference</th>
<th>Location</th>
<th>Area (ha)</th>
<th>Use Class/type</th>
<th>Estimated capacity (Housing)</th>
<th>Lead agency</th>
<th>Status, Development requirements (additional to requirements set by Development Plan policies), and other information</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGY01</td>
<td>Cook Square</td>
<td>0.3</td>
<td>Housing</td>
<td>14</td>
<td>Fife Council</td>
<td>This site has Planning Permission and is currently under construction.</td>
</tr>
<tr>
<td>LGY02</td>
<td>Hugh Place</td>
<td>1.10</td>
<td>Housing</td>
<td>25</td>
<td>Fife Council</td>
<td>Local Plan Allocation.</td>
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<tr>
<td>LGY03</td>
<td>New farm Fields</td>
<td>7.8</td>
<td>Housing</td>
<td>100</td>
<td>Private Sector</td>
<td>This site has Planning Permission and is currently under construction. A contribution towards education provision is to be agreed through this planning permission.</td>
</tr>
<tr>
<td>LGY04</td>
<td>The Avenue</td>
<td>6.6</td>
<td>Housing</td>
<td>90</td>
<td>Private Sector</td>
<td>This site has Planning Permission.</td>
</tr>
<tr>
<td>LGY05</td>
<td>West Cartmore</td>
<td>3.2</td>
<td>Housing</td>
<td>60</td>
<td>Private Sector</td>
<td>Local Plan Allocation.</td>
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<tr>
<td>LGY06</td>
<td>Cartmore Industrial Estate extension</td>
<td>3.3</td>
<td>General Employment</td>
<td>-</td>
<td>Fife Council</td>
<td>Local Plan Allocation.</td>
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<tr>
<td>LGY07</td>
<td>Lochgelly Industrial Park</td>
<td>2</td>
<td>General Employment</td>
<td>Fife Council</td>
<td>Local Plan Allocation.</td>
<td></td>
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</table>
| LGY08                   | Lochgelly                     | 106.9     | See development framework    | 1400                        | Private sector   | Local Plan Allocation.  
See the Lochgelly SLA development framework for details of planning requirements (above).  
Fife Council will seek contributions from developers to address shortfalls in infrastructure provision and to mitigate any adverse environmental impact brought about by proposed development. The Financial Framework identifies the contributions required for development. |
| LGY09                   | Former Fab-Tek site           | 0.9       | Area of Mixed Use            | -                           | Private Sector   | Local Plan Allocation.  
Preferred uses within this site are:  
• Retail; and  
• Residential |
| LGY10                   | Adjacent Library, Main Street | 0.1       | Brownfield                   | -                           | Private Sector   | Local Plan Allocation.  
Preferred uses within this site are:  
• Commercial; and  
• Residential |
| LGY11                   | Cartmore Road                 | 0.9       | Brownfield                   | -                           | Private Sector   | Local Plan Allocation.  
Preferred use within this site is community facilities. |
| LGY12                   | Old Filling Station, Lumphinnans Road | 0.1   | Brownfield                   | -                           | Private Sector   | Local Plan Allocation.  
Preferred use within this site is residential. |
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<tr>
<td>LGY13</td>
<td>Muir Park</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Fife Council</td>
<td>Fife Council in partnership with the community and developers will seek to replace the blaes running track in Muir Park, Lochgelly with a grass football pitch.</td>
</tr>
</tbody>
</table>

Note: See Action Programme for programming and site details, including the lead agency likely to implement the proposals. Local Plan allocations are subject to change from the public consultation process and Local Plan inquiry.