

Our Ref Halbeath Masterplan/covering 1 Exchange Crescent
letter- southern access road 1 Conference Square
Your Ref 20/03250/PPP Edinburgh EH3 8AN

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20 April 2021

Jamie Penman
Fife House,
North Street,
Glenrothes,
KY7 5LT

Dear Mr Penman,

**TOWN & COUNTRY PLANNING (SCOTLAND) ACTS
SOUTHERN ACCESS ROAD- HEALBEATH MASTERPLAN**

Please find enclosed a revised application for the construction of the southern access road, as part of the wider Halbeath Masterplan. As discussed at a meeting with Fife Council on 8th April 2021, it was agreed that the requested changes to the proposed road were considered to comprise a different scheme and therefore it was requested that application reference: 20/03225/ARC was withdrawn and the southern access road application was resubmitted.

As discussed at planning meetings with Fife Council on the 12th November and 28th November 2019 regarding next steps for the site, the Council requested that the triggers for infrastructure were set down to them in the now approved phasing amendment application (ref: 19/03679/ARC). This was to ensure that the obligations in the S75 agreement are delivered in a timeous manner and remain linked to the delivery of the Phase 3 residential development. As such, Shepherd Offshore agreed to condition 5 which stated "*a third means of vehicular access from Sandpiper Drive located 50-150 metres to the north of the southeast corner of the site shall be provided. This condition supersedes condition 8 of consent 16/03359/ARC*".

Housebuilders are now in place to deliver the phase 3 residential land following the grant of application reference 19/03679/ARC which allows this development to proceed and a detailed application for this residential development has now been submitted which references the southern access road (21/00528/ARC). Therefore, it is crucial that planning permission is secured for the southern access road to service the proposed development.

As such, this application includes the following plans for approval:

- Location Plan
- Core Road D & E - Proposed Earthworks
- Road D & E - Highway Drainage General Arrangement
- Highway Drainage Construction Details
- Core Road D & E - Lining Layout
- Core Road D & E - Adoptable Areas
- Road Construction Details
- Core Road D & E - General Arrangement
- Core Road D & E - Longitudinal Sections
- Road Traffic Sign Layout
- Surface Water Management Plan (SWMP) and Flood Risk Assessment Statement
- Tree Survey Report
- Tree Survey as existing
- Tree Removals and Protection Plan
- Tree Protection Plan
- Landscape Structure Layout
- Landscape Framework Delivery Timescales

I hope that the enclosed provides sufficient detail to grant planning permission for the southern access road within the statutory timescale. The RCC application is also being progressed in tandem.

Please do not hesitate to contact us if you should require any further information.

Yours sincerely



Holly Gillingham MRTPI
SENIOR PLANNER