



Planning Statement

Detailed Planning Application:

Change of use of unit from Class 11 Assembly and Leisure (Trampoline Centre) to Class 1 Retail (non-food / food)

Units 2-3, Pentland Park, Saltire Retail Park Glenrothes Fife KY6 2AL

On behalf of

Sackville UK Property Select III Nominee (3) Limited and Sackville UK Property Select III Nominee (4) Limited

October 2023

Contents

Chapter	Page No.
1. Introduction	2
2. Site Context	4
3. The Proposed Development	9
4. Development Plan Context	11
5. Assessment against Planning Policy	17
6. Conclusions	32

Appendices

Appendix 1 – Extant Planning Permission (Ref. 16/03207/FULL)

Appendix 2 – Sequential Assessment Site Plan

Appendix 3 – Sequential Assessment Site Evaluation Pro-formas

Appendix 4 – Letter from Poundstretcher (05/10/2023)

Appendix 5 – Glenrothes Town Centre Masterplan 2020-2030

1. Introduction

- 1.1 This Planning Statement has been prepared by Progress Planning Consultancy on behalf of on behalf of Sackville UK Property Select III Nominee (3) Limited and Sackville UK Property Select III Nominee (4) Limited ('the Applicant') in support of a Planning Application submitted to Fife Council ('the Council') relating to a proposed change of use of Units 2-3, Pentland Park Glenrothes Fife KY6 2AL ('the Site').
- 1.2 The description of development as set out on the accompanying application form is as follows:
- “Change of use of unit from Class 11 Assembly and Leisure (Trampoline Centre) to Class 1 comparison (non-food) Retail and ancillary (food / non-food) retail of which not more than 100 square metres net retail floorspace shall be for Retail sale of food (all Class 1).”
- 1.3 The Site currently is currently vacant having most recently operated as a Trampoline Centre (Class 11 Assembly and Leisure) pursuant to planning permission 16/03207/FULL for a change of use from Class 1 Retail (restricted to bulky goods) to Retail (class 1) and Assembly and Leisure (Class 11), which was granted on 14 February 2017 (see Appendix 1).
- 1.4 The proposed change of use is sought to allow occupation of the unit by an existing retailer within the wider Saltire Retail Park (Poundstretcher), who currently occupy Unit 6. The proposals will deliver new investment in the local economy and increase the attractiveness of the Retail Park and Glenrothes as a whole, whilst maintaining the employment opportunities and economic benefits associated with occupation of the unit by Poundstretcher.

Pre-Application Engagement & Planning History

- 1.5 In March 2023, a Section 42 application was submitted to the Council seeking a variation to the wording of Condition 1 of the previous planning permission (16/03207/FULL) to extend the range of permissible retail goods that could be traded from the Unit to facilitate Poundstretcher's occupation. However, following submission of the Planning Authority raised concerns over the status of the previous permission and subsequently recommended that a new change of use would be required instead.
- 1.6 As a consequence, a change of use application (Ref. 23/01247/FULL) for the same proposed development subject to this application on was submitted to the Council on 10 May 2023. This application was subsequently refused on 28 August 2023 for the following reason:
- “In the interests of avoiding the unjustified direction of non-bulky / DIY retail floorspace away from Glenrothes town centre; the submitted Town Centre First Assessment having failed to adequately address availability, suitability and viability, particularly in respect of alternatives within Glenrothes town centre's Kingdom Centre; with a view to ensuring such retail floorspace supports the vibrancy, health and resilience of the town centre as a place to enjoy and visit, being a location for such floorspace more accessible by and better supporting sustainable transport modes than Saltire Retail Park; consistent with adopted National Planning

Framework 4 (2023) Policies 27 City, Town, Local and Commercial Centres, 28 Retail and 13 Sustainable Transport and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 6: Town Centres First.”

- 1.7 Having discussed matters with the Council this Planning Statement, submitted as part of a fresh application for the same proposed development, seeks to address the reason for refusal and in particular the perceived failings of the previously presented Town Centre First Assessment.
- 1.8 This Statement should be read in conjunction with the accompanying planning application material to provide a comprehensive understanding of the proposal and its associated benefits.

The Planning Application Submission

- 1.9 In addition to this Planning Statement, the following planning drawings have been submitted with the planning application:

Drawing Title	Reference No.
Site Location Plan	G222158-D09-01
Site Block Plan	G222192-D09-02
As Existing Ground Floor Plan	G222158-A01-01-A
As Proposed Ground Floor Plan	G222158-A02-01-D
As Existing First Floor Plan	G222158-A01-02
As Proposed First Floor Plan	G222158-A02-02
As Proposed Elevations Plan	G222158-B02-01-C
As Existing Elevations strip out works	G222158-B03-01-A
As Existing Sections Plan	G222158-C01-01
As Proposed Sections Plan	G222158-C02-01

Structure of the Report

- 1.10 The remainder of this Statement is set out as follows:

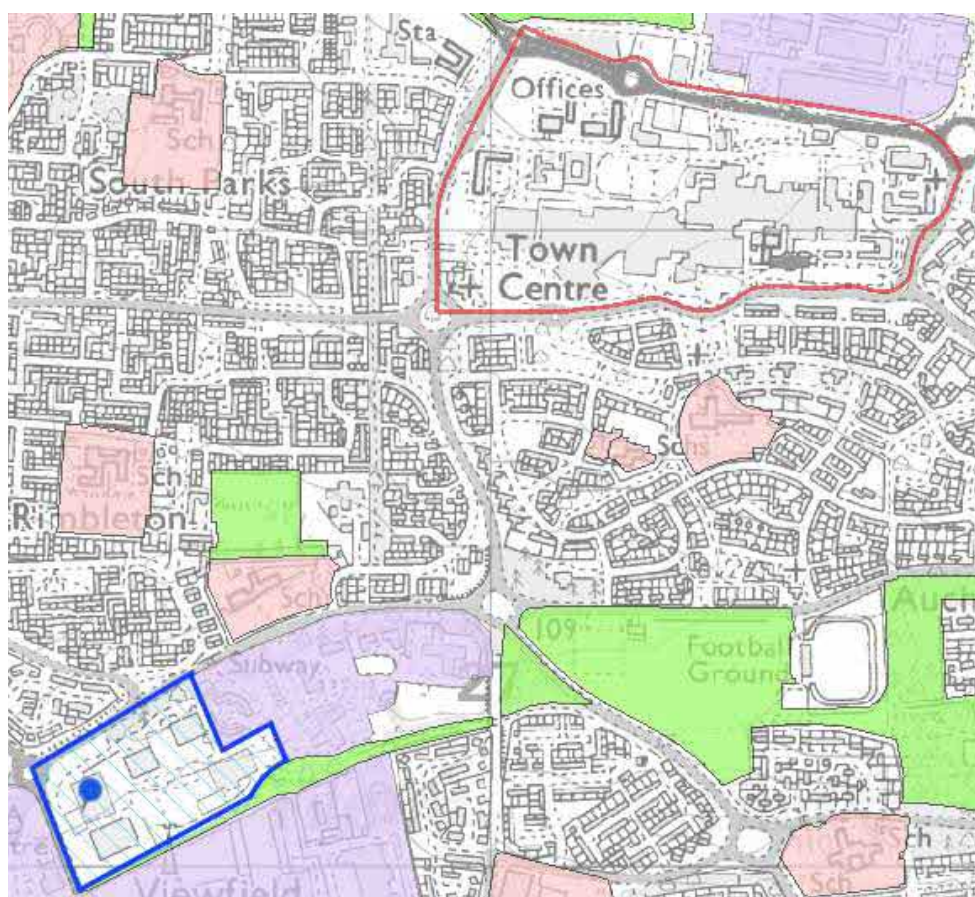
Section 2 describes the context of the Site and its surroundings;
Section 3 provides a summary of the application proposals;
Section 4 considers the Development Plan context within which the planning application should be considered;
Section 5 sets out the assessment against planning policy having regard to other relevant material considerations; and
Section 6 concludes the case for granting planning permission.

2. Site Context

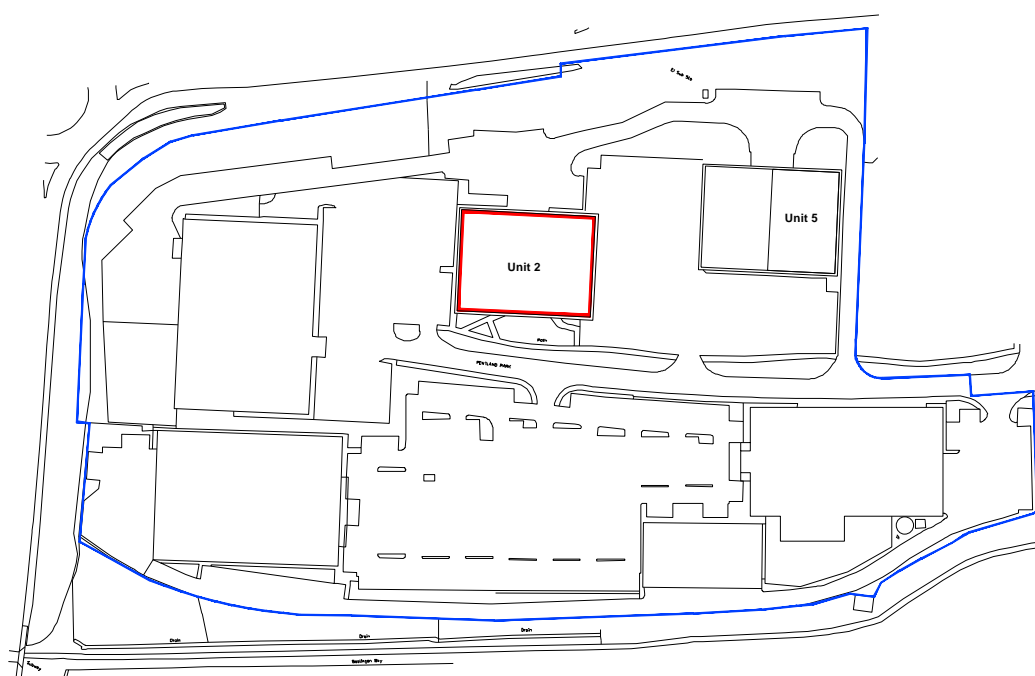
- 2.1 Saltire Retail Park is an established retail park that lies approximately 1km to the southwest of Glenrothes town centre, with the location acting as a major draw for Glenrothes, helping to retain trade within the local area for the benefit of the wider town.
- 2.2 The Retail Park is currently home to a number of large chains including Homebase, Matalan and American Golf. The applicant, as new owners of the Retail Park are seeking to explore new occupier opportunities and initiatives aimed at raising occupancy levels and the wider health of the Retail Park, which has suffered in recent times due to the wider economic challenges facing the retail sector.
- 2.3 The application proposals are therefore a key part of the applicant's wider strategy for the Retail Park and are expected to enhance the attractiveness and viability of the Retail Park and contribute towards the wider vitality and viability of Glenrothes as a retail destination.

The Site

- 2.4 The overall Retail Park site extends to approximately 5.7 hectares and currently contains 8 retail / leisure units of varying sizes with associated level access car parking and servicing areas.



- 2.5 The Retail Park contains a number of individual retail units of varying sizes with associated car parking areas, all of which are accessed from an internal access road. Access to the Retail Park is currently taken through a business park to the east which is accessed from Caskieberran Drive to the north.
- 2.6 The Retail Park is enclosed by trees which largely screen the Retail Park from the surrounding area. To the south and west of the site are further business and industrial units with residential development to the north of the site, beyond Caskieberran Drive, approximately 100m away.
- 2.7 The application site relates to Units 2-3, Pentland Park on the northern side of the wider Retail Park site, as shown below and on the Site Location Plan submitted with the application.



- 2.8 The Site comprises of a 1,746 sq.m retail unit, is currently vacant having previously been occupied by MFI and more recently by Xtreme Trampoline Park.
- 2.9 Parking for the Site is provided as part of the wider, shared surface car park for the Retail Park, with level customer access directly from the car park on both eastern and western elevations. Service access will be taken from the existing service yard to the north / rear of the Unit, via Pentland Park.

Planning History

- 2.10 The overall planning history associated with the Retail Park is complex, with a variety of planning permissions affecting different area within the Retail Park. With specific reference to application Site, the most recent planning history comprises the Planning permission was

granted at the Site on 14 February 2017, for the change of use of what was then a vacant retail (Class 1) unit to an assembly and leisure (Class 11) use including external alterations and the installation of an extraction system (Ref. 16/03207/FULL). This permission was implemented, with the Site having been occupied by Xtreme Trampoline Park until July of this year.

2.11 When applying for the change of use, the then applicants (EPISO Boxes GP Ltd acting as the previous owners of the Retail Park) sought to retain the Class 1 use and therefore in granting permission the Council attached a condition (Condition 1 below) stating that, should the trampoline centre cease trading, the unit would revert back to its original, restricted Class 1 use.

“1. The site shall be used only for the purposes of a trampoline centre within Class 11 (Assembly and Leisure) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The use of the site for any other purpose, including another purpose in Class 11 of the Town and Country Planning (Use Classes) (Scotland) Order, 1997, will require to be the subject of a further planning application to be approved by this Planning Authority.

In the event the trampoline centre business ceases trading, the unit shall revert back to a Class 1 Retail use as defined below:

The Class 1 use shall be restricted for the purpose of non-food retail warehousing falling within Class 1 of the Schedule of the Town and Country Planning (Use Classes)(Scotland) Order 1997 or any statutory instrument revoking or re-enacting the Order and for no other purpose subject to the use of the retail warehouse being restricted to the sale of carpets and other floor coverings, household textiles and soft furnishings, furniture, garden equipment, plants and cut flowers, do-it-yourself and home improvement supplies, fitted kitchen, bedroom and bathroom units and fitments, domestic, joinery and hardware supplies, cycles and motor and motorcycle parts and accessories, boats and dinghies and caravans, camping and sailing equipment, electrical goods and such other goods as are ancillary to the permitted sales uses and for no other purpose including any uses.”

2.12 It is this permission / condition that was the subject of the recently submitted S42 application, which the Planning Authority advised to withdraw in lieu of this new change of use application.

2.13 As already referred to above, in March 2023 a Section 42 application was submitted to the Planning Authority seeking a variation to the wording of Condition 1 of the previous planning permission (16/03207/FULL) to extend the range of permissible retail goods that could be traded from the Unit, to facilitate Poundstretcher’s occupation. However, following submission of the Council raised concerns over the status of the previous permission and subsequently recommended that a new change of use would be required instead.

- 2.14 As a consequence, a change of use application (Ref. 23/01247/FULL) for the same proposed development subject to this application on was submitted to the Council on 10 May 2023. This application was subsequently refused on 28 August 2023 for the following reason:
- “1. In the interests of avoiding the unjustified direction of non-bulky / DIY retail floorspace away from Glenrothes town centre; the submitted Town Centre First Assessment having failed to adequately address availability, suitability and viability, particularly in respect of alternatives within Glenrothes town centre's Kingdom Centre; with a view to ensuring such retail floorspace supports the vibrancy, health and resilience of the town centre as a place to enjoy and visit, being a location for such floorspace more accessible by and better supporting sustainable transport modes than Saltire Retail Park; consistent with adopted National Planning Framework 4 (2023) Policies 27 City, Town, Local and Commercial Centres, 28 Retail and 13 Sustainable Transport and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 6: Town Centres First.”
- 2.15 In addition to the above, it should also be noted that the following permissions are also of relevance to this planning application.
- 2.16 Outline planning permission 04/03826/COPP for the expansion / reconfiguration of the Retail Park through an additional 16,835sq.m of Class 1 floorspace, which was granted on 10 May 2005. This permission allowed for the sale of non-food goods (defined as durable / non-food retail and non-food retail warehousing) within the entirety of this new space.
- 2.17 Following this approval a Reserved Matters application was approved for the alterations to the existing retail units, erection of new retail units with additional 3085 sqm floorspace, reconfiguration of car parking layout and access arrangements and landscaping (05/03635/CARM). This was approved on 22 February 2006. An amended application for these reserved matters was made in 2007 under reference 07/00559/CFULL which was approved on 9 May 2008. It is understood that this permission was implemented but not completed and therefore remains extant and could be completed at any point.
- 2.18 The outline permission was then varied by a Section 42 application which was granted permission in March 2016. This latter permission allowed for up to 10% of the total approved floorspace (c. 1,634 sq.m) to be able to sell convenience goods, limited to no more than 10% per individual unit. Whilst this permission has now expired, it demonstrates the previous acceptance of convenience sales, to a defined level of 1,634 sq.m, within the Retail Park as a whole and on a unit basis of 10%.
- 2.19 Another application of note for this proposal is 14/04128/FULL which was approved for the variation of Condition 3 of planning permission 87/G/0308 to permit 185 sq.m of unrestricted Comparison Goods within one of the existing units (Homebase) within the site. This planning permission has been identified as being of relevance because that application had similar considerations to the current development proposals, in that it allowed for a small proportion of the retail unit to be used for the sale of goods otherwise restricted by the original consent.

- 2.20 More recently still, planning permission 22/00453/FULL was granted for Unit 6 to allow for a change in the restricted retail sale of durable/non-food and ancillary goods (all Class 1) to retail sale of non-food goods and not more than 250 square metres net retail floorspace for retail sale of food (all Class 1). This permission also restricted the retail sale of food, hobbies and crafts (including stationery), toys, other homeware (excluding furniture, floor coverings, textiles, electrical goods and home decorating products), and household sundries, to no more than 20% of the net floorspace of the Unit (which measured 2,812 sq.m).
- 2.21 It is considered that the planning history outlined above clearly demonstrates that the principle of convenience (including food) retailing at Saltire Retail Park has been previously accepted by the Council. It is considered that this represents a material consideration, which should be given significant weight in the determination of this application.

3. The Proposed Development

3.1 The Proposed Development subject to this detailed planning application is described as follows:

“Change of use of unit from Class 11 Assembly and Leisure (Trampoline Centre) to Class 1 comparison (non-food) Retail and ancillary (food / non-food) retail of which not more than 100 square metres net retail floorspace shall be for Retail sale of food (all Class 1).”

3.2 There is no current planning permission that restricts the type of Class 1 Retail goods that can be traded from the Site, because, as the Council has concluded the current, established use of the site is for Trampoline Centre (Class 11 Assembly and Leisure). However, it is reasonable to assume that if this was not the case, the restrictions set out in Condition 1 of permission 16/03207/FULL would apply, those being:

“1. The Class 1 use shall be restricted for the purpose of non-food retail warehousing falling within Class 1 of the Schedule of the Town and Country Planning (Use Classes)(Scotland) Order 1997 or any statutory instrument revoking or re-enacting the Order and for no other purpose subject to the use of the retail warehouse being restricted to the sale of carpets and other floor coverings, household textiles and soft furnishings, furniture, garden equipment, plants and cut flowers, do-it-yourself and home improvement supplies, fitted kitchen, bedroom and bathroom units and fitments, domestic, joinery and hardware supplies, cycles and motor and motorcycle parts and accessories, boats and dinghies and caravans, camping and sailing equipment, electrical goods and such other goods as are ancillary to the permitted sales uses and for no other purpose including any uses.”

3.3 The use of the Site as a trampoline centre ceased in July 2023 and therefore it the applicant’s intention to return the now vacant unit to it previous Class 1 Retail use. With this in mind, following the grant of recent planning permission 22/00453/FULL for Unit 6 in the Retail Park to allow for its occupation by The Range (granted 06 May 2022), the applicant has been in discussions with Poundstretcher about their potential relocation to Units 2-3, given their preference to stay within the Retail Park.

3.4 Poundstretcher are a well-established occupier at the Retail Park having occupied Unit 6 since 2013/14, following the demise of FOCUS DIY, and therefore their retention with the Retail Park is seen as key to its long-term success as a commercial centre. Furthermore, the reinstatement of a Class 1 Retail use in this Unit should be seen as a positive step within this designated Commercial Centre meaning that in general terms the proposed change of use should be acceptable in principle.

3.5 However, whilst Poundstretcher’s product range focuses largely on the type of homeware and bulky goods items covered by the condition wording outlined above, they also sell some categories of goods that would not be permitted under the current wording of the permission that affects Units 2-3.

- 3.6 Consequently, in order for Poundstretcher to successfully trade from Units 2-3 and maintain their presence within the Retail Park, a number of additional goods are required on the permitted range of goods list and therefore as part of the proposed Change of Use this application also seeks permission for the following:

No more than 20% of the net retail floorspace to be used for the retail sale of food, hobbies and crafts (including stationery), toys, other homeware (excluding furniture, floor coverings, textiles, electrical goods and home decorating products as defined above), and household sundries; and

No more than 100 sq.m of net retail floorspace of this building used for the retail sale of food.

- 3.7 It is proposed that these restrictions on the proposed Class 1 Retail use could be secured through the application of a condition (or conditions) worded as follows:

“This site shall not be used for purposes other than: the sale of food; the sale of non-food goods within the range of furniture, floor coverings, textiles, electrical goods, DIY, hardware, gardening goods, hobbies and crafts (including stationery), leisure and camping goods, toys, automotive and cycling accessories, home decorating products, other homeware, household sundries, pet goods, live pets, pet cages, aquariums, bulk pet food items; and for other ancillary veterinary and pet grooming services; and shall not be used for any other purpose including those set out in Class 1 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification.

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, the amount of net retail floorspace of this building used for the retail sale of food, hobbies and crafts (including stationery), toys, other homeware (excluding furniture, floor coverings, textiles, electrical goods and home decorating products as defined above), and household sundries, all as understood in terms the wording above, shall not exceed 20%.

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, and also notwithstanding the provisions of this condition, the amount of net retail floorspace of this building used for the retail sale of food shall not exceed 100 square metres.”

- 3.8 It should be noted that the durable / non-food goods listed in the first part of this proposed condition do represent a change from those listed in the previous Condition 1, but they mirror those defined in planning permission 22/00453/FULL for The Range and reflects the more modern retail sales of a typical non-food retail warehouse operation.

4. Development Plan Context

- 4.1 Section 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) directs Local Planning Authorities to “have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations”.
- 4.2 This section therefore outlines the relevant planning policy framework that the application proposals should be assessed against, comprising principally the statutory development plan, followed by other material considerations.
- 4.3 The Development Plan for Fife consists of:
- the National Planning Framework 4; and
 - the Fife Local Development Plan (FIFEplan) adopted in September 2017; and
 - any relevant Supplementary Guidance associated with these plans.

National Planning Framework 4 (NPF4)

- 4.4 The National Planning Framework sets out the Scottish Ministers’ policies and proposals for the development and use of land and, since its adoption in February 2023, forms part of the statutory Development Plan.
- 4.5 NPF4 Policy 13: Sustainable Transport seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Policy 13 provides support for development proposals that demonstrate that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate that they “will be accessible by public transport, ideally support the use of existing public transport services”.
- 4.6 NPF4 Policy 27: City, town, local and commercial centres applies a Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living. Policy 27 states that:
- a. Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.
 - b. Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces:
 - I. Will be supported in existing city, town and local centres, and
 - II. will not be supported outwith those centres unless a town centre first assessment demonstrates that:

all centre and edge of centre options have been sequentially assessed and discounted as unsuitable or unavailable; the scale of development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a centre; and the impacts on existing centres have been thoroughly assessed and there will be no significant adverse effect on the vitality and viability of the centres.

4.7 NPF4 Policy 28: Retail aims to encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes. Policy 28 states that:

a) Development proposals for retail (including expansions and changes of use) will be consistent with the town centre first principle. This means that new retail proposals:

- I. will be supported in existing city, town and local centres, and
- II. will be supported in edge-of-centre areas or in commercial centres if they are allocated as sites suitable for new retail development in the LDP.
- III. will not be supported in out of centre locations (other than those meeting policy 28(c) or 28(d).

b) Development proposals for retail that are consistent with the sequential approach (set out in a) and click-and-collect locker pick up points, will be supported where the proposed development:

- I. is of an appropriate scale for the location;
- II. will have an acceptable impact on the character and amenity of the area; and
- III. is located to best channel footfall and activity, to benefit the place as a whole.

c) Proposals for new small scale neighbourhood retail development will be supported where the proposed development:

- I. contributes to local living, including where relevant 20-minute neighbourhoods and/or
- II. can be demonstrated to contribute to the health and wellbeing of the local community.

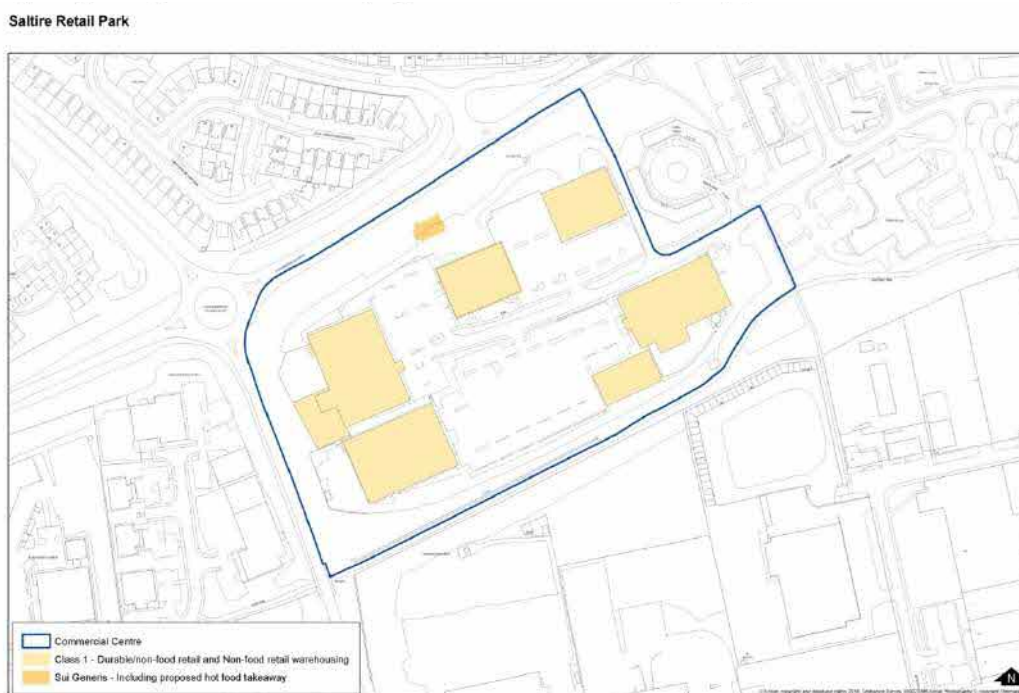
d) In island and rural areas, development proposals for shops ancillary to other uses such as farm shops, craft shops and shops linked to petrol/service/charging stations will be supported where:

- I. it will serve local needs, support local living and local jobs;
- II. the potential impact on nearby town and commercial centres or village/local shops is acceptable;
- III. it will provide a service throughout the year; and

- IV. the likely impacts of traffic generation and access and parking arrangements are acceptable.

Fife Local Development Plan (FIFEplan) 2017

- 4.8 The Fife Local Development Plan (the LDP) sets out the Council's Spatial Strategy for Fife, which supports the creation of a place in which economy activity has recovered, and the level of building has increased to provide sustainable economic growth in the Region. The Spatial Strategy seeks to encourage new, high-quality development that will lead to investment in economic growth and regeneration and build the economy, offer more job opportunities, and allow more people to improve and maintain their living standards.
- 4.9 The Spatial Strategy identifies Glenrothes as a focus for regeneration and employment. Glenrothes town centre regeneration is encouraged to support its place as a strategic town centre. The Plan confirms that opportunities will be sought to increase retail and leisure provision in Glenrothes town centre, with a particular focus on the evening economy.
- 4.10 Policy 1: Development Principles in the LDP applies to all new development proposals and establishes that they will be supported if they conform to relevant Development Plan policies and proposals and address their individual and cumulative impacts. Development proposals must meet one of the points in policy 1 - Part A and conform to all applicable requirements in Policy 1 - Parts B and C.
- 4.11 Policy 1 – Part A states that the principle of development will be supported if it is either:
- a) within a defined settlement boundary and compliant with the policies for the location;
or
 - b) in a location where the proposed use is supported by the Local Development Plan.
- 4.12 With regards to Parts B & C of Policy 1, the most relevant and applicable requirement is the need to make town centres the first choice for uses which attract a significant number of people, including retail, leisure, entertainment, recreation, cultural and community facilities.
- 4.13 Saltire Retail Park is allocated as a Commercial Centre within FIFEplan, as demonstrated by the LDP extract below.



Source: Adopted FIFEplan – Figure 6.4 (A) – Existing uses in Commercial Centres

4.14 The allocation of a commercial centre is covered by Policy 6: Town Centre First, which provides that town centres will be the first choice for uses likely to attract a large number of people, including retail, offices, leisure, entertainment, recreation, cultural, and community facilities. Therefore, development proposals such as that proposed within a commercial centre will only be supported where they:

1. comply with the sequential approach
2. comply with the respective uses and roles of the defined network of centres
3. will have no significant adverse effect on the vitality and viability of town centres and the local economy; and
4. are appropriate for the location in scale and character and will not adversely impact on residential amenity or negatively impact on adjacent uses.

4.15 The supporting text for Policy 6 confirms that the Council “will put town centres first and make them the first choice for a mix of uses including retail, offices, leisure, entertainment, recreation, cultural and community facilities, as well as homes and businesses, healthcare and education facilities.”

4.16 However, the text also acknowledges the important role that Commercial Centres can play and states that in these locations, support for change of use from bulky/DIY floorspace to other comparison or convenience floorspace will only be supported where the equivalent area of retail floorspace cannot be located in a town centre or the proposal is for an ancillary retail use (up to 10% net retail floorspace per unit).

4.17 Figure 6.2 establishes that these locations should complement the identified town centres and see them as being distinct from town centres as their range of uses and physical structure

makes them different in character and sense of place, with a more specific focus on retailing or leisure uses. Figure 6.2 states that the Commercial Centres should contain more specialised retail or leisure uses not suited to town centre locations; for example, accommodating bulky goods retailing and Figure 6.4(B) provides guidance on acceptable uses in the Commercial Centres.

4.18 Figure 6.4(B) identifies the following in relation to acceptable uses at Saltire Retail Park:

“In addition to development previously granted planning permission, acceptable uses will be restricted to durable/non-food retail and non-food retail warehousing. New or further expansion of fashion related retail will be resisted. Other than the approved single hot food takeaway, Class 3 uses will not be supported.

Should the opportunity arise, the council will explore the potential for comprehensive redevelopment of the centre if the retail uses can be successfully relocated to the town centre or edge-of-centre.”

4.19 The Development Plan confirms that the sequential approach requires that locations are considered in the following sequence:

1. Town centre (within defined boundary)
2. Edge of town centre
3. Local Centre
4. Other Commercial Centres identified in the Local Development Plan
5. Out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes.

4.20 This means that if a development cannot be located in a particular town centre or edge of centre location, the next nearest town centre and edge of centre areas must be considered before out of centre locations. To be acceptable, development will require to be clearly justified against the requirements of the sequential approach. Exceptions can be made where new development cannot be physically accommodated in a defined centre (town, local or commercial) or has specific locational requirements.

4.21 The LDP identifies the thresholds for the application of the sequential approach and requires a sequential assessment for any convenience or comparison retail (Class 1) proposals that seek to change the restricted use of existing retail units of more than 1,000 square metres. Retail Impact Assessments will be required for retail and leisure developments of more than 2,500 square metres gross floor area outwith a town centre where the site is not identified for a retail or leisure use in the Local Development Plan.

4.22 In addition to Policy 6 as outlined above, the proposed development should also be considered against the provisions of LDP Policy 10: Amenity.

4.23 Policy 10 states that development proposals must demonstrate that they will not have a significant detrimental impact on amenity in relation to the visual impact on the surrounding

area. Policy 14 and Making Fife's Places provide that all new development will need to demonstrate how it has taken account of and meets each of the following six qualities:

1. distinctive;
2. welcoming;
3. adaptable;
4. resource efficient;
5. safe and pleasant; and
6. easy to move around and beyond.

4.24 Full consideration of the application proposals against the Development Plan policies is provided in Section 5 of this Statement.

5. Assessment against Planning Policy

Introduction

- 5.1 This Section provides an assessment of the application proposals against the Development Plan and other relevant material considerations, as set out in Section 4. It should be considered alongside the planning drawings submitted as part of the application, as outlined in Section 1.
- 5.2 Accordingly, this Section of the Statement identifies those key issues that are material to the planning balance required in respect of this scheme, and presents the case in its favour under the following headings:
- Principle of Development
 - Sequential Assessment
 - Assessing Appropriateness and Impact

Principle of Development

- 5.3 In general terms, it is considered that the proposal is acceptable in principle given the broadly supportive planning policy framework and the established planning history of the wider retail park and the subject unit.
- 5.4 Firstly we note that the Development Plan, identifies the Retail Park as a Commercial Centre. Town centre frameworks have been developed for these commercial centres which should be considered alongside Policy 6. The framework for Saltire Retail Park identifies acceptable uses as 'Restricted Class 1 Non-Food' and 'Open Class 1 Non-Food'. NPF4 Policy 28 provides support for retail development in edge-of-centre areas or in commercial centres if they are allocated as sites suitable for new retail development in the LDP.
- 5.5 This framework of uses is reflected in the planning history for the site, with the base permission for the Retail Park permission (87/G/0308) limiting the unit to the sale durable / non-food goods. The range of permissible goods is define by Condition 3 which states that the development is restricted to “the sale of carpets and other floor coverings, household textiles and soft furnishings, furniture, garden equipment, plants and cut flowers, do-it-yourself and home improvement supplies, fitted kitchen, bedroom and bathroom units and fitments, domestic, joinery and hardware supplies, cycles and motor and motorcycle parts and accessories, boats and dinghies and caravans, camping and sailing equipment, electrical goods and such other goods as are ancillary to the permitted sales uses and for no other purpose including any uses.”
- 5.6 This range of goods was replicated in Condition 1 of the most recent decision that allowed for the change of use to the current trampoline centre use (Ref. 16/03207/FULL). However, in light of the fact that the Council have determined that a change of use (from Class 1 to Class 11) has taken place following the implementation of this permission, the range of goods listed

- in Condition 1 no longer apply, and any new retail proposals would be subject to the Development Plan's Commercial Centre designation which allows for durable/non-food retail and non-food retail warehousing only, with other comparison or convenience floorspace only supported where the equivalent area of retail floorspace cannot be located in a town centre or the proposal is for an ancillary retail use (up to 10% net retail floorspace per unit).
- 5.7 Separately, outline planning permission 04/03826/COPP for the expansion / reconfiguration of the Retail Park through an additional 16,835sq.m of Class 1 floorspace, granted in May 2005, allowed for the sale of non-food goods (defined as durable / non-food retail and non-food retail warehousing) within the entirety of this new space. The range of permissible goods were not defined in this permission, which was subsequently subject to a s42 application which varied Condition 5 of the 2005 OPP to allow for up to 10% of the maximum net retail floorspace granted (equivalent to 1,684sqm) and up to a maximum of 10% net retail floorspace within each unit.
- 5.8 Whilst this permission has now expired, it clearly demonstrates that the Council have previously identified that an acceptable level of ancillary convenience retail sales could be delivered within the Retail Park as a whole, which was equivalent to a total floorspace of 1,634 sq.m.
- 5.9 Furthermore and most recently, in granting planning permission for The Range at Unit 6 (Ref. 22/00453/FULL) the Council also considered the acceptability of additional ancillary food and non-food retail sales at a defined level of 20%. For Unit 6, which measures approx. 2,625 sq.m, this equates to approximately 525 sq.m. This permission also restricted the amount of food retail sales to 250 sq.m.
- 5.10 The application proposals would facilitate the relocation of Poundstretcher from Unit 6 to the application site, and it is significant to note that since opening in 2013/14 Poundstretcher unit has traded at up to 20% (525 sq.m) ancillary food / non-food goods from Unit 6. Substantial weight was afforded to this consideration by the Council when assessing the proposals for The Range and in granting planning permission 22/00453/FULL, the Council accepted that Poundstretcher had operated on this basis, effectively in breach of the existing restrictive planning permission which applied to Unit 6 and favoured bulky/DIY goods only. The Council also accepted that this breach had not resulted in any significant adverse impact on the vitality and viability of the Glenrothes Town Centre.
- 5.11 The application proposals therefore seek to replicate the conditions attached to The Range permission in terms of a 20% restriction on ancillary food / non-food retail sales floorspace and a defined food retail sales floorspace figure, which in this instance would be 100 sq.m. The application site represents a smaller unit within the Retail Park, with Units 2-3 measuring 1,746 sq.m compared with Unit 6 which measures 2,625 sq.m. This means that the scale of ancillary food / non-food retail sales floorspace, when restricted to 20%, will lead to an overall reduction in the amount of these goods being traded by Poundstretcher. The table below sets this out in more detail.

	Unit 6 Poundstretcher (as existing)	Units 2-3 Poundstretcher (as proposed)
Net Retail Floorspace	2,625 sq.m	1,746, sq.m
Ancillary food / non-food at 20%	525 sq.m	349 sq.m
Food Retail Sales	250 sq.m	100 sq.m
Residual ancillary non-food sales	275 sq.m	249 sq.m

- 5.12 In absolute terms therefore, the application proposals offer the opportunity to regularise this established use, through the application of a condition / conditions that more clearly define(s) the permissible range of goods that can be traded by Poundstretcher. The proposed condition wording also proposes an appropriate level of additional comparison and convenience goods, that is reflective of permissions granted elsewhere on the Retail Park and which will lead to an overall reduction the level of these goods traded by the occupier.
- 5.13 It has been previously accepted by the Council that the scale of ancillary food / non-food retail sales floorspace traded by the existing Poundstretcher unit has had no significant adverse impact on the vitality and viability of the town centre. It therefore follows that the proposed reduction in the scale of ancillary food / non-food retail sales that would result from the application proposals, would similarly have no significant adverse impact.
- 5.14 It is also significant to note that the level of ancillary convenience goods proposed as part of this application, when combined with those granted for the Range totals only 874 sq.m of net floorspace, well below the 1,634 sq.m permitted by the S42 permission 15/02702/PPP. It can be assumed that, in granting this S42 permission, the Council concluded that this level of ancillary convenience goods could be accommodated within the Retail Park without any adverse impact on the vitality and viability of the town centre. Even in combination therefore, at c. 50% of the previously approved floorspace level, it is considered that The Range and Poundstretcher units would continue to have no significant adverse impact.
- 5.15 It is also important to acknowledge that, whilst the Development Plan does indicate that Commercial Centres within Fife are seen as appropriate locations for “specialised” leisure uses that could include the Site’s previous use, Figure 6.4(B) clearly states that the acceptable uses at Saltire Retail Park should be restricted to durable/non-food retail and non-food retail warehousing. The proposed change of use back to Class 1 retailing, which is principally durable/non-food retail in nature, is therefore considered to be in accordance with this element of the Development Plan and a positive step in securing the long-term success of this established commercial centre.
- 5.16 NPF4 Policy 13 states that Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they will be accessible by public transport, ideally supporting the use of existing services. Saltire Retail Park, along with the wider Pentland Business Park is served by two bus stops situated on Caskieberran Drive, a short walk to the north of the site. These bus stops are served by a number of bus routes,

including the 43, 43A, SH6, SP1 and SP2 buses which link the site with the town centre and wider area. The site is also highly accessible by means of walking and cycling.

- 5.17 Consequently, whilst it is acknowledged that the proposed development at 20% of the net retail floorspace of Units 2-3, exceeds the 10% net retail floorspace limit for ancillary retail uses on the Retail Park. However, the relevant planning history for the site clearly illustrates that the Planning Authority have been willing to support a greater overall level of ancillary floorspace across the Retail Park as a whole (permission 15/02702/PPP) than is currently proposed and most recently have approved new Class 1 retail development with the same 20% restriction on ancillary goods. It is considered that significant weight can be applied to this positive planning history which, when considered in tandem with the conclusions of the Town Centre First Assessment set out below, supports the principle of development in this instance.

Town Centre First Assessment

- 5.18 The general requirements of the sequential approach to site selection are set out in NPF4 and requires Local Planning Authorities to apply the sequential test to planning applications for uses that would generate significant footfall, including retail uses.
- 5.19 In summary, applying the sequential test means:
1. Assessing whether there are any available sites that are suitable in sequentially preferable locations;
 2. Acknowledging the market and locational requirements of the uses concerned;
 3. Ensuring the assessment is proportionate and appropriate to the given proposal; and
 4. Being flexible to demonstrate whether more central sites have been fully considered.
- 5.20 From the outset, it is important to consider the correct application of the sequential approach. In doing so, regard must be had to the Supreme Court decision in *Tesco Stores Ltd v. Dundee City Council* [2012] UKSC13, which is a material consideration in its application.
- 5.21 This case considered the meaning of 'suitable' whereby the judgement held that 'suitable' relates directly to the development proposed by the applicant, subject to a reasonable level of flexibility and realism being shown by the developers. Councils should not require development to be altered or reduced so that it can be made to fit an alternative site, as to do so may be to make an inappropriate business decision on behalf of the developer.
- 5.22 The Dundee judgment is important in that it considers the focus of the local planning guidance relevant to that proposed development. It notes the focus: "...is upon the availability of sites which might accommodate the proposed development and the requirements of the developer..." (paragraph 27).
- 5.23 The Dundee judgement explains further: "... it would be an over-simplification to say that the characteristics of the proposed development, such as its scale, are necessarily definitive for the purposes of the sequential test. That statement has to be qualified to the extent that the

applicant is expected to have prepared his proposals in accordance with the recommended approach: he is, for example, expected to have had regard to the circumstances of the particular town centre, to have given consideration to the scope for accommodating the development in a different form, and to have thoroughly assessed sequentially preferable locations on that footing. Provided the applicant has done so, however, the question remains, as Lord Glennie observed in *Lidl UK GmbH v Scottish Ministers* [2006] CSOH 165, para 14, whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site”.

5.24 In view of the above, any site being considered must be suitable for the development as proposed, albeit ensuring that flexibility is demonstrated through the consideration of alternative site (for example in the number of parking spaces and servicing space, configuration of floorspace etc.).

5.25 When considering the appropriate search area for the assessment, the Retail Park’s Commercial Centre designation means that the assessment must consider both town centre and edge-of-centre locations within Glenrothes. The application is not out-of-centre and therefore consideration does not need to be given to other nearby town centres. Equally, given the scale and nature of the proposed use it is not considered appropriate to consider local centres, even though the LDP identifies these as being sequentially preferable locations.

5.26 The physical size of a site is critical when considering whether it can accommodate the proposed development. Although applicants’ need to be ‘flexible’ in terms of the format and size of any new outlet, it is not reasonable to change this to the extent that it can no longer perform its intended function or meet any identified need.

5.27 As such, we feel it is reasonable to adopt an approach that assesses sequentially preferable sites against their ability to fulfil the following key occupier requirements:

- A minimum building / unit size of 1,800 sq.m (19,375 sq.ft);
- Larges, single level floorplate;
- Good levels of highway access for private cars, public transport and service vehicles;
- Sufficient market profile and prominence; and
- On-site surface level parking.

5.28 This Sequential Assessment has been carried out in two distinct stages:

- Stage One – Site Identification; and
- Stage Two – Evaluation and Assessment.

5.29 Sites have been identified in Glenrothes town centre and edge-of-centre locations (i.e. within 200m of the town centre boundary) using the following methods:

Identification of sites and premises that are being actively marketed within Glenrothes;

A physical search of the town centre and edge-of-centre locations to identify potential sites;

A review of the most up-to-date Development Plans (and associated proposals maps) to identify allocations and other suitable /committed sites that could accommodate the proposed development; and

A review of aerial photography and Ordnance Survey (OS) mapping.

5.30 Only sites which meet the occupiers' requirements have been taken forward for more detailed evaluation. A plan illustrating the location of the identified sites is provided in Appendix 2.

5.31 In assessing and evaluating the identified sites, we have taken cognisance of the following three key considerations:-

Availability – whether the site is available in a reasonable period, considering the realities of property development and delivery.

Suitability – whether a site/property is suitable in view of its location, configuration, profile, size, accessibility, servicing and other physical/amenity considerations.

Viability – the extent to which a site /property offers a genuine and viable opportunity for the business. Viability can be considered in view of matters associated with financial considerations associated with development of a site, or conversion of an existing unit, or its ability to offer a genuine and viable operating opportunity.

5.32 The assessment of identified sites requires a combination of objective evaluation and subjective decision-making by way of professional judgement. Where, following the assessment, available, suitable and viable centre or edge-of-centre sites are identified, they should be considered to represent sequentially preferable alternatives to the proposal. If no such sites are identified, the sequential test is deemed to have been passed.

5.33 As noted above, a variety of sources have been utilised to identify potential locations for the proposed development. The outcome of this assessment identified a total of 13 potential town centre and edge of centre sites which have been carried forward for further evaluation. Each of these sites has been given its own unique reference number and is listed within Table 5.1 below:

Site Ref.	Site Name	Site Area / Floorspace (sq.m)
1	Land at Leslie Road / Former Police HQ site	6,000
2	Roths Road Car Park	3,700
3	Fife Council Headquarters Car Park	10,700
4	Car Park to rear of YMCA, North Street	6,500
5	Morrison Superstore Car Park	12.200

6	Albany Gate, Kingdom Shopping Centre	5,000
7	Falkland Gate (Former Dunnes Store), Kingdom Shopping Centre	4,000
8	South Car Park, Kingdom Shopping Centre	3,000
9	Marchmont Gate (inc. Unit 1 Unicorn Way), Kingdom Shopping Centre	4,200
10	Kingdom Shopping Centre Car Park	3,250
11	South Street Car Park	3,800
12	Rothsay Place / North Street	6,500
13	Central Car Park, Kingdom Shopping Centre	8,100

Table 5.1 Sites carried forward for evaluation.

- 5.34 A Summary Evaluation of each site is presented in Appendix 3, which it is considered demonstrates that none of the identified sites have been found to be suitable, available or viable for the proposed development.
- 5.35 However, in light of the Planning Authority’s decision to refuse the previous Change of Use application (Ref. 23/01247/FULL) a more detailed explanation as to why these conclusions have been drawn in respect of certain sites is considered necessary.
- 5.36 Application 23/01247/FULL was refused on 28 August 2023 for the following reason:
- “In the interests of avoiding the unjustified direction of non-bulky / DIY retail floorspace away from Glenrothes town centre; the submitted Town Centre First Assessment having failed to adequately address availability, suitability and viability, particularly in respect of alternatives within Glenrothes town centre's Kingdom Centre; with a view to ensuring such retail floorspace supports the vibrancy, health and resilience of the town centre as a place to enjoy and visit, being a location for such floorspace more accessible by and better supporting sustainable transport modes than Saltire Retail Park; consistent with adopted National Planning Framework 4 (2023) Policies 27 City, Town, Local and Commercial Centres, 28 Retail and 13 Sustainable Transport and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 6: Town Centres First.”
- 5.37 As set out above the reason for refusal states that “...the submitted Town Centre First Assessment having failed to adequately address availability, suitability and viability, particularly in respect of alternatives within Glenrothes town centre's Kingdom Centre...”. On this basis it reasonable to assume that the Planning Authority accept the conclusions drawn in relation to the unsuitability of those alternative sites considered in the Assessment that do not lie within the Kingdom Centre, those sites being every site with the exception of Sites 6, 7 & 9.
- 5.38 This assumption is supported by the Officer’s Report for application 23/01247/FULL, which specifically refers to a lack of detail in relation to the assessment of Unit 1, Kingdom Centre (part of Site 9 – Marchmont Gate) and the former Dunnes Store (Site 7 – Falkland Gate). No

mention is made by the officer of Site 6 – Albany Gate or the other sites outside the Kingdom Centre, which provides a clear indication that the Planning Authority accept that these sites are not sequentially preferable alternatives.

- 5.39 The Officer’s Report states that the previous Assessment was “unduly superficial” in its consideration of Unit 1 and the former Dunnes Store, citing the lack of corroborating evidence from the proposed occupier (Poundstretcher), the operators of the Kingdom Centre and in the case of Unit 1 Fife Council as masterplanners for the town centre. This revised Planning Statement therefore seeks to expand on the reasons why Sites 7 and 9 have been discounted to address the perceived shortfalls in the previous application submission.
- 5.40 In support of this revised application Poundstretcher, the proposed occupier of Unit 2, have provided a signed letter (see Appendix 4) which confirms the commercial rationale that has informed their decision to remain within Saltire Retail Park and sets out why they consider Sites 7 and 9 to be unsuitable and unviable alternatives for their business.
- 5.41 In summary it is Poundstretcher’s desire to remain at the Retail Park because:

They have been located in the Retail Park for almost a decade and therefore benefit from an established presence in this location, which is well known to their customers base and the wider local community.

They highly value the Retail Park regarding it as a well-established and successful retail destination that provides suitable retail unit types and the necessary level of prominence that suits their business requirements.

Unit 2 can be easily and cost effectively converted to accommodate their operational business requirements, which means that the costs passed onto Poundstretcher by the landlord are not significant and can be supported by the business.

Unit 2 also unit offers a relatively large and regular shaped, single level floorplate and which benefits from level access to the immediately adjacent customer parking areas from opposite East and West elevations. The unit therefore offers maximum flexibility in terms of internal layout and is highly accessible for both disabled customers and the use of trolleys, which are key considerations for the business.

It is understood that Unit 2 is currently vacant and that the necessary landlord refurbishment works (strip out and minor external repairs and alterations) approved under Certificate of Lawfulness 23/00766/CLP have now been completed.

In physical terms therefore the unit is available for immediate occupation, which along with the proximity of the unit to their existing site, is extremely attractive because it would allow for a phased relocation of the business and ensure minimal disruption to the operation of the business during this period.

- 5.42 Despite Poundstretcher’s stated desire to remain within the Retail Park for the reasons set out above their letter confirms that they have considered alternative locations in the local area, including vacant units within the town centre (Kingdom Centre). As their letter states, Poundstretcher’s consideration of alternative locations, has been carried out in the context the commercial considerations set out above; that Unit 2 offers an immediately available unit

within the Retail Park, which fully satisfies their business and operational requirements, maintains their well-established presence and location within Glenrothes and allows for a seamless transition between properties with minimal disruption.

5.43 Understandably therefore, Poundstretcher's position is that any alternative location or unit must be able to satisfy these same requirements for it to be considered as a commercially suitable and viable alternative to Unit 2.

5.44 It is our understanding, based on their letter, that Poundstretcher's consideration of alternative locations and units concluded that there were no suitable or viable town centre or edge-of-centre sites that would meet their needs. Poundstretcher have confirmed that this assessment included consideration of the available units at Site 7 & Site 9, which were discounted for the following reasons:

Site 7 - Unit 1, Kingdom Centre

- At approximately 2,256 sq.m the unit is larger than their current operational requirements.
- The unit is currently occupied and therefore would not appear to be immediately available (although it is acknowledged that the unit is being marketed for rent, suggesting the current tenant is on a short-term or rolling lease).
- The unit fails to meet Poundstretcher's operational requirements in terms of being a prominent or commercially viable relocation from which to trade because:
 - The Unit is located at the very end of the shopping centre, in one of the older parts of the shopping centre, characterised by long-term vacancies and non-retail uses such as the library, Roth's Hall and coffee shop / café.
 - This part of the shopping centre is therefore not seen as a prime retail location, demonstrated by the fact that the landlord has been unable to secure a long-term lease for the unit, since the unit was vacated by the Co-op.
- The fact that the unit is not considered to be a prime retail location is also supported by the low rental value that the unit is being marketed at, despite which a long-term occupier has not been secured.
- The unit's only frontage is internal to the shopping centre, with the lack of an external frontage failing to offer the commercial presence that Poundstretcher would seek from a unit.
- The unit is only accessible from this single, internal frontage with no direct access to external customer parking areas, a key requirement for the business.

5.45 Poundstretcher have also identified that the adopted FIFEplan identifies this part of the shopping centre as a redevelopment opportunity (GLE032 – Marchmont Gate) that proposes the regeneration of this older phase of the shopping centre for non-retail / leisure uses. They argue that this not only supports their view that this part of the shopping centre is no longer fit for purpose as a prime retail location, but also makes the site unviable and commercially unattractive to them because they would not be willing to relocate to a location that may be

subject to significant redevelopment in future, given the associated disruption in trade that this would bring.

Site 9 - Unit 43 (former Dunnes Store)

The unit's floorspace is split over two levels and totals approximately 4,000 sq.m meaning that it is significantly larger than the required and does not meet Poundstretcher's single level floorplate requirements.

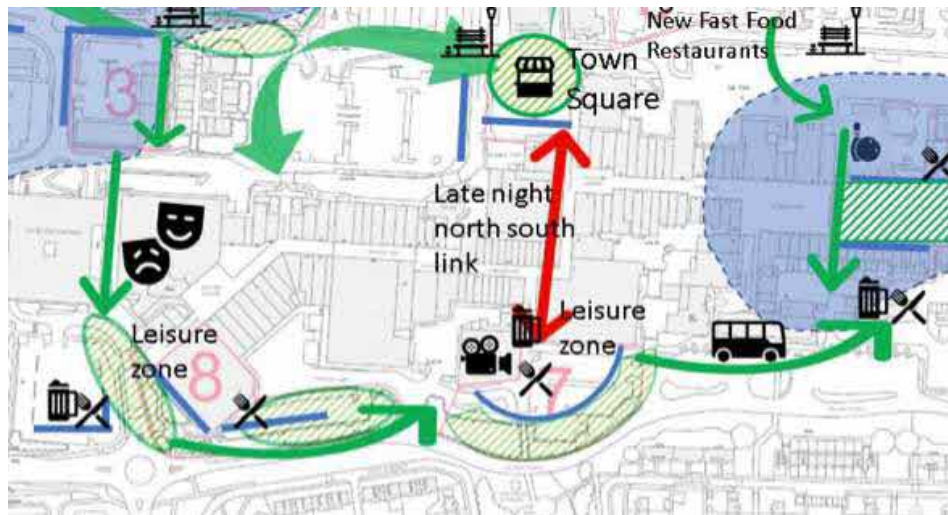
Given the size of the unit it would need to be subdivided which may not be feasible, given the split in floor levels, and the landlord may be unwilling to subdivide the unit to create smaller units.

Should subdivision be an option (which is likely to take a period of time to establish and agree), the works themselves would be substantial and would be unlikely to be completed within a reasonable period of time, when compared to the immediately available nature of unit at Saltire Retail Park.

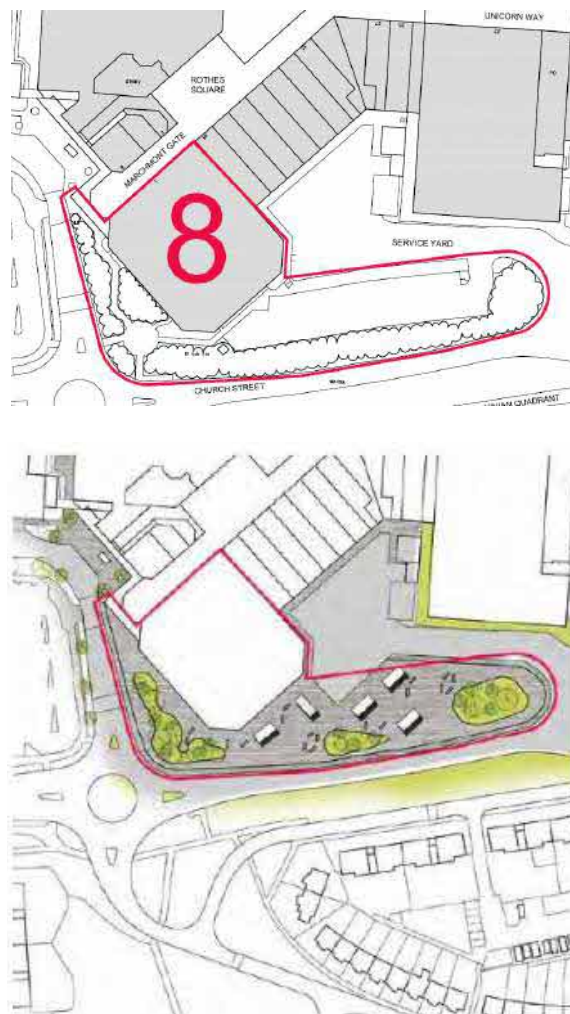
The unit has only one access point providing direct external access to the surrounding parking areas, which does not compare favourably with the unit at Saltire Retail Park. Moreover, this access is via steps, with a single ramp to the side for accessible access, which is too steep and narrow to be operationally acceptable. This arrangement would not suit Poundstretcher's operational requirement for level access from store to car park, to facilitate the use of trolleys.

- 5.46 Poundstretcher have stated that they would not be willing to take the unit with the access arrangements as existing. The existing step / ramp access would therefore need to be completely redeveloped to meet their requirements and they considered it highly unlikely that such level access could be created without significant works being required and without significant land take beyond the unit demise (i.e. impacting upon the surface level parking area), which the landlord is unlikely to agree to.
- 5.47 Poundstretcher consider that these external alterations (if achievable) are unlikely to be completed within a reasonable period of time, when compared to the immediately available nature of unit at Saltire Retail Park. They have also highlighted that any such works would come at a significant cost to the landlord and have questioned whether the landlord would be willing to undertake these works. They are also concerned that these costs (along with any costs associated with the internal subdivision of the unit) would be passed onto Poundstretcher as occupier, which they argue would render any potential relocation unviable and would not compare favourably with the offer at Saltire Retail Park.
- 5.48 In summary therefore, Poundstretcher have concluded that neither Unit 1 or Unit 43 are considered to offer commercially viable alternatives for the relocation of their business, when compared to Unit 2 at Saltire Retail Park.
- 5.49 In response to the Council's reason for refusal, the applicant has also been in contact with the Orinsen, the letting agents for the Kingdom Shopping Centre to enquire about the availability of both units.

- 5.50 The letting agents have confirmed that Unit 1, Kingdom Centre is currently occupied on a short-term lease only and could be made available with one month's notice, should a new tenant come forward. It is therefore accepted that Unit 1 would pass the test of availability, however, for the reasons set out above it is evident that Poundstretcher do not consider the unit to be a suitable or viable alternative for their business.
- 5.51 Unfortunately, with regard to Unit 43 (former Dunnes Store) despite repeated attempts to engage with the letting agent, the applicant has been unable to establish the availability of this unit. Furthermore, following an extensive online search of the relevant property databases, ordinarily used to establish the availability of sites, there is no evidence to suggest that the unit is currently being actively marketed.
- 5.52 As a consequence, it must be concluded that the unit is currently unavailable and that the owner's of the Kingdom Centre are not interested in making the unit available for Poundstretcher, potentially due to the significant level of works that would be required to accommodate them. As already highlighted, it is this uncertainty regarding the landlord's position and the complexity /cost of the works that would be required that have also led Poundstretcher to conclude that the unit is unsuitable and unviable.
- 5.53 In the Sequential Assessment that supported the previous application for this proposed development, it was identified that Unit 1, Kingdom Centre was unsuitable and subsequently discounted partly because it was considered that the application proposals would not be compatible with the Masterplan vision for this site. A conclusion that has been questioned by the Council in the Officer's report.
- 5.54 The Masterplan for Glenrothes Town Centre was approved by Fife Council on 24th March 2021 and is intended to provide a holistic vision and set of objectives for the town centre's development over the 10-year period 2020-2030.
- 5.55 Nine development opportunities are identified in the plan to support change in the town centre over the decade. These are integrated into a spatial masterplan for the whole of the town centre to support coordinated transformational change and the vision and objectives. As part of the spatial masterplan the Council have set out a desire to increase leisure and food & drink uses within the town centre to develop a healthy evening economy and as part of this have identified opportunities to refill, repurpose or redevelop the currently vacant anchor stores in the Kingdom Centre, which are the former Co-op supermarket (Unit 1, Kingdom Centre) and in former Dunnes department store that have been discussed above.
- 5.56 A copy of the masterplan is provided in Appendix 5 however the below image, taken from the masterplan document, provides an extract from the basic masterplan concept that has been adopted by the Council.



5.57 This extract from the masterplan clearly demonstrates the Council’s desire to create two leisure zones within the town centre, one to the immediate south of the former Dunnes store (Masterplan Site 7) the other, identified as Masterplan Site 8: Marchmont Gate, incorporating the former Co-op supermarket (Unit 1, Kingdom) which is illustrated below.



Source: Town Centre Masterplan Glenrothes 2020-2030

- 5.58 It is plainly evident therefore that the Council's masterplan objectives for Unit 1 (Site 9 in the submitted sequential assessment) are to promote its redevelopment. as part of this wider site. for non-retail uses include leisure and food & drink in an effort to revitalise this part of the town centre and support the development of a more successful evening economy. It therefore remains our contention that, whilst the current retail use of Unit 1 on a short-term lease basis does not prejudice the Council's stated objectives for this site, any longer-term occupation of the unit for retail would be in direct conflict with aims and aspirations of the masterplan and therefore not in the best interests of the town centre as a whole.
- 5.59 Poundstretcher themselves, have already identified that there is a Development Plan allocation affecting Unit 1, which is of concern to them due to the risk of redevelopment of the site and is one of the reasons why they would not consider the site to be a suitable or viable alternative. It is realistic to assume that Poundstretcher would be equally concerned about the masterplan objectives for this site, and it would be unreasonable of the Council to expect any retail operator to relocate to a unit, for which the long-term future as a retail unit is clearly not consistent with the Council's own aspirations for the site.
- 5.60 In conclusion, the suitability of a site depends upon it being able to accommodate the development proposed by the Applicant. Applicants do not need to disaggregate their proposals and, while flexibility must be applied, it is not for Councils to require applicants to radically alter their proposals. Decisions on the sequential test must be applied in a 'real-world' context and the Dundee case poses the question of whether, if the application were refused, would the applicant/ developer develop the floor-space on a sequentially preferable site.
- 5.61 The sequential assessment set out above has identified 13 potential town and edge of centre sites but concludes that none provide suitable or viable alternatives for the proposed development. It is therefore considered that no sequentially preferable alternative to the proposed development exists.
- 5.62 With specific reference to Sites 7 & 9 of the assessment, those sites having been identified by the Council in their refusal of the previous application, additional evidence has been provided by the applicant, including correspondence from the proposed occupier, to support the findings of the assessment.
- 5.63 Consequently, the proposal is considered to fully accord with local and national policy and guidance in relation to the Town Centre First approach advocated by National Planning Framework 4 (2023) Policies 27 City, Town, Local and Commercial Centres, 28 Retail and 13 Sustainable Transport and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 6: Town Centres First."

Assessing Appropriateness and Impact

- 5.64 On the basis that the proposals do not constitute new retail development of more than 2,500 sq.m, it is considered that there is no requirement for a Retail Impact Assessment. However,

NPF4 Policy 27 states that proposals for uses which will generate significant footfall and Part 3 of FIFEplan Policy 6 requires proposals to demonstrate that they will have no significant adverse effect on the vitality and viability of existing centres.

- 5.65 The reason for refusal of the previous Change of Use application, referred only to the failure of the Town Centre First Assessment to adequately address the availability, suitability and viability alternative sites. It is therefore reasonable to assume that the Council have as part of the previous application, considered the potential impact of the proposed development on the vitality and viability of existing centres, and concluded that there would be no significant adverse effect. However, it is worth noting the following matters again as part of this submission.
- 5.66 As discussed already, the proposals relate to the relocation of Poundstretcher from Unit 6 to the application site. Since opening in 2013/14 Poundstretcher unit has traded at up to 20% (525 sq.m) ancillary food / non-food goods from Unit 6. Substantial weight was afforded to this consideration by the Council when assessing the proposals for The Range and in granting planning permission 22/00453/FULL, the Council accepted that Poundstretcher had operated on this basis, effectively in breach of the existing restrictive planning permission which applied to Unit 6 and favoured bulky/DIY goods only. The Council also accepted that this breach had not resulted in any significant adverse impact on the vitality and viability of the Glenrothes Town Centre.
- 5.67 The application proposals therefore seek to replicate the conditions attached to The Range permission in terms of a 20% restriction on ancillary food / non-food retail sales floorspace and a defined food retail sales floorspace figure, which in this instance would be 100 sq.m. The application site represents a smaller unit within the Retail Park, with Units 2-3 measuring 1,746 sq.m compared with Unit 6 which measures 2,625 sq.m. This means that the scale of ancillary food / non-food retail sales floorspace, when restricted to 20%, will lead to an overall reduction in the amount of these goods being traded by Poundstretcher.
- 5.68 In absolute terms therefore, the application proposals offer the opportunity to regularise this established use, through the application of a condition / conditions that more clearly define(s) the permissible range of goods that can be traded by Poundstretcher. The proposed condition wording also proposes an appropriate level of additional comparison and convenience goods, that is reflective of permissions granted elsewhere on the Retail Park and which will lead to an overall reduction the level of these goods traded by the occupier.
- 5.69 It has been previously accepted by the Council that the scale of ancillary food / non-food retail sales floorspace traded by the existing Poundstretcher unit has had no significant adverse impact on the vitality and viability of the town centre. It therefore follows that the proposed reduction in the scale of ancillary food / non-food retail sales that would result from the application proposals, would similarly have no significant adverse impact.
- 5.70 Policy 1 of the Development Plan states that the individual and cumulative impacts of development proposals must be addressed by complying with relevant criteria and supporting

policies, including protecting the amenity of the local community and businesses and complying with Policy 10: Amenity. Policy 10 states that it must be demonstrated that development proposals will not lead to a significant detrimental impact on amenity in relation to, amongst other things, the visual impact of the development on the surrounding area.

- 5.71 The development proposals themselves relate to a proposed change of use from Class 11 Leisure and Assembly to Class 1 Retail (restricted) within a well-established Retail Park and as such are unlikely to have any material impact on local amenity.
- 5.72 In conjunction with the proposed change of use, a package of external landlord works will be required to facilitate the occupation of the unit by Poundstretcher. These works would be undertaken on a freestanding warehouse building of no particular architectural merit, which is viewed in the context of other such buildings on the Retail Park, it is therefore considered that the proposals would not give rise to any material impact on the character and appearance of the street scene, according with the above provisions of policy in relation to design/visual impact. These conclusions are supported by the approval of a Certificate of Lawfulness (proposed development) for these works (Ref. 23/00766/CLP) and it is believed that the approved works will enhance the external appearance of the building and improve the overall feel and character of the Retail Park, which has previously suffered but which the new owners are determined to address through proposals such as this.

Summary

- 5.73 Based on the above policy review and assessment, the following key points have been identified in support of the application proposals:
- The application proposals are found to be acceptable in principle in so far as they comply with the relevant Development Plan allocation as a Commercial Centre in all respects, apart from the proposed additional 10% ancillary food / non-food retail sales.
 - However, in light of the planning history on the Retail Park which established that ancillary food / non-food retail sales are acceptable and in light of the overall reduction in net retail floorspace that Poundstretcher would trade from the application site, sufficient material considerations existing to justify a departure from the Development Plan in this instance.
 - Similarly, due to their scale and nature the proposals are unlikely to be a material threat to the vitality and viability of Glenrothes Town Centre or any nearby local centres and would greatly raise the range and quality of the comparison goods offer in the area.
 - The proposed development also complies with the sequential approach having demonstrated that there are no sites or units in or on the edge of the town centre that are available and that represent viable or suitable alternatives for the proposed development.

6. Summary and Conclusions

6.1 This Planning Statement has been prepared by Progress Planning Consultancy in support of a planning application submitted to Fife Council relating to a proposed change of use of Units 2-3, Pentland Park Glenrothes Fife KY6 2AL.

6.2 The description of development as set out on the accompanying application form is as follows:

“Change of use of unit from Class 11 Assembly and Leisure (Trampoline Centre) to Class 1 comparison (non-food) Retail and ancillary (food / non-food) retail of which not more than 100 square metres net retail floorspace shall be for Retail sale of food (all Class 1).”

6.3 As this Statement explains, whilst the proposals may represent a minor departure from the relevant policies of the Development Plan, sufficient material considerations exist to justify a departure in this instance. Furthermore, a Town Centre First Assessment has been undertaken, supplemented by additional information for sites specifically identified by the Council, which has demonstrated that no sequentially preferable sites exist.

6.4 In addition, the applicant has proposed a suitably worded condition (or conditions), which would offer an appropriate level of control over the proposed development to ensure that there would be no significant adverse impacts on the vitality and viability of Glenrothes Town Centre. The proposed condition (or conditions) are as follows:

“This site shall not be used for purposes other than: the sale of food; the sale of non-food goods within the range of furniture, floor coverings, textiles, electrical goods, DIY, hardware, gardening goods, hobbies and crafts (including stationery), leisure and camping goods, toys, automotive and cycling accessories, home decorating products, other homeware, household sundries, pet goods, live pets, pet cages, aquariums, bulk pet food items; and for other ancillary veterinary and pet grooming services; and shall not be used for any other purpose including those set out in Class 1 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification.

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, the amount of net retail floorspace of this building used for the retail sale of food, hobbies and crafts (including stationery), toys, other homeware (excluding furniture, floor coverings, textiles, electrical goods and home decorating products as defined above), and household sundries, all as understood in terms the wording above, shall not exceed 20%.

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, and also notwithstanding the provisions of this condition,

the amount of net retail floorspace of this building used for the retail sale of food shall not exceed 100 square metres.”

- 6.5 In addition, there are no technical or environmental impacts that would significantly or demonstrably outweigh the benefits of the proposal.

Appendix 1

Planning Permission 16/03207/FULL

GVA Grimley Ltd.
GVA Grimley Ltd.
Quayside House
127 Fountainbridge
Edinburgh
Scotland
EH3 9QG

**Economy, Planning and
Employability Services**

Natasha Cockburn
03451 55 11 22
development.central@fife.gov.uk

Your Ref:
Our Ref: 16/03207/FULL

Date 14th February 2017

Dear Sir/Madam

Application No: 16/03207/FULL
Proposal: Change of use to retail (class 1) and assembly and leisure (Class 11) and external alterations including installation of extraction system
Address: MFI 2 - 3 Pentland Park Glenrothes Fife KY6 2AL

Please find enclosed a copy of Fife Council's decision notice in relation to the above application made on behalf of **EPISO Boxes GP**. You are advised carefully to read any conditions which form part of the decision notice and to contact me if anything in the decision notice requires further explanation.

The decision notice is an important document and should be kept safe for future reference.

Yours faithfully,

Natasha Cockburn, Planner, Development Management

Enc

USEFUL GUIDANCE

BUILDING WARRANT

This permission does not exempt you from obtaining a Building Warrant under the Building (Scotland) Acts. For further information, please contact 03451 55 11 22.

FIFE COUNCIL LAND, ROADS AND FOOTPATHS

The consent of Fife Council as the landowner may be required where development is on Council owned land, or where access is required over adopted roads and/or footpaths.

AVOIDING DANGER FROM UNDERGROUND SERVICES

Freephone Dial-Before-You-Dig, Susiephone No. 08000 231 251 or email dialbeforeyoudig@susiephone.co.uk . If you require any more information about Susiephone then please contact Susiephone Ltd, PO Box 12891, Loanhead, EH20 9WU.

ROADS CONSTRUCTION CONSENT

This permission does not exempt you from obtaining a Roads Construction Consent under the Roads Scotland Act 1984. For further information please contact: Fife Council, Transportation and Environmental Services

ADVICE FROM SCOTTISH WATER

The issue of a Building Warrant or Planning Permission does not cover aspects of the works for which separate approval is required from Scottish Water (SW). As Fife Council notifies SW of **all** applications which are approved, applicants should be aware that inspection of work which is not approved in advance by SW is often inconvenient and may result in the applicant incurring additional expense to remedy work undertaken incorrectly.

**Please
contact:**

Scottish Water
6 Castle Drive
Dunfermline, Fife
KY11 8GG

Tel: 0845 601 8855

Email: customer.service@scottishwater.co.uk



DECISION NOTICE FULL PLANNING PERMISSION

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 **GRANTS PLANNING PERMISSION** for the particulars specified below

Application No: 16/03207/FULL
Proposal: Change of use to retail (class 1) and assembly and leisure (Class 11) and external alterations including installation of extraction system
Address: MFI 2 - 3 Pentland Park Glenrothes Fife KY6 2AL

You are legally required to fully comply with all the particulars as set out in the terms of this decision notice. The plans and any other submissions which form part of this Decision notice are as shown as 'Approved' for application reference 16/03207/FULL on Fife Council's Planning Applications Online.

CONDITIONS

1. The site shall be used only for the purposes of a trampoline centre within Class 11 (Assembly and Leisure) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The use of the site for any other purpose, including another purpose in Class 11 of the Town and Country Planning (Use Classes) (Scotland) Order, 1997, will require to be the subject of a further planning application to be approved by this Planning Authority.

In the event the trampoline centre business ceases trading, the unit shall revert back to a Class 1 Retail use as defined below:

The Class 1 use shall be restricted for the purpose of non-food retail warehousing falling within Class 1 of the Schedule of the Town and Country Planning (Use Classes)(Scotland) Order 1997 or any statutory instrument revoking or re-enacting the Order and for no other purpose subject to the use of the retail warehouse being restricted to the sale of carpets and other floor coverings, household textiles and soft furnishings, furniture, garden equipment, plants and cut flowers, do-it-yourself and home improvement supplies, fitted kitchen, bedroom and bathroom units and fitments, domestic, joinery and hardware supplies, cycles and motor and motorcycle parts and accessories, boats and dinghies and caravans, camping and sailing equipment, electrical goods and such other goods as are ancillary to the permitted sales uses and for no other purpose including any uses.

Reason: In order to retain proper control over the use of the property.

REASON(S) FOR MAKING THIS DECISION

The reason(s) why the Council made this decision are: -

Dated:14th February 2017

Kevin Treadwell

For Head of Economy, Planning and Employability Services

In this case it is considered that the proposal is acceptable in meeting the terms of the Development Plan and other relevant guidance. The proposed change of use is considered to be acceptable. Further to this, it is considered that the proposed development would provide an opportunity to enhance the commercial centre by bringing a vacant unit into use. The use would have no detrimental impact on road safety or residential amenity in the surrounding area. The proposal is therefore recommended for approval.

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Location Plan
02	Site Plan
03	Proposed Site Plan
04	Floor Plan Existing
05	Existing Elevations
06	Floor Plan Proposed
07	Proposed Elevations
08	Ventilation/extraction details
09	Ventilation/extraction details
10	Ventilation/extraction details
11	Design and/or Access Statement

Dated:14th February 2017

Kevin Treadwell

For Head of Economy, Planning and Employability Services

IMPORTANT NOTES ABOUT THIS DECISION

IT IS YOUR RESPONSIBILITY TO ENSURE THAT ALL WORKS AUTHORISED BY THIS DECISION ARE CARRIED OUT STRICTLY IN ACCORDANCE WITH ALL OF THE CONDITIONS AND SPECIFICATIONS OF THE DECISION NOTICE, INCLUDING THESE NOTES.

DURATION

This permission will lapse 3 years from the date of this decision, unless there is a specific condition relating to the duration of the permission or development has commenced by that date.

COMMENCEMENT/COMPLETION OF DEVELOPMENT

Prior to the development hereby approved commencing on site, you are required to submit written notification to Fife Council as Planning Authority of the intended date of commencement of the development (form attached), which for the avoidance of doubt shall not commence until this notification has been agreed in writing by this Council. On completion of the development, you are also required to submit written notification to this Council of this as soon as practicably possible.

COALFIELD STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

LOCAL REVIEW

If you are not satisfied with the condition(s) imposed by the Council you may request a review of the decision by the Council's Local Review Body. The local review should be made in accordance with section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 by notice sent within three months of the date specified on this notice. Please note that this date cannot be extended. The appropriate forms can be found following the links at www.fifedirect.org.uk/planning. Completed forms should be sent to:

**Fife Council, Committee Services, Corporate Services Directorate
Fife House
North Street
Glenrothes, Fife
KY7 5LT**

or emailed to local.review@fife.gov.uk

LAND NOT CAPABLE OF BENEFICIAL USE

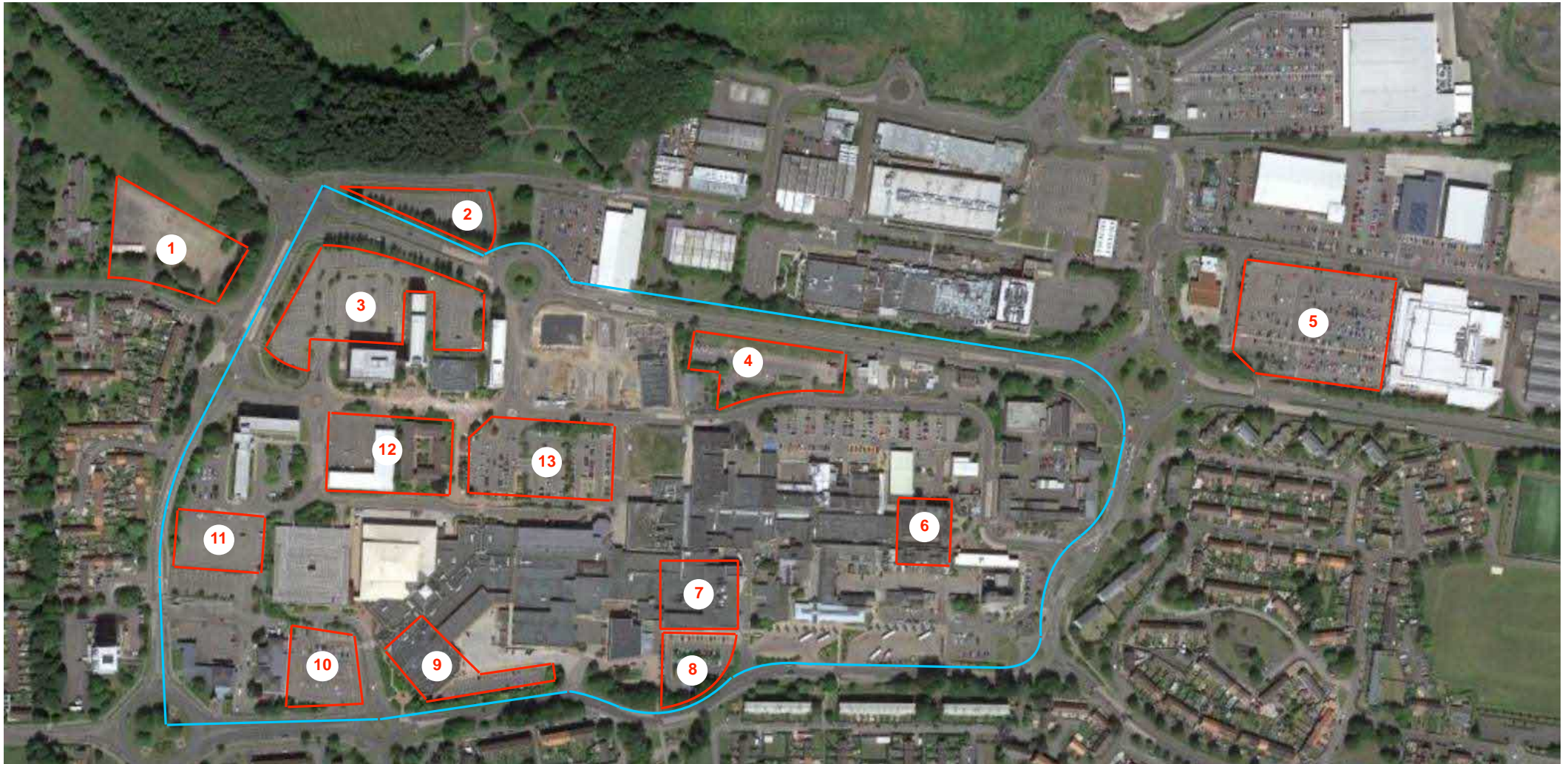
If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

ENFORCEMENT

Failure to carry out development in accordance with the approved details or to comply with any conditions on this decision notice may result in enforcement action being taken.


Appendix 2
Sequential Assessment Site Plan

Glenrothes Town Centre Sequential Assessment Site Plan



Key:  Site Boundary

1 Site Reference Number

 Town Centre Boundary (FIFEplan 2017)

Appendix 3

Sequential Assessment Site Evaluation Pro-formas

Site Ref.	Address / Site Description
1	Land at Leslie Road / Former Police HQ site
Site Area / Floorspace	Local Plan Designation
6,000 sq.m	GLE015 - Employment / Business (Use Classes 2, 4, 7 & 9)
Availability	
<p>Site purchased by Lomond Homes in 2019 and a planning application (Ref. 21/02312/FULL) is currently being considered for a mixed-use residential and commercial development. The site is not currently on the market.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>Site of an appropriate size for the application proposals and situated in a prominent location. However, this site would require the development of a new building and would make the project unviable.</p> <p>Application proposals also contrary to identified uses in FIFEplan allocation GLE015.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



Site Ref.	Address / Site Description
2	Roths Road Car Park
Site Area / Floorspace	Local Plan Designation
3,700 sq.m	Settlement Envelope – Policy 1
Availability	
<p>The site is currently utilised by a car park by Fife Council to provide additional facility for its head office. The site is not currently marketed for development.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size, but is unlikely to be able to accommodate the development and retain sufficient parking numbers, although there is other car parking in the vicinity.</p> <p>This site would require the development of a new building and would make the project unviable.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



Site Ref.	Address / Site Description
3	Fife Council Headquarters Car Park
Site Area / Floorspace	Local Plan Designation
10,700 sq.m	Town Centre - Policy 1
Availability	
<p>The site is currently utilised as a car park by Fife Council to provide parking for its head office which sits as part of the site. The site is not currently marketed for development.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size and other car parking in the vicinity but this would require the development of a new building and would make the project unviable.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



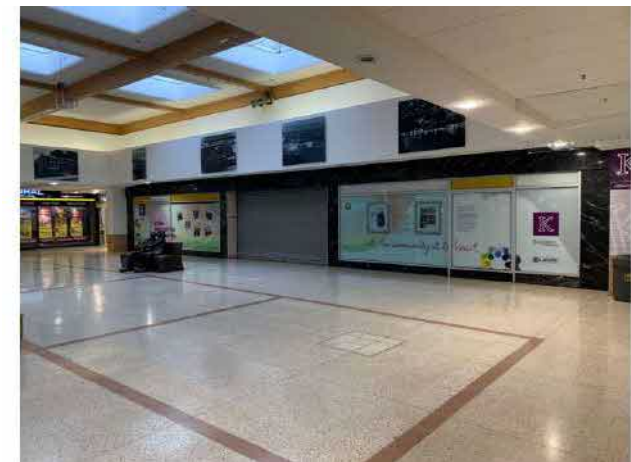
Site Ref.	Address / Site Description
4	Car Park to rear of YMCA, North Street
Site Area / Floorspace	Local Plan Designation
6,500 sq.m	GLE029 – Major Retail & Leisure
Availability	
<p>The site comprises former car parking, however planning permission Ref. 19/02570/FULL (as amended) was granted in April 2020 for the construction of 2 no. drive-thru restaurants, which has now been implemented.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size and benefits from other car parking in the vicinity, but would require the development of a new building and would make the project unviable.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



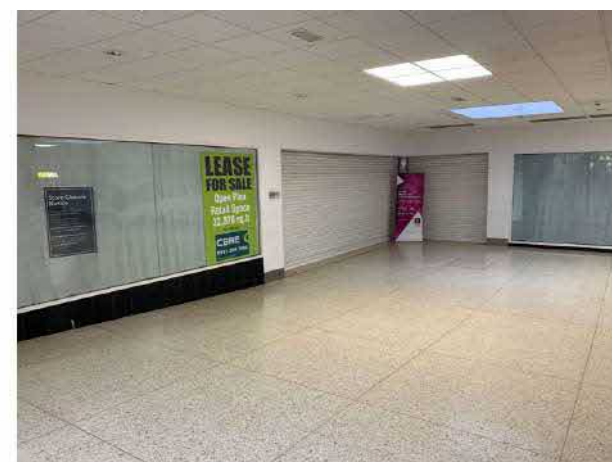
Site Ref.	Address / Site Description
5	Morrison Superstore Car Park
Site Area / Floorspace	Local Plan Designation
12,200 sq.m	Settlement Envelope – Policy 1
Availability	
<p>The site is currently utilised as car parking for the Morrisons store. The site is not currently marketed for development.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size and other car parking in the vicinity but this would require the development of a new building and would make the project unviable.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



Site Ref.	Address / Site Description
6	Albany Gate, Kingdom Shopping Centre
Site Area / Floorspace	Local Plan Designation
5,000 sq.m	GLE031 – Retail / Leisure
Availability	
<p>There is an existing vacant unit (last used by the CO-OP) within this site however is not currently advertised for let but remains vacant. In 2007, outline planning permission (07/01899/COPP) was granted for a new retail unit and a Class 11 leisure unit, however the outline consent has since expired.</p> <p>Planing permission was granted (17/00296/FULL) to allow for works required to make good the site following the removal of the two buildings (former Co-op & hotel) with the site due to be levelled and laid out as a car park. These works have yet to take place – however the consent was re-issued on 09 April 2021 under temporary COVID regulations.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The unit is currently spread across a number of floors and includes split levels. The Council’s approved Masterplan for the town centre identifies this site as a development opportunity through removal of the vacant units – the indicative masterplan layout looks unlikely to suit the application proposals in terms of unit size or layout.</p> <p>The site is therefore considered unsuitable and unviable.</p>	



Site Ref.	Address / Site Description
7	Falkland Gate (Former Dunnes Store), Kingdom Shopping Centre
Site Area / Floorspace	Local Plan Designation
4,000 sq.m	Town Centre – Policy 1
Availability	
<p>The site is currently vacant, however there is no evidence that the unit is currently being marketed for let and enquiries made to the Kingdom Centre’s letting agent by the applicant have not been responded to.</p> <p>Consequently, whilst the unit is vacant and therefore may be available, the applicant has been unable to confirm whether this actually the case.</p>	
Suitability	
<p>The site would be suitable in terms of size, however the former department store layout with multiple sales points and stepped access and egress would not suit the occupiers level access requirements. The split-level floorplate is also unsuitable for the occupier’s requirements and overall range of goods, thereby limiting the range of goods that could be sold from the unit.</p> <p>Whilst it may be possible to subdivide the unit itself, the lack of engagement from the letting agents means that the willingness of the landlord to undertake this work cannot be confirmed. The external works required to resolve the level access issue would also be significant and would likely extend beyond the demise of the unit into surface car park area. Again, it is not clear if the landlord would be willing to undertake these works and even if they were the costs associated with them, which would be passed onto the occupier, would render the site unviable. The works would also take a significant period of time to complete, meaning that the site is not immediately available.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



Site Ref.	Address / Site Description
8	South Car Park, Kingdom Shopping Centre
Site Area / Floorspace	Local Plan Designation
3,000 sq.m	Town Centre – Policy 1
Availability	
<p>The site is currently utilised by a car park for the Kingdom Shopping Centre. It is not clear if the site is available as it has not been marketed and the site is allocated for car parking.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size and other car parking in the vicinity but this would require the development of a new building and would make the project unviable.</p> <p>The Council's approved Masterplan for the town centre identifies this site as a development opportunity for leisure zone. It is considered unlikely that the application proposals would be compatible with the Masterplan vision for this site.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



Site Ref.	Address / Site Description
9	Marchmont Gate (inc. Unit 1 Unicorn Way), Kingdom Shopping Centre
Site Area / Floorspace	Local Plan Designation
4,200 sq.m	GLE32 – Retail / Leisure
Availability	
<p>The site forms part of the Kingdom Shopping Centre and includes Unit 1, Unicorn Way which is currently advertised for let, but is currently occupied by a charity shop on a short-term lease.</p> <p>The remainder of the site is currently utilised by a car park for the Kingdom Shopping Centre. It is not clear if the site is available as it has not been marketed and the site is allocated for car parking</p> <p>It is therefore considered that the external car park area is unavailable, but the short-term nature of the lease to the charity shop does mean that Unit 1 could be considered available within a reasonable period.</p>	
Suitability	
<p>However, the proposed occupier (Poundstretcher) has confirmed that this site location lacks sufficient profile to be viable alternative due to the sub-prime location of the unit within the centre and due to its lack of external, market facing prominence.</p> <p>The Council's approved masterplan for the town centre identifies this site as a development opportunity for leisure and food & drink development and specifically identifies that Unit 1 will be repurposed / redeveloped for non-retail uses. The application proposals therefore conflict with the Council's stated masterplan vision for</p>	



this site and it would not be reasonable to expect the proposed occupier to consider moving to a location whose long-term future as a retail site is in question.

The site is therefore considered to be unsuitable and unviable.

Site Ref.	Address / Site Description
10	Kingdom Shopping Centre Car Park
Site Area / Floorspace	Local Plan Designation
3,250 sq.m	Town Centre – Policy 1
Availability	
<p>The site is currently utilised by a car park for the Kingdom Shopping Centre.</p> <p>A planning application (07/01900/COPP) was withdrawn in 2007 for the erection of 4 new retail units on this site.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size and other car parking in the vicinity, but this would require the development of a new building and would make the project unviable.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



Site Ref.	Address / Site Description
11	South Street Car Park
Site Area / Floorspace	Local Plan Designation
3,800 sq.m	GLE33 – Business / Leisure (Use Classes 2, 3 & 11)
Availability	
<p>The current use of the site is for a car park, which is well-used.</p> <p>The site had planning permission (07/01903/CFULL) for the relocation of the CISWO/YMCA to free up the development of their previous site, however this expired in May 2016.</p> <p>The site is privately owned and designated for Business / Leisure - Class 2, (Financial, Professional & other services), 3 (food & drink), 11 (assembly & leisure).</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size and other car parking in the vicinity, but this would require the development of a new building and would make the project unviable.</p> <p>The proposed use would be contrary to the FIFEplan allocation and the requirement for development on the site to complement the category 'A' listed church building through use of materials and architectural style would place an unviable burden on the proposals.</p>	



The site is therefore considered to be unsuitable and unviable.

Site Ref.	Address / Site Description
12	Rothesay Place / North Street
Site Area / Floorspace	Local Plan Designation
6,500 sq.m	GLE034 – Retail / Business / Leisure / Residential

Availability

The site currently comprises existing retail park and adjacent Hanover Court complex. The site is not currently on the market.

Multiple ownerships involved, making redevelopment difficult. Redevelopment yet to take place so timescales for availability unknown.

Existing vacant Class 1 retail units (Units 2, 3 & 4a) have recently been granted planning permission (21/02296/FULL) for a change of use to Class 11 (assembly and leisure) and therefore redevelopment for alternate uses seems unlikely at this stage.

It is therefore considered to be unavailable.

Suitability

Development on the site would require the demolition of existing buildings and development of a new building, which would make the project unviable.

The Council's approved Masterplan for the town centre identifies this site as a development opportunity for new retail / leisure development. It is considered unlikely that the application proposals would be compatible with the Masterplan vision for this site.



The site is therefore considered to be unsuitable and unviable.

Site Ref.	Address / Site Description
13	Central Car Park, Kingdom Shopping Centre
Site Area / Floorspace	Local Plan Designation
8,100 sq.m	Town Centre – Policy 1
Availability	
<p>The site is privately owned and currently used for car parking.</p> <p>Most recently subject to an application for the erection of a Class 1 Retail store (11/05261/FULL) however the application was withdrawn prior to determination.</p> <p>It is therefore considered to be unavailable.</p>	
Suitability	
<p>The site would be suitable in terms of size and other car parking in the vicinity, but this would require the development of a new building and would make the project unviable.</p> <p>The site is therefore considered to be unsuitable and unviable.</p>	



Appendix 4

Letter from Poundstretcher (05/10/2023)

Poundstretcher Ltd
Desford Lane
Kirby Muxloe
Leicester
LE9 2BJ

Dear Sir / Madam

5/10/2023

Poundstretcher – Unit 2, Saltire Retail Park, Glenrothes

We write in support of the change of use planning application submitted by the landlords of Saltire Retail Park (Sackville UK Property Select III Nominee (3) Limited and Sackville UK Property Select III Nominee (4) Limited) for Unit 2 at the Retail Park.

Poundstretcher have been in negotiation with the landlords about the relocation of our existing business operations from Unit 6 to Unit 2 within the Retail Park. The purpose of this letter is to provide the Council with a summary of the commercial considerations that have influenced those negotiations.

Firstly, it is important to highlight that, as a business, our preference is to remain at the Retail Park, because this has been our home for almost a decade and therefore we benefit from an established presence in this location and are well known to our customers base and the wider local community. The Retail Park itself is also a well-established and successful retail destination that offers a retail unit type together with a high level of prominence that suits our business requirements.

To date discussions with the landlord have been focused upon our business relocating to Unit 2, which whilst being smaller than the unit we are currently trading out of, offers an ideal opportunity for us to retain our presence in this prominent and accessible location. Furthermore, the unit itself can be easily, and cost effectively converted to accommodate our operational business requirements.

The unit offers a relatively large and regular shaped, single level floorplate and which benefits from level access to the immediately adjacent customer parking areas from opposite East and West elevations. The unit therefore offers maximum flexibility in terms of internal layout and is highly accessible for both disabled customers and the use of trolleys, which are key considerations for the business.

It is also the case that Unit 2 is currently vacant and that the necessary landlord refurbishment works (strip out and minor repairs) approved under Certificate of Lawfulness 23/00766/CLP have now been completed. It is considered that the unit is therefore available for immediate occupation, subject to completion of a new external access ramp to the East elevation to provide the dual level access options that our business would require.

The immediate availability of the unit and its proximity to Unit 6, is also attractive because it would allow for a phased relocation that would ensure minimal disruption to the operation of the business during this period. Furthermore, our business model is well match to and reflects to our current trading location. The ability to remain within the Retail Park would guarantee a seamless transition and would avoid any detrimental impact on the business, thereby safeguarding its future not only in the Retail Park but Glenrothes as a whole.

Notwithstanding this, in tandem with the negotiations being undertaken with the landlord of the Retail Park, Poundstretcher have investigated alternative options within the local area, including potential units within the town centre (Kingdom Centre). Those investigations have been carried on the basis of the commercial considerations set out above, in so far as there is an immediately available unit within the Retail Park that fully satisfies all of our business and operational requirements, allows for a seamless transition between properties and maintains our well-established presence within Glenrothes. Any alternative location or unit must be able to satisfy these same requirements for it to be considered as a commercially suitable and viable alternative to Unit 2.

In this context and as part of the alternative options assessment carried out, the suitability and viability of the two units identified by Fife Council in their recent refusal of planning permission (Ref. 23/01247/FULL) were considered, but subsequently discounted as viable alternatives for the following reasons:

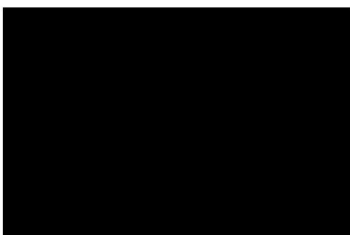
Unit 1, Kingdom Centre

- At approximately 2,256 sq.m the unit is larger than our current operational requirements.
- It is understood that this former supermarket site, is currently occupied and therefore would not appear to be immediately available, albeit it is acknowledged that the unit is being marketed for rent, suggesting the current tenant is on a short-term or rolling lease.
- Whilst located within Kingdom Centre the unit is located at the very end of the shopping centre, an area that represents one of the older parts of the shopping centre and is characterised by long-term vacancies. This part of the shopping centre is therefore not considered to be a prime retail location, as demonstrated by the fact that the landlord has been unable to secure a long-term lease of the unit, since the unit was vacated by the Co-op (understood to be more than two years ago).
- The fact that the unit is not considered to be a prime retail location is also supported by the low rental value that the unit is being marketed at. Again, despite this incentive a long-term occupier has not been secured.
- The poor quality / sub-prime location of the unit means that it fails to meet Poundstretcher's operational requirements in terms of being a prominent location from which to trade. This lack of prominence is exacerbated by the fact that the unit's only frontage is internal to the shopping centre, with the lack of an external frontage failing to offer the presence that Poundstretcher would seek from a unit.
- Furthermore, the unit is only accessible from this single, internal frontage with no direct access to external customer parking areas, a key requirement for the business.
- We also understand that the adopted FIFEplan identifies this part of the shopping centre as a redevelopment opportunity (GLE032 – Marchmont Gate) that has been proposed to facilitate the regeneration of this older phase of the shopping centre. Not only does this support the view that this part of the shopping centre is no longer fit for purpose as a prime retail location, but more importantly we would not be willing to relocate to a location that could be subject to significant redevelopment in future, given the associated disruption in trade that this would result in.

Unit 43 (former Dunnes Store)

- At circa. 4,000 square metres the unit is significantly larger than our current operational requirements and in its current format the floorspace is split over two levels which does not meet our single level floorplate requirements.
- Whilst subdivision of the unit may be possible it is unclear, given the split in floor levels, whether this would be feasible or whether the landlord would be willing to subdivide the unit to create smaller units, which could have a detrimental impact on marketability of the unit / units once created.
- Irrespective, works to subdivide the unit would still be required and are unlikely to be completed within a reasonable period of time, when compared to the immediately available nature of unit at Saltire Retail Park.
- At present the unit does benefit from two points of access, however these access points are at different levels and only one provides external access to the surrounding parking areas. This does not compare favourably with the unit at Saltire Retail Park.
- Were it possible to subdivide the unit, Poundstretcher would want to take the unit with the external frontage which offers the level of prominence required by the business and direct access to the adjacent external parking areas. However, the access associated with this external frontage is via steps, with a single ramp to the side for accessible access. This arrangement would not suit Poundstretcher's operational requirement for level access from store to car park, which is required facilitate the use of trolleys, with the current ramp steeper than would be operationally acceptable and too narrow to facilitate access for multiple customers using trolleys without also restricting disabled access to the unit.
- Poundstretcher would not be willing to take the unit with the access arrangements as existing. The existing step / ramp access would therefore need to be completely removed and redeveloped to provide a wider ramped access solution with a shallower ramp gradient. Given the difference in levels between the unit and the external ground level it is highly unlikely that such level access could be created without significant works being required and without significant land take beyond the unit demise. As with any internal alterations to the unit, these external alterations (if achievable) are unlikely to be completed within a reasonable period of time, when compared to the immediately available nature of unit at Saltire Retail Park.
- It is also the case that any such works would come at a significant cost to the landlord, and it is not clear whether the landlord would be willing to undertake these works or whether these costs would be passed onto Poundstretcher as occupier. Were these costs, or any costs associated with the internal subdivision of the unit passed onto Poundstretcher it would render any potential relocation unviable and would not compare favourably with the offer at Saltire Retail Park.

For the reasons set out above, neither Unit 1 or Unit 43 are considered to offer commercial viable alternatives for the relocation of Poundstretcher, when compared to Unit 2 at Saltire Retail Park.

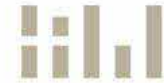


A212 TABUB

Appendix 5

Glenrothes Town Centre Masterplan 2020-2030

***TOWN CENTRE
MASTERPLAN
GLENROTHES
2020-2030***



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

AECOM



Objectives of the study



Provide a baseline summary of the current status of the town centre, including reviews of previous studies;



Develop an overall concept / vision for Glenrothes Town Centre over a 10 year period;



Identify potential opportunities in respect of a number of key sites for future development within the context of the overall concept / vision which would enhance the role, function, attractiveness and therefore success of Glenrothes Town Centre;



Identify specific opportunities to attract leisure uses such as pub /restaurant into the town centre to enhance the evening economy;



Carry out a market assessment and identify appropriate land uses and development opportunities which are likely to be commercially viable;

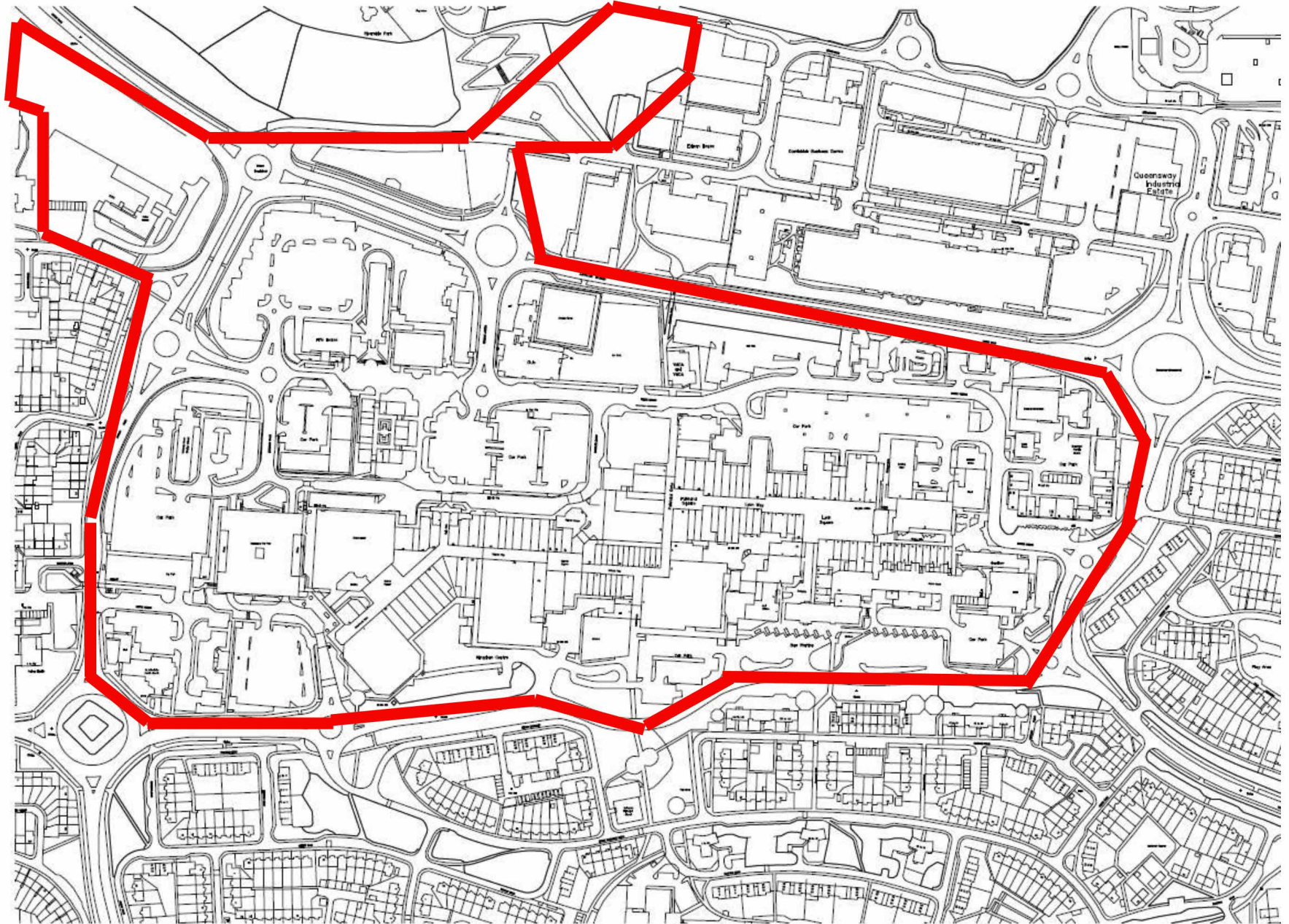


Identify key design principles which should be taken into consideration as part of the development of any of the identified sites and set out options;



Provide an Action Plan setting out details of specific actions and interventions required to be undertaken and identify potential timeframes, partners and funding opportunities to support a high quality town centre environment through growth and transformation.

Study Area



Masterplan Structure

- **The Changing Nature and Function** - how the town centre has developed, what changes have taken place over the last 20 years and what potential trends are to be addressed by the plan going forward.
- **The Place, Public Realm and Green Space** - objective analysis of the quality of place and the built form. Explores movement and accessibility, the function and quality of public and green spaces and how these should be influenced by the masterplan.
- **The Evening Economy and Leisure** - reviews the existing uses and assets, how they function and relate to one another, and how improvements or new opportunities could be created in the town centre.
- **Masterplan & Opportunity Sites**- takes the recommendations from each themed section to create a holistic vision and set of objectives for the town centre's development over the next 10 years.
- Nine development opportunities are identified in the plan to support change in the town centre over a decade. These are integrated into a spatial masterplan for the whole of the town centre to support coordinated transformational change and the vision and objectives.

The Changing Nature and Function

Negative trends

- Reduced number of larger retail anchor stores – changes to footfall movements
- Increasing shift to online retailing and lesser demand for floorspace
- Halving of town centre office floorspace since 2000
- Creeping obsolescence at east end centre and Queensway (West)
- Decline in number of pubs/bars/nightclubs

Positive Trends

- More diversification of uses
- More Cafés/Coffee shops have opened
- Residential development introduced for the first time
- Modernised residential facilities and Tullis Russell development
- Build on opportunity of more people living near the town centre
- District heating network - low carbon energy options

Rettie & Co Key Findings

RETAIL & LEISURE

- Relatively low levels of Retail attrition in recent years - partly due to sharply reduced rents
- The main retail gap in the Town Centre currently for major comparison
- Leisure and food & drink offers are dispersed and limited, creating problems in supporting a healthy evening economy

APPENDIX 1



RESEARCH & CONSULTANCY

GLENROTHES MASTERPLAN – MARKET
DEMAND ASSESSMENT

FIFE COUNCIL

PRIVATE AND CONFIDENTIAL

JULY 2020

Rettie & Co Key Findings

OFFICES

- About half of the office space in the Town Centre in the last 20 years has been lost
- Commercial space forecasts for Fife suggest focus should be on modernising and updating existing premises and surrounding amenities to retain demand and support smaller businesses
- Much of existing office space available in the Town Centre, especially for Class 2 and 4 use, is 'tired' and with floorplates that are too large for modern business needs

HOUSING

- There is developer interest in the Town Centre in building affordable housing and for private sale

The Place, Public Realm and Green Space

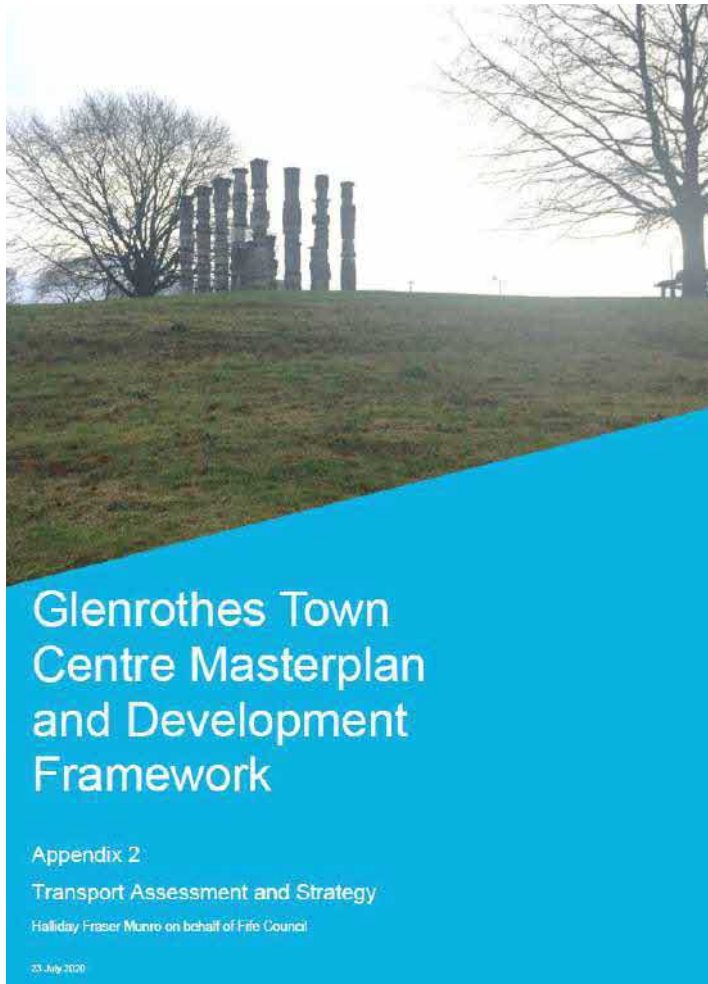
Negative trends

- Lack of amenity green space
- Town park, close yet so far away
- Public spaces under utilised, not well overlooked
- Bland, uninspiring architecture
- Backs and fronts of buildings confused
- Declining east end of town centre, risk of obsolescence
- Over engineered ring road/ dual carriageway sections not required
- Lack of bus stops on north side of town centre area
- Management of car parking a problem
- Dominance of car parks around large shopping centre

Positive Trends

- Public art legacy, unique, and something to build on
- War memorial attractive space
- Stalled sites/vacant land, opportunities
- Refurbishment has been taking place
- Demolition of some ageing units
- Walking distances close
- Areas of quality trees

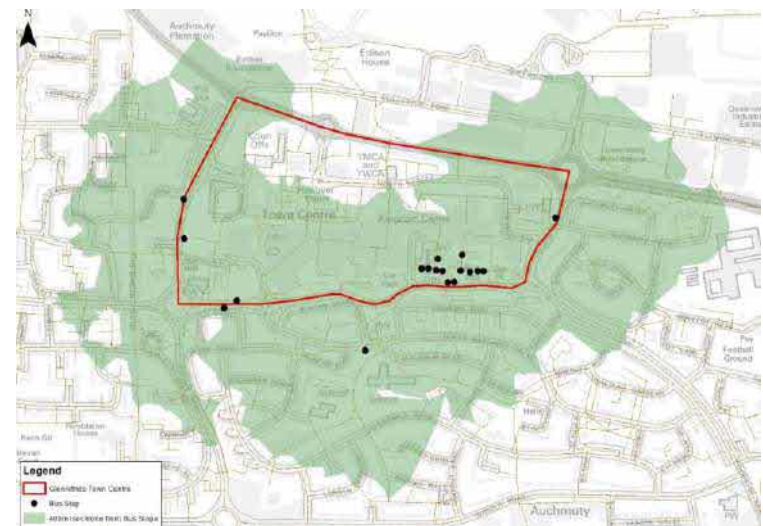
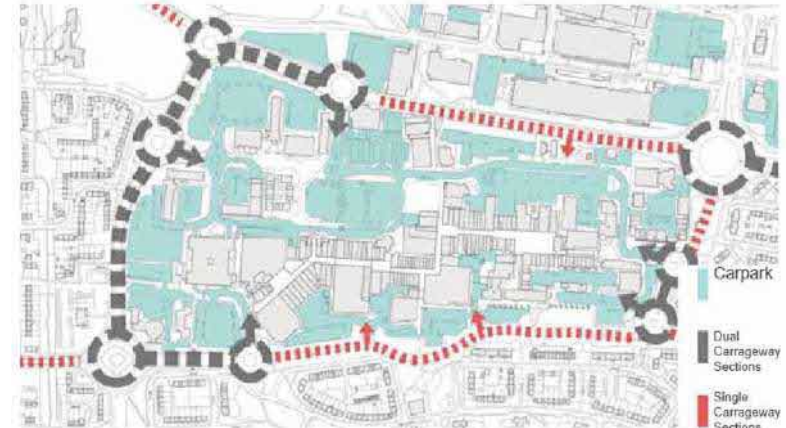
Supporting information



- Baseline review and context setting of the transport context of Glenrothes and the town centre
- Engagement with a number of relevant stakeholders including Fife Council officers
- Workshop and optioneering with the wider design team to identify opportunities / constraints and to thereafter inform the emerging Masterplan objectives and options

AECOM Key Findings

- Glenrothes has higher levels of car travel dominance compared with other Scottish towns
- Historical design of Glenrothes contributes to the challenges to move away from car based travel
- There are opportunities to change by re-visioning the land use patterns of the town centre
- This re-visioning will require ‘hearts and minds’ to change



The Evening Economy and Leisure

Negative trends

- Decline in number of pubs/bars/nightclubs
- Bus station not welcoming in the evenings
- Lack of sit-in restaurants
- Leisure uses too spread apart, poor synergies
- Connections between uses poor, particularly at night
- Shopping centre closing times act as a barrier
- Car park timescales act as a barrier during the day
- MSCP car park closed in the evenings
- Poor disabled access to the cinema
- Lack of quality or available outward facing small units

Positive Trends

- Vacant units, potential leisure reuse
- Opportunities for temporary/pop-up uses
- Local businesses taking initiative
- Some decorative lighting with potential for more
- Improve the aesthetic of the exterior of the buildings
- Make entrances to facilities more obvious and inviting

Stakeholder Engagement



Key Engagement Feedback Summary

- 83% of people surveyed live in Glenrothes
- 76% of people arrived by car
- 69% of people never visit at night
- 67% of people want markets
- 63% of people want more evening economy
- 54% of people want affordable housing
- 51% of people come for shopping
- 47% of people want outward looking units in the Kingdom Centre
- 32% of people visit only at the weekend
- 26% of people want Albany Gate improved
- 15% of people want sit in restaurants
- 12% of people use the bus
- 7% of people visiting are only there for work

- Pupils and teachers from all 3 High Schools engaged
- Half day dedicated workshop with Fife Council officers
- 50-70 people visited our public drop event in afternoon and early evening
- Almost 250 online questionnaires completed over a 4-week period
- Discussions with business and other stakeholder interests

The Changing Nature and Function

Recommendations

1. Support a Broader Mix of Uses

- i. Address loss of office floorspace and creeping obsolescence of business premises
- ii. Opportunities outwith the Kingdom Shopping Centre need to be provided
- iii. Support vertical mixed uses – including residential
- iv. need for public sector intervention and incentives including public /private partnerships

2. Supporting opportunities for new retail

- i. significant challenges within the retail sector– particularly outwith larger cities
- ii. retailing will continue to play a key role in the function of the town centre
- iii. Spend forecasts suggest additional new major (non-food)retailing could be possible by 2029

3. Temporary and Pop-up Uses

- i. Modular format structures for use as food & drink outlets, artist studios, small businesses, shops and markets
- ii. assist in proving there is market demand for particular uses, or
- iii. act as a temporary meanwhile use until a stalled site can be delivered for a permanent use

The Place, Public Realm and Green Space

Recommendations

1. Architecture & Design

- i. Address inconsistent design and poor architectural styles
- ii. Introduce new “landmark” buildings that instil civic pride in the place
- iii. “Throw down the gauntlet” - set a new standard and development quality
- iv. Address the climate emergency

2. An accessible and pedestrian friendly environment

- i. Redistribute existing road widths and car parking to create wider pedestrian and cyclist areas - open up North Street to buses
- ii. Consider existing roundabouts to be redesigned as signalised junctions
- iii. Enhance streets by introducing avenue tree planting
- iv. Screen service yards from public view and consolidate car parking

3. Signage, improved circulation and orientation

- i. Recladding, new signage and more welcoming and obvious entrances to shopping centre
- ii. Signage strategy across the town centre – public art trail and strategy
- iii. Thin-out landscaping, improve lighting, and create natural surveillance
- iv. Explore route through the centre in the evening, Falkland Gate to Carrick Gate

4. Creating places to gather and for culture to thrive

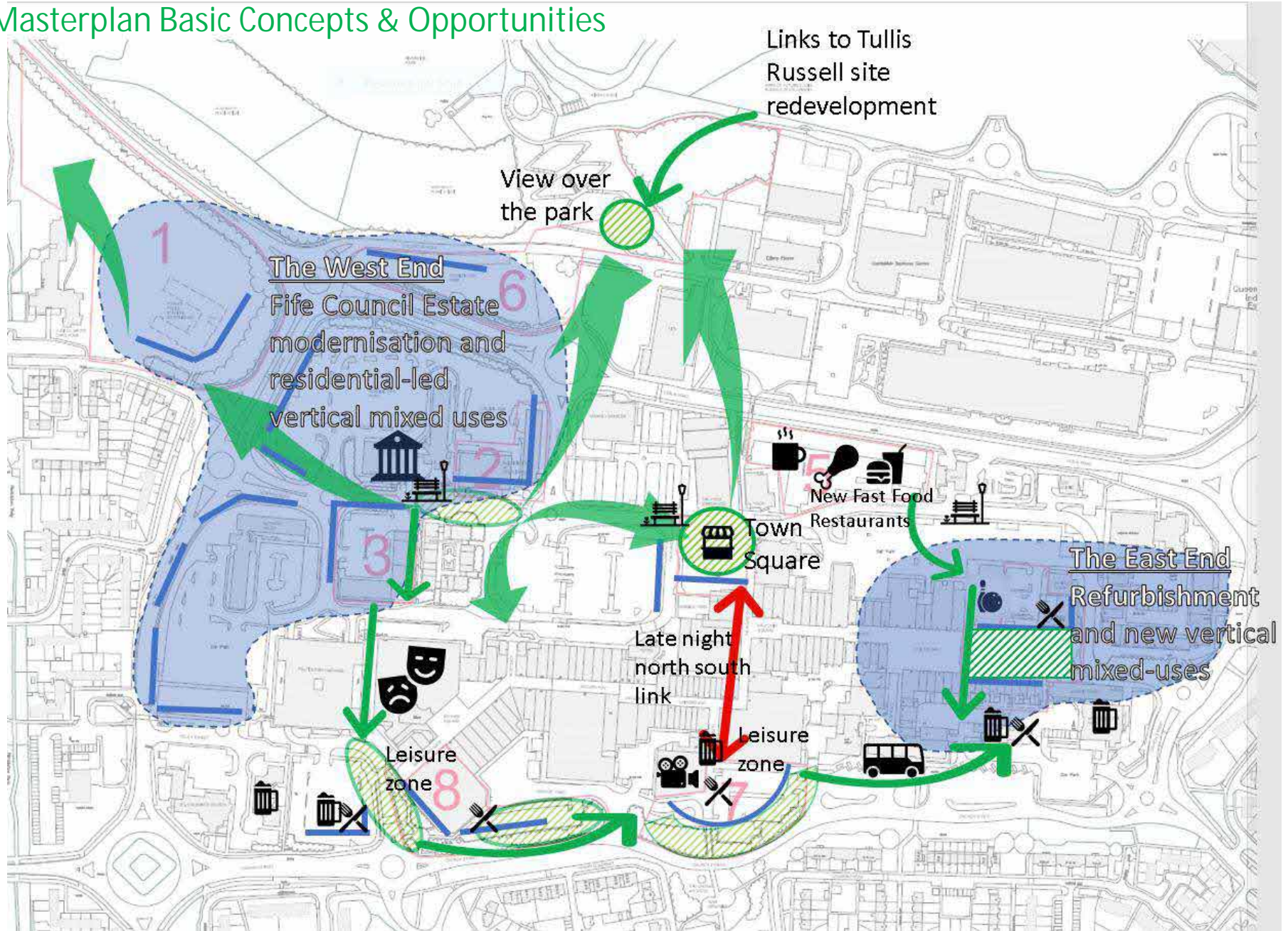
- i. Create outdoor spaced usable for events and gatherings
- ii. Links to Riverside Park, Tullis Russell site and Fife’s Pilgrim Way Route
- iii. Create a focal point over the town park to capitalise on the views

The Evening Economy and Leisure

Recommendations

1. Refill, repurpose or redevelop vacant anchor stores
 - i. vacant former Co-op supermarket and in former Dunnes department store
 - ii. Install additional windows and doors onto external façades
 - iii. Explore/encourage indoor leisure based activities supplemented by bar and food and drink facilities
 - iv. Consider incentives for existing facilities to relocate within the town centre area
 - v. improve disabled access into the cinema
2. Support for smaller and independent businesses
 - i. support delivery of leisure facilities by independent and smaller businesses, inc. temporary uses
 - ii. preferred model for many national restaurant operators is a drive-thru format
 - iii. consider incentive options
3. Encourage and Support Leisure Clusters
 - i. within short walking distance of one another,
 - ii. adjacent to public transport and taxi rank hubs
4. Improve lighting and perceptions of safety
 - i. Improved creative and colourful lighting would assist in defining areas, wayfinding and introduce activity

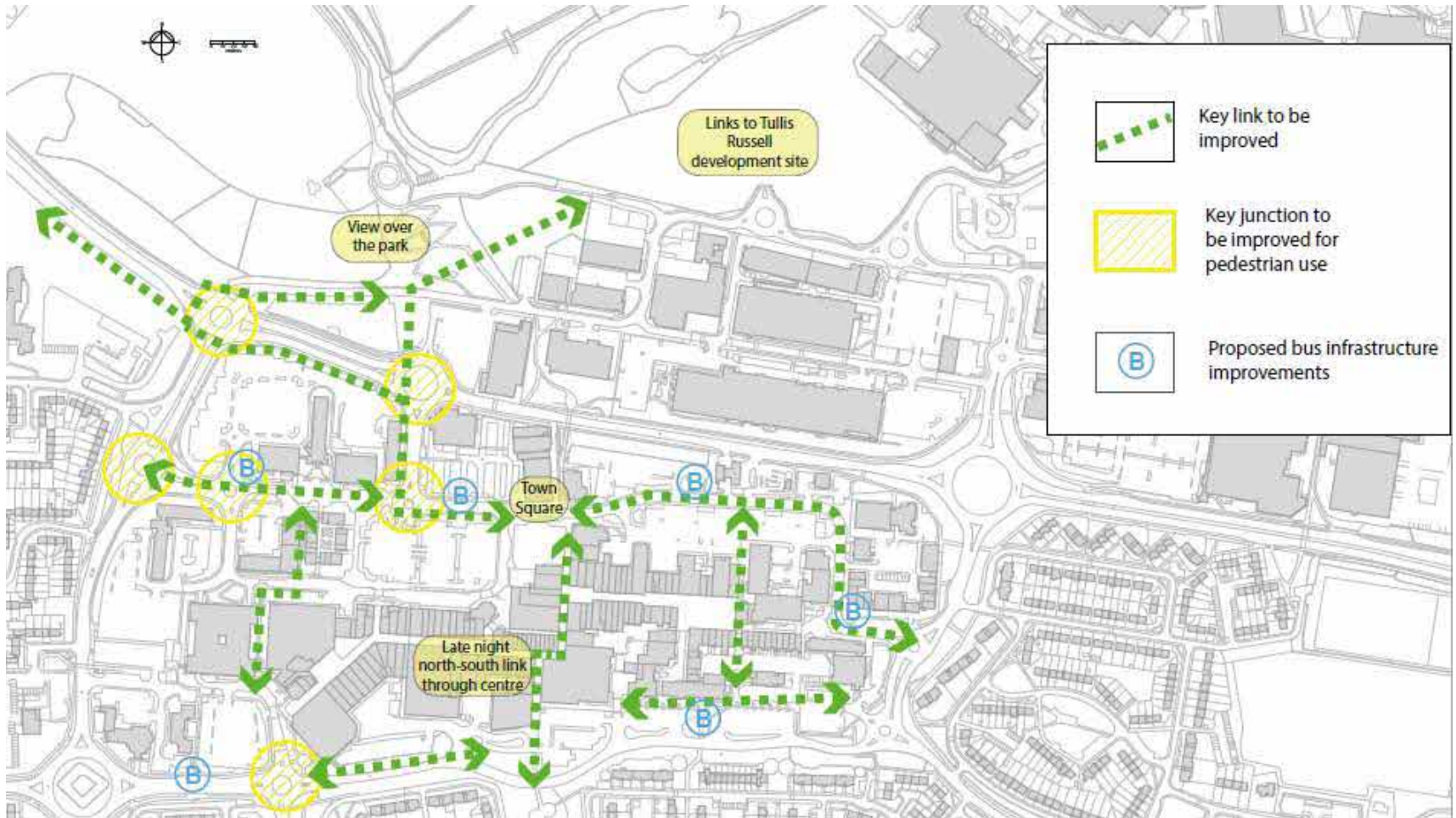
Masterplan Basic Concepts & Opportunities



Final Masterplan & Opportunity Sites



Proposed Transport & Movement Improvements



Vision

“By 2030 Central Glenrothes will be transforming into a more vibrant, sustainable and multi-functional hub of the community. It exemplifies the best of emerging 21st century town living and working as an attractive, low carbon place where people choose to live, work, invest and spend their leisure time....”



Masterplan Objectives

AN INSPIRING PLACE

- A town centre public art strategy and trail will be developed
- An improved evening economy will be supported
- New and Improved cultural attractions will be provided
- New high-quality buildings and exciting architecture will be created
- A view over Riverside Park will be created
- Interventions will help to create the right conditions for grassroots culture, creativity and entrepreneurship to thrive

AN ENVIRONMENTALLY CONCIOUS PLACE

- New and improved public realm and green spaces that are well managed and overlooked for natural surveillance will be developed
- New and improved green links to Riverside Park and around the Kingdom Centre will be provided
- Glenrothes will support the Scottish Government targets for emissions reductions of 75% by 2030 and moving to net-zero by 2045
- A strategy to utilise the district heating network and deliver energy efficiency in new and existing buildings will be prepared
- A strategy to reduce car dominance and improve opportunities for walking, cycling and public transport will be delivered

AN ENTERPRISING PLACE

- Support a broader mix of complementary uses
- Create new multi-functional streets and spaces
- Provide modern flexible and affordable retail, commercial and residential units
- Create more and varied jobs locally
- Support a pipeline of public and private inward investment over the next 20 years

Fife Council Estate Modernisation and Rationalisation Opportunities and The “West End”

Redevelopment should:

- make better use of the available land,
- maximise use of the district heat network
- improve the overall functionality and sense of place
- deliver modern, flexible and efficient buildings
- be delivered over a phased period
- complement any ongoing modernisation of the Council’s estate
- Support a broader mix of uses - combination of office and residential uses with commercial units and active frontages
- Support medium to high densities of development between 2 - 5+ storeys
- re-open pedestrianised section of North Street to allow for improved bus access and flow of connections



Site 1 - Former Police Station Site

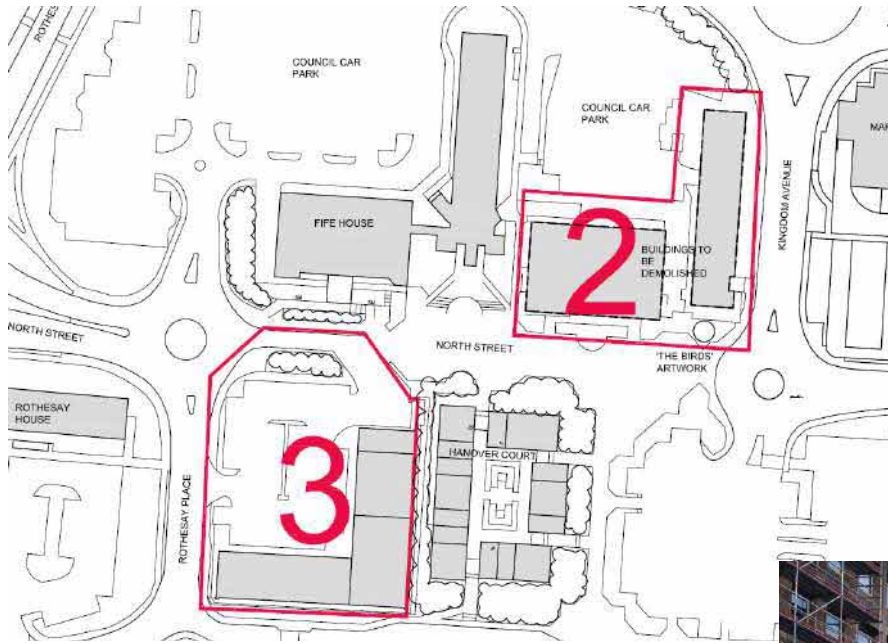


Site 1 - Former Police Station Site



Illustrative concept of proposal

Site 2 - Former Kingdom House Site and Site 3 - Retail Units, Rothesay Place



Site 2 - Former Kingdom House Site



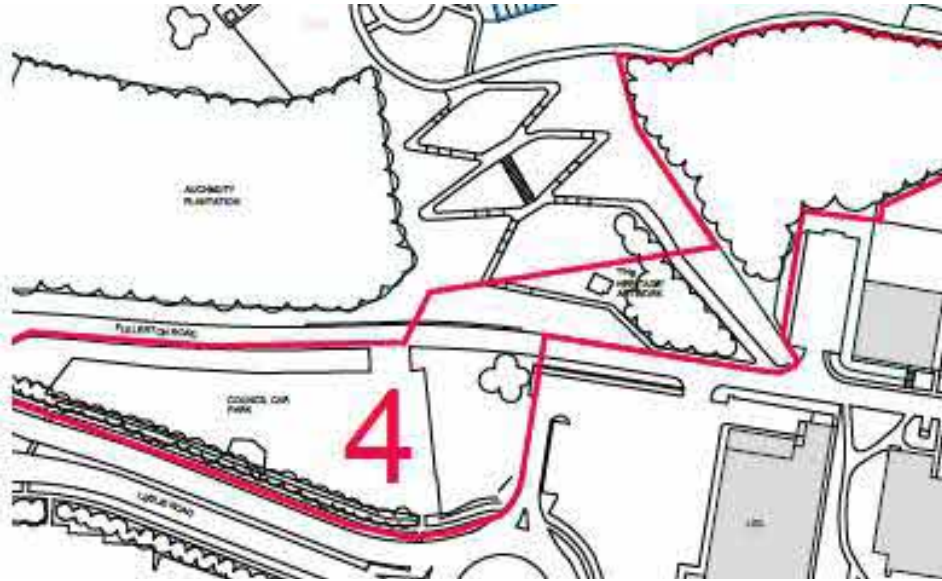
Illustrative concept of proposal

Site 3 - Retail Units, Rothesay Place



Illustrative concept of proposal

Site 4 - Fullerton Road entrance to Riverside Park

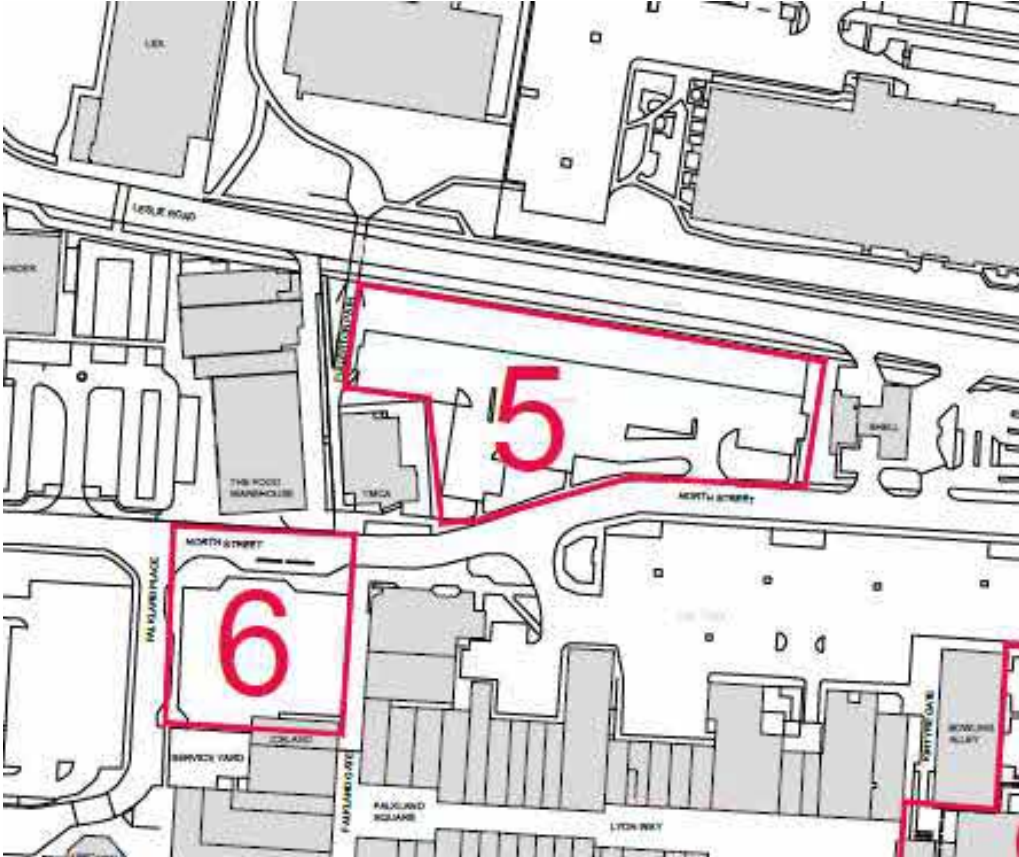


Site 4 - Fullerton Road entrance to Riverside Park



Indicative concept sketch of proposal

Site 5 - Carpark to the rear of YMCA



Site 5 - Carpark to the rear of YMCA



Illustrative concept of proposal

Site 6 – Former Glenrothes House/Falkland Gate



Site 6 – Former Glenrothes House/Falkland Gate



Illustrative concept of proposal

Site 7 – Site in front Kino Cinema

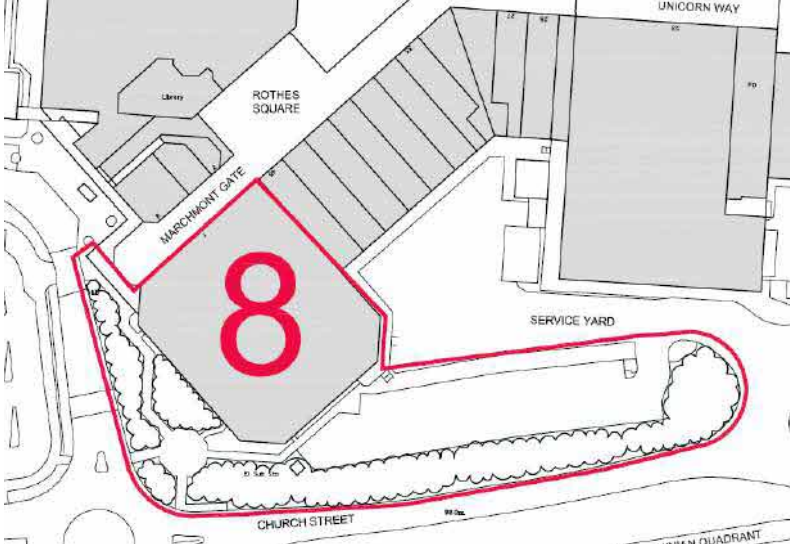


Site 7 – Site in front Kino Cinema



Illustrative concept of proposal

Site 8 – Marchmont Gate



Site 8 – Marchmont Gate

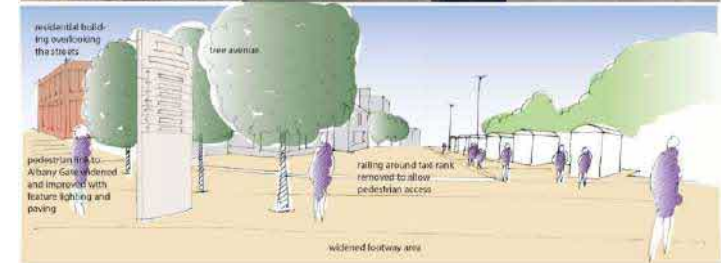
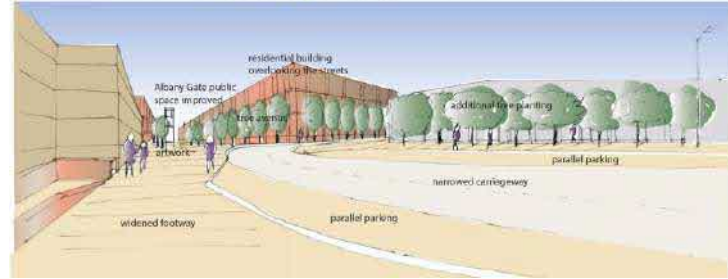


Illustrative concept of proposal

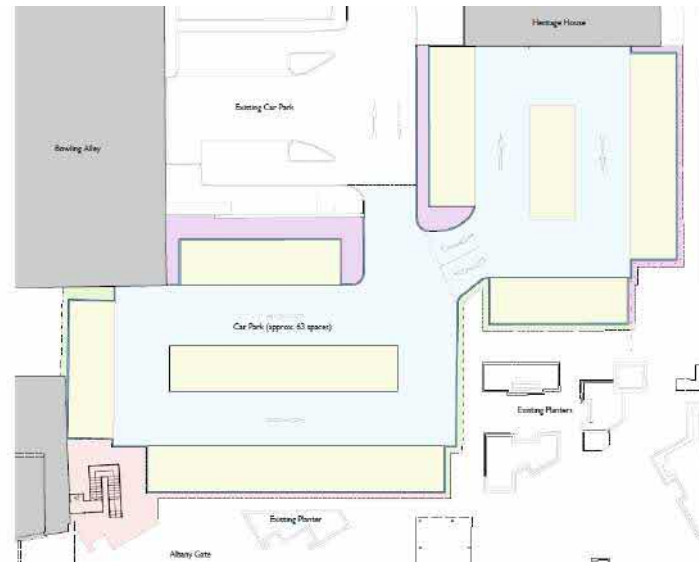
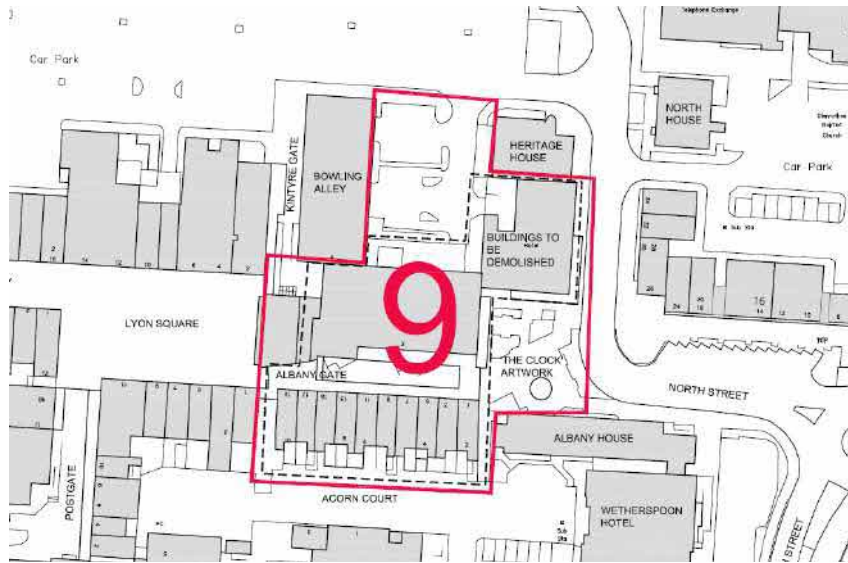
The “East End”

Redevelopment should:

- modernise and refurbish frontages along North Street/Central Avenue
- Support medium densities averaging at 2-4 storeys
- remove the vacant units at Albany Gate
- Support better inter-connectivity between Pro-bowl and Golden Acorn
- Consider a complementary mix of uses, including for example a combination of small (Class 2 and 4 use) offices
- Explore potential for residential above commercial units
- Maximise the architectural quality of this area, supplemented by existing and any potential new art installations
- Remove road and planter barriers and enhance the public realm
- Improve the bus station environment – explore potential for park and ride
- Seek to introduce new multi-storey car parking



Site 9 – Albany Gate



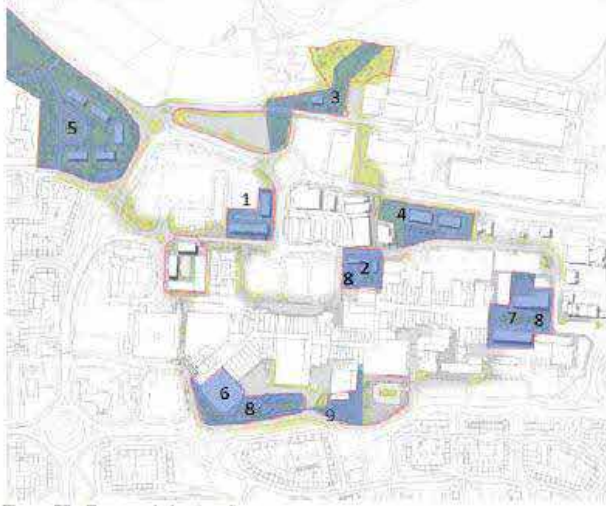
Site 9 – Albany Gate



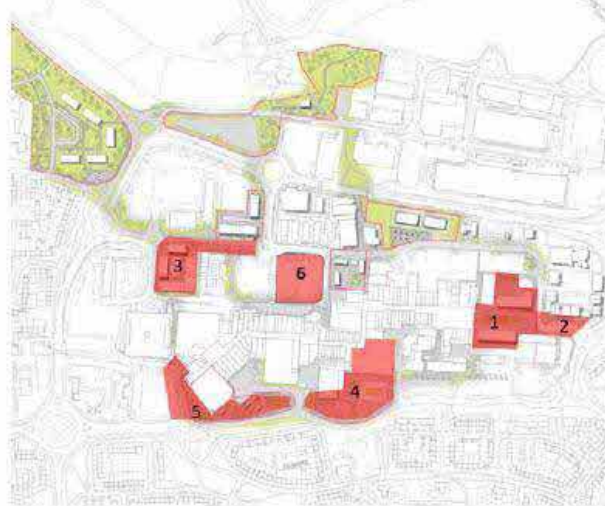
illustrative concept of proposal

Indicative Proposed Phasing

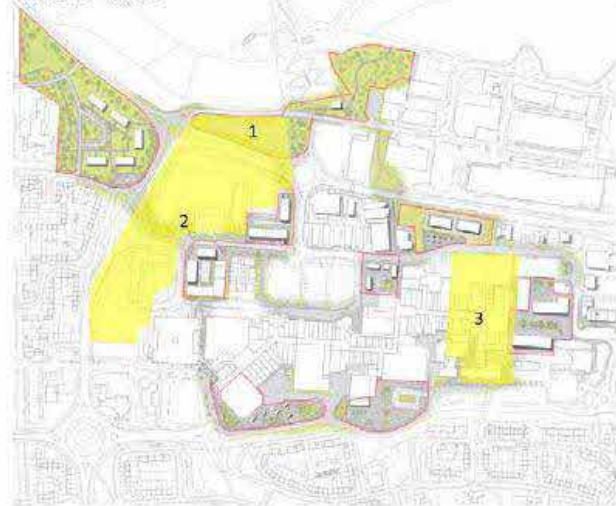
Phase 1 – 2020-2025



Phase 2 – 2025-2030



Phase 3 – 2030 +



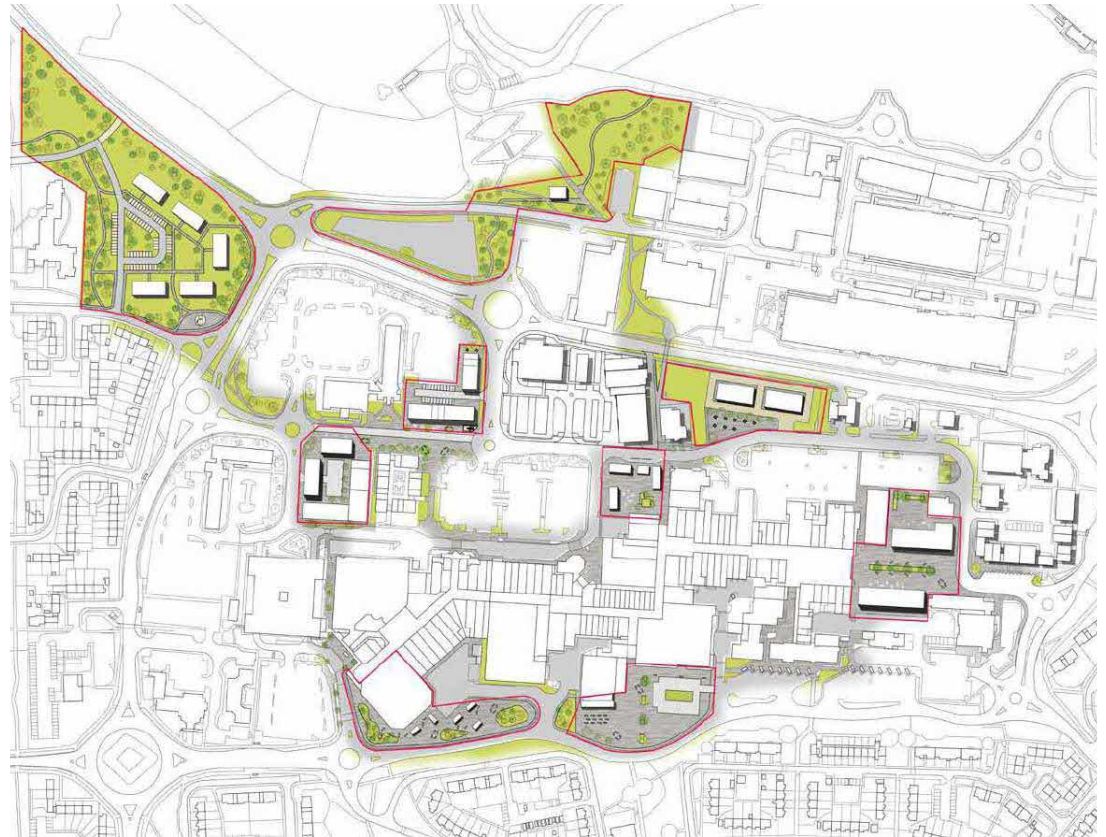
Next Steps?

- Quantify traffic and parking impacts of the Masterplan
- Detailed design of development opportunities
- Detailed costings and business cases
- Leverage partnerships
- Identify funding sources
- Energy Strategy to maximise utilisation of district heat
- Public Art Strategy to coordinate future installations
- Strategy for Fife Council Estate rationalisation/modernisation



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

AECOM



Thank you – Questions?

