

LAND AT CUDDYHOUSE ROAD, KINGSEAT WELCOME



Have your say

Gladman Developments is preparing an application for Planning Permission in Principle for a proposed residential development with associated infrastructure and landscaping on land at Cuddyhouse Road, Kingseat. The total Site area extends to approximately 7.1 hectares (17.5 acres). The Site is currently agricultural land.

Gladman want to hear your views with regard to the quantity, mix and design of the proposed development. Your views will help us to shape the masterplan which will be submitted as part of the planning application. This is your opportunity to comment and influence the planning of the Site before the application is lodged with Fife Council. You will also have a further opportunity to provide comment to the Council during the planning application process.

A questionnaire is available today for you to submit your comments. Alternatively, comments can be submitted online at <http://your-views.co.uk/kingseat>, e-mailed to views@your-views.co.uk, or posted to Gladman Developments, 2 Eliburn Office Park, Livingston, West Lothian, EH54 6GR.

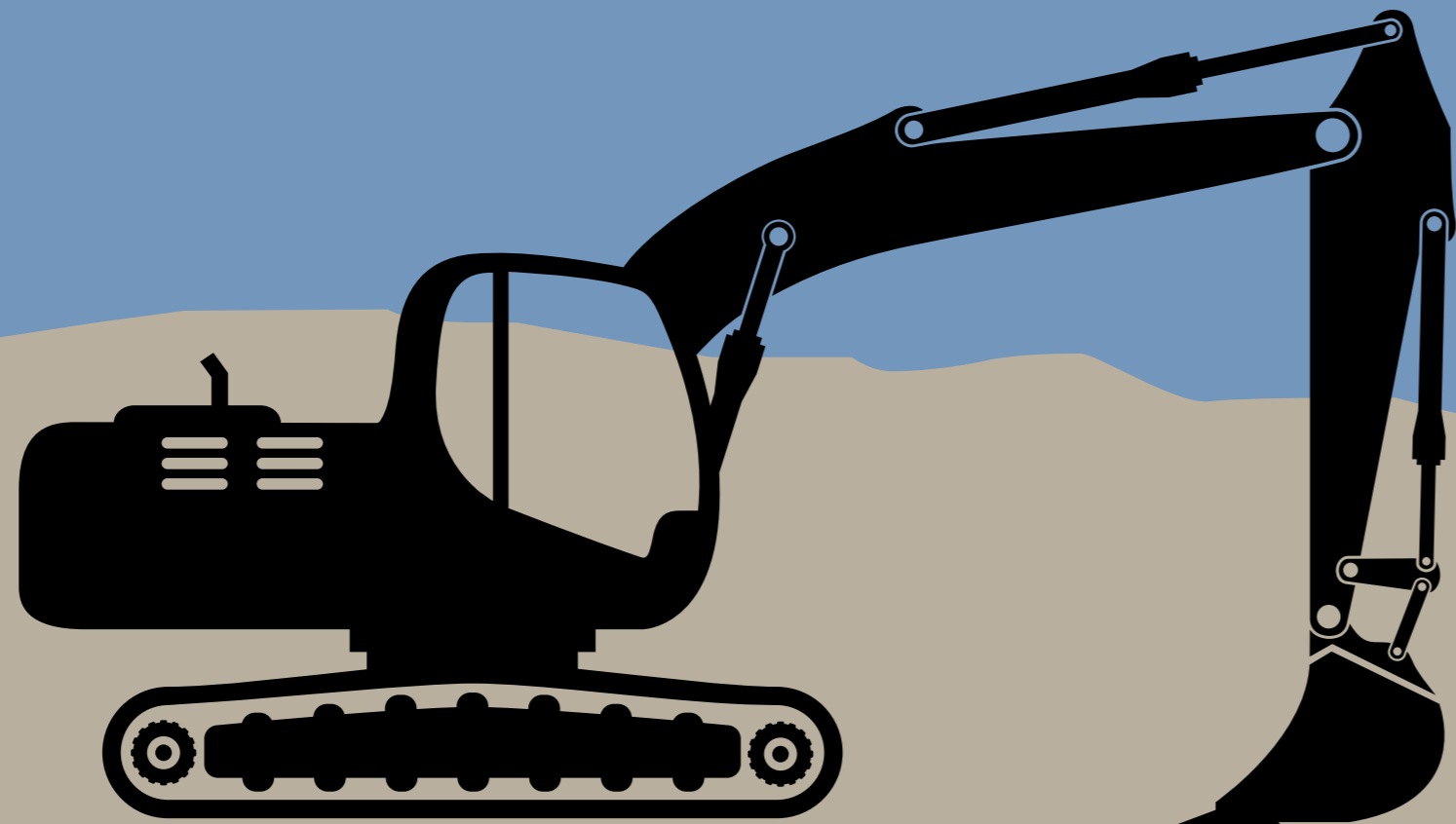
A dedicated web page will update you with information relating to this development as the project progresses: <http://your-views.co.uk/kingseat>

LAND AT CUDDYHOUSE ROAD, KINGSEAT KEY SOCIO-ECONOMIC BENEFITS

£9.78m
Capital investment

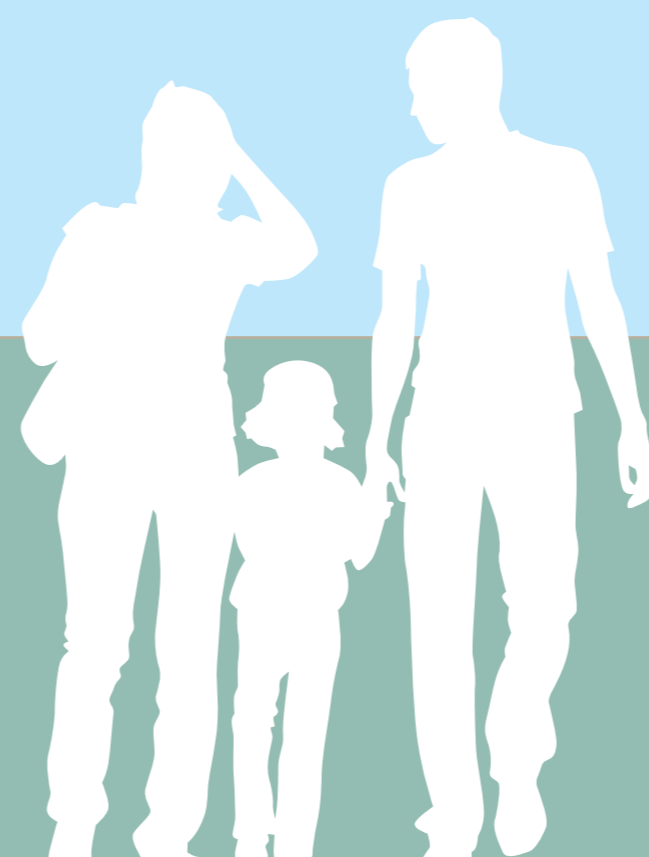


67 Direct construction jobs



£3.2m GVA

80 new family homes



£167k
Council Tax pa



180 new residents

Local economy



£1.77m

income generated
by new residents

90 economically active residents



Bus Stop
500m



Station
3km



High School
5.1km



Shop
475m



Hospital
3.2km


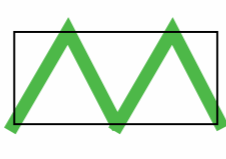


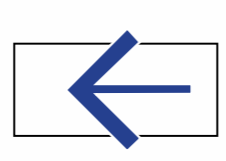
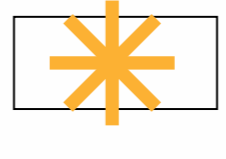

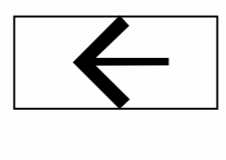
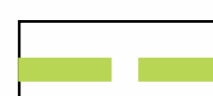
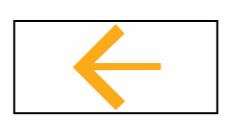
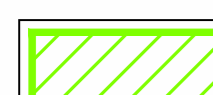



Primary School
4.5km

LAND AT CUDDYHOUSE ROAD, KINGSEAT CONSTRAINTS / OPPORTUNITIES



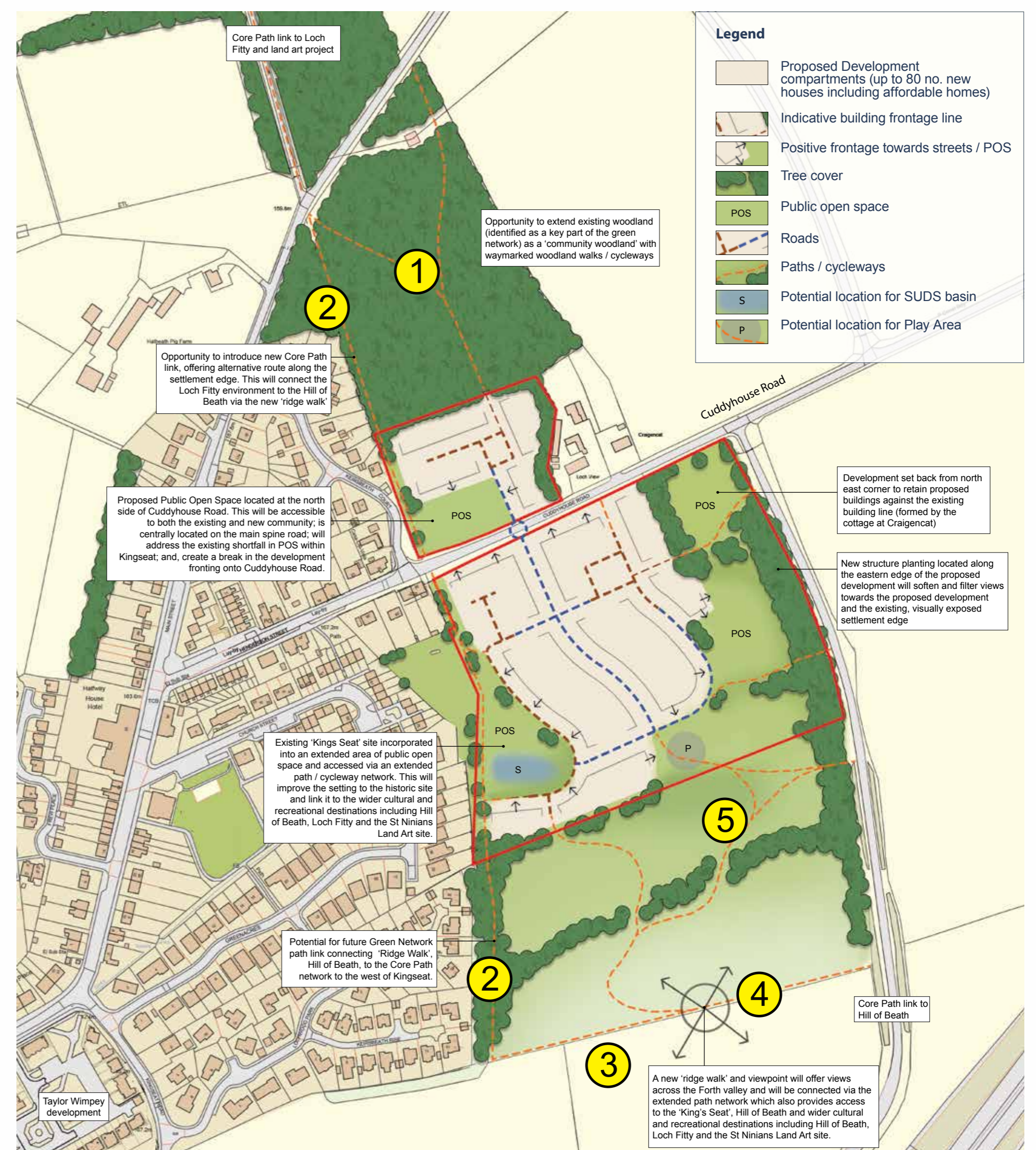
Legend

- | | | |
|--|--|---|
|  Site boundary |  Opportunity to soften the new development and the existing exposed settlement edge with new structure planting areas |  New development abutting existing settlement edge |
|  Settlement boundary |  Potential vehicular Access |  'Kings Seat' retained and incorporated into area of public open space |
|  Core Path network |  Continuation of Henderson Street / Cuddyhouse Road street scene, with positive frontage towards the road | |
|  Keirsbeath Ridge |  Undefined boundary | |
|  Existing Green Network asset | | |
|  Open views from the east towards exposed settlement edge | | |

LAND AT CUDDYHOUSE ROAD, KINGSEAT DESIGN DEVELOPMENT



Previous Preliminary Development Framework - September 2018



Revised Preliminary Development Framework - October 2018

What has changed?

Following the first public exhibition held in September, we have collated and reviewed all of your feedback and made appropriate changes to the Preliminary Development Framework. Whilst the development footprint has stayed largely the same, the proposals have been expanded to incorporate extensive new areas of community woodland, public open space and path / cycleway connections. These will complement and enhance the existing landscape setting to Kingseat and help connect the settlement to the key recreational and tourist destinations nearby, including Hill of Beath, Loch Fitty, and the St Ninians land art site. The changes are summarised below:

- ① Existing area of woodland to the north extended southwards along the settlement edge forming a new 'community woodland' including path and cycleway links.
- ② New path / cycleway link along the existing settlement edge.
- ③ 'Ridge walk' along the Keirsbeath Ridge will offer panoramic views over the Forth valley and connect to the Core Path leading to Hill of Beath.
- ④ A new viewpoint with information cairn located on the 'ridge walk'
- ⑤ Extensive areas of accessible public open space located around the new development

LAND AT CUDDYHOUSE ROAD, KINGSEAT PRELIMINARY DEVELOPMENT FRAMEWORK

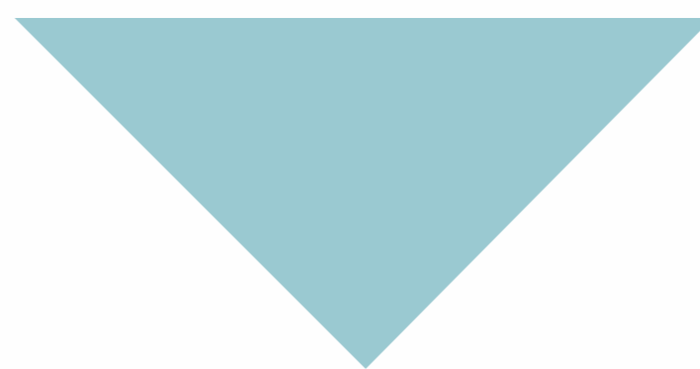


LAND AT CUDDYHOUSE ROAD, KINGSEAT
NEXT STEPS

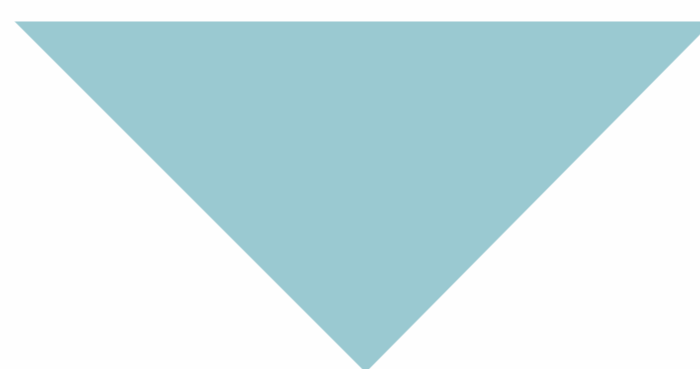
**Feedback about this emerging proposal welcome until
7th November.**



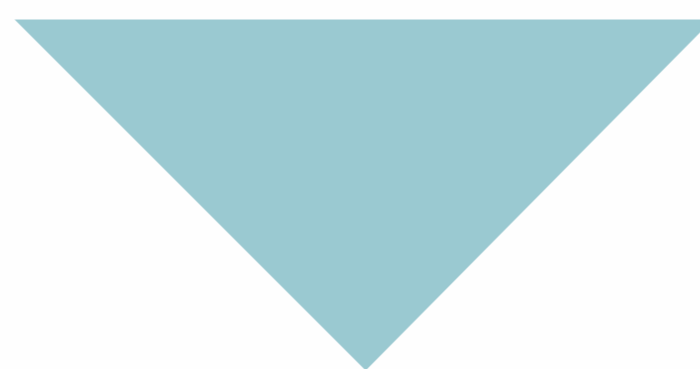
Lodge planning application by late November.



**Opportunity to make comments on the application,
directly to Fife Council**



**Determination of planning application by Fife Council
expected within 4 months of the submission**



**If approved, an application for matters specified in
conditions will be submitted**

