



### **PROPOSED RESIDENTIAL DEVELOPMENT**

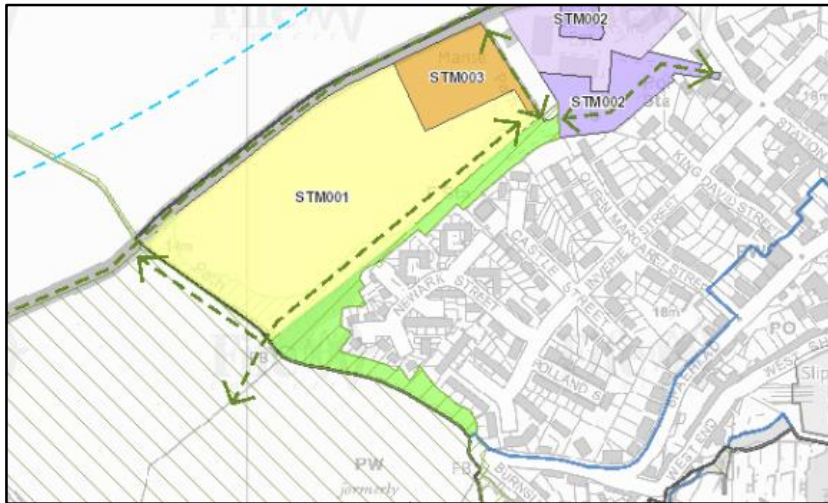
Thank you for taking the time to attend this exhibition relating to an area of land west of the Manse that Fife Council has allocated for new housing development.

Strutt & Parker is working with Lochay Homes, the housebuilder for this site, and Roy Mitchell, Architect, to prepare a planning application for new homes on this site.

We are in early stages of designing the site and will be submitting the planning application later this year – there will be an opportunity at that stage to make your views on the detail of the development formally known to the Council.

However at this point in the pre-application and site design process we are asking for your views on how the site should be developed and what you think it should deliver particularly in terms of house sizes, house types and open space, however all comments are welcomed and encouraged.

### PLANNING HISTORY



The land is zoned in the Council's adopted Local Development Plan, FIFEplan and could deliver up to 100 new homes in the village.

FIFEplan was adopted in 2017 and sets out the Council's ambitions for growth across the Kingdom of Fife until 2026.

Extract from FIFEplan (2017) showing the zoned site, Ref: STM001

### SITE ANALYSIS

To inform our plans for how the development will look and operate, we have undertaken a Site Analysis to help us to identify constraints and areas where we might not be able to build, as well as seeking out opportunities to maximise the natural features of the site. This analysis is presented below.



#### Constraints

Inverie burn to W & SW  
Fire Station to S

#### Opportunities

Connect to Green Network  
Views of Open Countryside  
New Cyclepath

### SITE LAYOUT

Fife Council has allocated the site for up to 100 homes however we anticipate that the site is likely to deliver approximately 80 to 90 new homes. The current site layout is provided below.



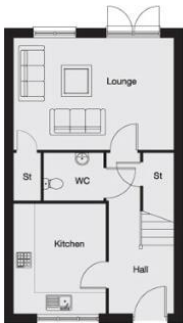
### LOCHAY HOMES HOUSE TYPES

The design is delivering a mixture of 2, 3 & 4 bedroom house types including bungalows and two storey homes, and will include 30% affordable housing which will be delivered by Kingdom Housing Association. An example of Lochay Homes house types from recent developments in Stonehouse and Alloa is included here.

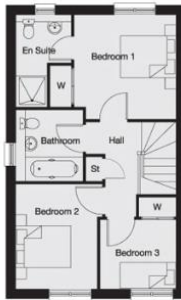




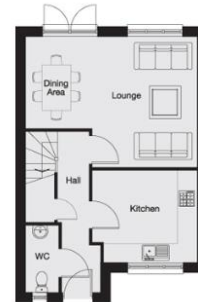
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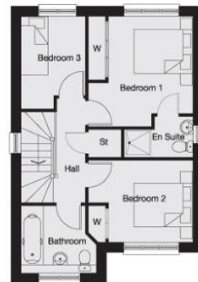
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

### NEXT STEPS

We are very keen to hear your thoughts on the following key issues:

1. **What size homes would you like to see built in St. Monans?**
2. **Which house types would you like to see on this site?**
3. **Where would you prefer to see the site accessed from?**

You can provide your comments/feedback on these questions, as well as any other issues that you may wish to make, to us today or by email, or post to:

**Email:** [Perth@StruttandParker.com](mailto:Perth@StruttandParker.com)  
**Post:** Strutt & Parker (Ref: STM001)  
 5 St. John Street  
 Perth  
 PH1 5SP

Please send any comments before **Wednesday 28<sup>th</sup> November 2018.**

We would also recommend that you monitor local press as well as the Community Council website/Facebook page after **21<sup>st</sup> December 2018** for an advert confirming that the planning application has been submitted – should you wish you can make submit comments to Fife Council once the application has been submitted.