

Appendix 11 – Summary of National Planning Policy Guidelines and Structure and Local Plan Policies

NPPG	Title	Aims & Objectives	Specific Policies Identified	Impact Significance
NPPG1	The Planning System & Date	<p>This recently revised NPPG sets out the Government’s objectives for the planning system, outlines the legislative and administrative framework within which planning policies are formed and implemented, and indicates how the co-ordination of planning and control can guide development while safeguarding the natural environment. Three general objectives from the planning system are set out:</p> <ul style="list-style-type: none"> • ‘to set the land use framework for promoting sustainable economic development; • to encourage and support regeneration; and • to maintain and enhance the quality of the natural heritage and built environment’. <p>These are to relate to the need to guide development in a sustainable way.</p>	None identified	NPPG1 sets out planning context. No significant impacts envisaged.
NPPG2	Business and Industry	<p>The land use framework aims to accommodate economic growth which is compatible with environmental objectives, within the context set by national economic policy. Longer term economic growth is entwined with the high quality of the environment. Planning authorities must ensure that ‘business and industrial development does not lead to unacceptable damage to the environment’. Location and access are crucial to the designation of sites for industrial development and in the preparation of development plans; transport proposals can be linked to the development opportunities they create.</p>	None identified	Proposals could benefit access to future business and industrial sites proposed on eastern side of Kincardine. Possible beneficial impact.
NPPG5	Archaeology and Planning	<p>This NPPG sets out the policy towards the handling of archaeological remains and discoveries in development planning and control, including the weight to be given to them in planning decisions and the use of planning conditions. The preservation of heritage sites and landscapes of archaeological and historical interest is encouraged through the planning process, as these artefacts are a finite resource to our heritage and should therefore be considered as part of the environment to be protected and managed. The primary policy objective is that they should be preserved wherever feasible and that, where this proves not to be possible, procedures to record artefacts, analyse and publish prior to their destruction should be implemented.</p>	<p>To preserve Sites of Regional and Local Importance and to record part of any such sites affected by development.</p> <p>Planning authorities should take advice of Regional Archaeologist regarding sites of lesser importance.</p>	Two sites of local importance affected with minor adverse significant impacts. One site of national importance, three of local and one of negligible importance will be affected by impacts of no significance to cultural heritage.

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NPPG	Title	Aims & Objectives	Specific Policies Identified	Impact Significance
NPPG5 Continued			<p>Where preservation of Sites of Archaeological sites is not possible, it may be acceptable to undertake an archaeological excavation</p> <p>In considering planning permission which have implications for archaeological remains, planning authorities should:</p> <ul style="list-style-type: none"> • encourage early discussions with developer; • consult the Regional Archaeologist at outset; • an archaeological assessment and field evaluation should be undertaken where appropriate • ensure that relevant information on cultural heritage is taken into account in any environmental assessment 	<p>Regional Archaeologist consulted as part of EIA.</p> <p>Discussions with Historic Scotland undertaken throughout EIA</p> <p>Archaeological assessment undertaken as part of EIA.. Archaeological mitigation includes archaeological sampling along route and detailed survey and recording of four locally important sites.</p> <p>No significant impacts envisaged.</p>
NPPG7	Planning and Flooding	<p>Although flooding cannot be entirely prevented, this NPPG sets out the policy regarding taking into proper account the flood risk for the siting of a new development. It is for the planning authority to determine the weight given to flood risk in the determination of planning applications. Flooding is a material consideration in deciding a planning application, and the degree of risk must be evaluated, having particular regard to designations and policies for the protection of the natural and built environment. Planning authorities should apply the precautionary principle to decision making so that risk is avoided where possible and managed elsewhere, where other reasons take precedence in deciding a planning application.</p>	<ul style="list-style-type: none"> • flooding issues should be considered for developments on land with history of flooding or where a water coast could be affected. 	<p>No significant risk of flooding predicted. No significant impact envisaged.</p>

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NPPG	Title	Aims & Objectives	Specific Policies Identified	Impact Significance
NPPG10	Planning and Waste Management	As waste volumes and types have increased dramatically in the last 50 years, the Government's policy is to reduce and recover more waste than ever. This NPPG sets out where planning has an influence on the management of waste, through development plans and how the planning system operates in relation to other pollution controls. Waste is to be 'recovered and disposed of without endangering human health or harming the environment'. The waste hierarchy of waste reduction, reuse and recovery, treatment and finally disposal is encouraged.	<ul style="list-style-type: none"> development involving land raising may be an acceptable waste disposal option. 	Excess material from excavations will be used in landscaping. No significant impact envisaged.
NPPG13	Coastal Planning	None identified.	<ul style="list-style-type: none"> the undeveloped coast should generally be considered where the social and economic benefits outweigh any potential detrimental impact on the coastal environment and there are no feasible alternative sites with existing settlements or other previously developed land. 	No significant impacts envisaged.
NPPG14	Natural Heritage	Guidance is given in this NPPG on how the creation and enhancement of Scotland's natural heritage should be reflected in land use planning. The effects of a development on the natural heritage can be a material consideration, both in a designated area and for sensitive though not designated sites. The Habitats Directive also requires the encouragement of appropriate management for landscape features which are of major importance for wild flora and fauna, such as for wildlife corridors and stepping stones like woodlands, hedgerows, field boundaries, watercourses and locks/ponds. Planting with native species offers the greatest benefits in terms of natural heritage.	<p>Development affecting a designated area of national importance should be permitted only where the integrity of the area is not compromised and any significant adverse effects on the qualities for which the area has been designated are outweighed by social/economic benefits of national importance.</p> <p>Development which has an adverse effect on conservation interests for which a Nature 2000 ** has been designated should be permitted only where there is no alternative solution or there is over-riding public interest.</p>	No significant impacts envisaged.

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NPPG	Title	Aims & Objectives	Specific Policies Identified	Impact Significance
NPPG15	Rural Development	None identified.	None envisaged. Safe and appropriate access design should reflect the type of road involved, the scale of development , the nature of the area, and the volume and character of traffic likely to use the access and the road.	No significant impacts envisaged. Policy objectives taken into account in scheme design. No significant impacts envisaged.
NPPG17	Transport and Planning	<p>This NPPG sets out the Government’s aims to achieve better integration of:</p> <ul style="list-style-type: none"> • different modes of transport; • environmental aims into transport policy; • land use planning with regard to transport at the national, regional and local level; and • transport with education, health, economic and social policies. <p>The key goal is to create sustainable patterns of development through considering transport, land use, economic development and the environment. An improving transport system would support economic growth while protecting the environment and improving quality of life. Land Use planning contributes by supporting the management of motorised travel to be effective.</p> <p>The key environmental issues for the planning authority to have regard for include:</p> <ul style="list-style-type: none"> • statutory air quality objectives; • results of air quality reviews and assessments; • noise generation; • water quality, with SEPA responsible for sustainable urban drainage; • landscape considerations; • protecting natural heritage; and • safeguarding historical heritage. 	Access design should reflect the type of road involved, the nature of the area and the volume and character of traffic likely to use the access and the road.	Design of new road addresses each of these factors. No significant impacts envisaged.

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NPPG	Title	Aims & Objectives	Specific Policies Identified	Impact Significance
NPPG18	Planning and the Historic Environment	<p>This NPPG deals with listed buildings, conservation areas, world heritage sites, historic gardens, designed landscapes and their settings, and complements NPPG5 on archaeology. Preservation of these sites needs to be secured while accommodating present day needs. This historic environment is characterised by its diversity, and provides visual amenity. It is immensely important to education, recreation, leisure, tourism and the wider economy. Economic decline can lead to obsolescence, neglect, deterioration of physical structure and erosion of character. Planning has a role in reconciling the protection of such sites with accommodating suitable development opportunities. Planning authorities should ensure that adequate information on historical and archaeological significance is provided within planning applications. The impacts of the development are dependent upon the type and quality of the features affected the setting and contribution to the landscape and the extent of benefits of the development to the community.</p>	<ul style="list-style-type: none"> • to preserve listed buildings or their settings or any features of special architectural or historic interest; • to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. 	<p>Medium impact on setting of one Category B Listed Building, resulting in an impact of no significance to cultural heritage.</p> <p>Positive impact on Kincardine Conservation Area, through removal of 40% of traffic from village centre.</p> <p>No significant impacts envisaged.</p>

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Development Plan	Policy/Proposal	Purpose	Mitigation	Relevant Predicted Effects
Fife Council Planning Service West Villages Local Plan	Sustainability Policy S1	To ensure development proposals are undertaken in a manner consistent with sustainability	Refer to mitigation measures throughout Part Two of ES	EIA undertaken. No significant impact on Policy Objective envisaged
	Village Envelopes Policy BE1	Outwith settlement limits (including Kincardine) development will only be acceptable where in accordance with Policies concerning the countryside and natural environment.	Refer to mitigation measures throughout Part Two of ES	No significant impact on Policy Objective envisaged
	Development Design Policy BE3	All new development is expected to make a positive contribution to its immediate environment	Refer to mitigation measures addressed throughout Part Two and including in particular Landscape, Pedestrians and Others	New road will have environmental benefits for Kincardine village through improvements to air quality, a reduction in traffic noise and reduced community severance. Beneficial impact on Policy Objective
	Development Control in Conservation Areas Policy BE9	Development proposals within Conservative Areas will require to make a positive contribution to the area and be compatible with its existing character in terms of setting, design and finish	New road will remove 40% of traffic through main centre of Outstanding Conservation Area	Beneficial impact on Policy Objective
	Listed Buildings Policy BE11	Development which affects the setting of a listed building should preserve any features of special architectural or historic interest and should not detract from its appearance or setting	Landscape mitigation at Inch House	Medium effect on setting of Inch House which has impact of no significance to cultural heritage. No significant impact on Policy Objective.

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Development Plan	Policy/Proposal	Purpose	Mitigation	Predicted Effects
Fife Council Planning Service West Villages Local Plan (continued)	Ancient Monuments and Archaeological Sites Policy BE14	Archaeological and historic features of significance and their settings will be protected and conserved in-situ, including Scheduled Ancient Monuments, Archaeological Sites and Areas of Regional Importance and Non-Statutory Register Sites	Archaeological sampling along route. Detailed survey and recording of four site of local importance.	Two sites of local importance affected with minor adverse significant impacts. One site of national importance, three of local and one of negligible importance will be affected by impacts of no significance to cultural heritage. No significant impact on Policy Objectives.
	Ancient Monuments and Archaeological Sites Policy BE15	Provision will require to be made for archaeological mitigation and recording prior to the commencement of any development within or which would destroy, cover or affect an Archaeological Area of Regional Importance or a Non-statutory Register Site or any unidentified remains of regional importance uncovered by development	Archaeological sampling along route. Detailed survey and recording of four site of local importance.	
	Development Design and Landscape Assessment Policy COU2	Permission for development in the countryside will only be granted where, thorough careful siting and design proposals are sympathetic to the local landscape character in terms of scale, form, list of material and visual impact	New road designed to be sympathetic to local landscape features. Refer to landscape mitigation proposals in Part Three	In accordance with Policy Objective. No significant impact envisaged.
	Protection of Agricultural Land Policy COU5	Irreversible development of prime agricultural land will be supported only if there are overriding national or local circumstances	Land returned to agriculture maximised as part of design proposals	Loss of ? ha of prime agricultural land which is not assessed as significant. No significant impact on Policy Objective envisaged.
	Watercourses Policy COU6	To protect and enhance all watercourses	Pollution control measures incorporated into highway drainage system.	No significant impact on watercourses envisaged. No significant impact on Policy Objective.
	Nature Conservation Policy COU8	To protect from development sites of internationally or nationally designated nature conservation interest including Special Areas of Conservation, Special Protection Areas, Ramsar Sites and those proposed as such and Sites of Special Scientific Interest and sites supporting protected species	Pollution control measures incorporated into highway drainage system	No significant impacts on any of related sites. No significant impact on Policy Objective envisaged.

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Development Plan	Policy/Proposal	Purpose	Mitigation	Predicted Effects
Fife Council Planning Service West Villages Local Plan (continued)	Nature Conservation Policy COU9	Development which may affect sites of locally designated natural conservation interest, species contained within the Fife Local Biodiversity Action Plan's 100 Priority Species for Fife or other species or habitats identified by Fife Council will only be permitted when measures are employed to conserve the ecological interest or what provision is made for replacement habitats or features	Creation of habitat for amphibians relocated from wet field at eastern end of scheme.	No significant impacts envisaged. No significant impact on Policy Objective.
	Nature Conservation Policy COU10	All wildlife habitats, including landscape features which have a migration or dispersal value to wild flora and fauna will be safeguarded where possible	Addressed through mitigation in Part Two Section 2/5 and Part Three	No significant impact on Policy Objective.
	Nature Conservation Proposal PR9	To protect manage and enhance and provide public access to key habitats (including coastal and marine, farmland, rivers and burns, wetland) identified in the Fife Local Biodiversity Active Plan	Access to coast via proposed Fife Coastal Path maintained and provision of access to farmland and burns maintained through creation of new path alongside southern side of carriageway to link into Walker Street.	No significant impacts on access to key habitats. No significant impact on Policy Objective.
	Trees, Woodlands and Hedgerows Policy COU11	Trees, woodland and hedgerows with landscape amenity and/or nature conservation value will be protected where possible	Landscape mitigation will be provided as discussed in Part Three.	No significant impacts on such features envisaged. No significant impact on Policy Objective.
	Trees, Woodlands and Hedgerows Policy COU14	Where development is proposed on a site where trees are present, developer will be required to submit a comprehensive tree survey, identify any affected trees and submit a programme of works, details of tree protection and landscaping proposals	Landscape mitigation proposals provided as part of Environmental Statement Part Three.	In support of Policy Objective and therefore no significant impact on Policy Objective.
	New Planting Proposal PR12	To promote new tree, woodland and hedgerow planting or appropriate species in the countryside where in sympathy with the local landscape character	Landscape mitigation proposals provided as part of Environmental Statement Part Three.	In support of Policy Objective and therefore no significant impact on Policy Objective.

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Development Plan	Policy/Proposal	Purpose	Mitigation	Predicted Effects
Fife Council Planning Service West Villages Local Plan (continued)	The Coast Policy COU16	To protect and enhance the coastal zone and to protect undeveloped coast from further development	None proposed	Coastal zone unaffected by scheme. No significant impact on Policy Objective.
	Housing Sites Policy H1	Land allocated to meet housing requirements up to 2006.	None proposed.	Land requirements for housing along Walker Street not directly affected. No significant impact on Policy Objective.
	The Kincardine Bridge and Village Bypass Policy T1	Land to allow the implementation of the proposed Kincardine Village bypass will be safeguarded from development	None proposed	Scheme proposals in accordance with Policy Objective. No significant impacts on Policy Objective envisaged.
	New Development Policy T1	Road layout, construction, access and parking provision in all new developments will require to conform to Fife Council's Roads and Transportation Development Guidelines and where there is major development a Transport Assessment and an EIA should be submitted.	Scheme details provided in Section 1/4. Transport Assessment and EIA to be submitted as part of proposals.	In accordance with Policy Objective. No significant impact on Policy Objective envisaged.
	Pedestrian and Cyclists Proposal Policy T4	New development, where appropriate to provide for safe and convenient cycle and pedestrian access or through routes	Provision of new footpath/cycleway on south western side of scheme to link into Walker Street.	In accordance with Policy Objectives. No significant impact on Policy Objectives envisaged.
	Open Space Policy CLR5	To protect existing or proposed open space	None proposed.	No open space affected. No significant impact on Policy Objective.
	Footpaths, Cycleways and Bridleways Policy CLR12	Existing rights of way and established footpaths, cycleways and bridleways will be safeguarded and kept open and free from obstruction. When development affecting such routes is deemed appropriate, suitable re-routing must be provided before the development commences	Provision of new footpath/cycleway/bridleway on south western side of scheme to link into Walker Street.	No significant impact on footpaths, cycleways and bridleways affected. No significant impact on Policy Objective envisaged.
	Footpaths, Cycleways and Bridleways Proposal PR28	Fife Council will develop an interconnected network of long distance paths, circular routes and links between settlements and through the countryside	Provision of new footpath/cycleway/bridleway on south western side of scheme to link into Walker Street.	No significant impact on footpaths, cycleways and bridleways affected. No significant impact on Policy Objective envisaged.
	Fife Coastal Path Proposal PR29	Fife Council will develop routes to extend the Fife Coastal Path westwards to Kincardine Bridge	Access to proposed extension to Fife Coastal Path maintained	No significant impact on Policy Objective.

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Fife Council Planning Service West Villages Local Plan (continued)	Flooding and Water Quality Policy WDU1	Development will not be permitted if it would increase the risk of flooding, is at risk from flooding or adequate provision is not made for access to watercourses for maintenance unless there are adequate mitigation measures	None proposed	No significant risk of flooding predicted. No significant impact on Policy Objective envisaged.
	Flooding and Water Quality Policy WDU2	Proposals which generate run-off likely to affect the quality of watercourses will only be acceptable where Sustainable Urban Drainage Systems (SUDS) or other measures are carried out to prevent such effects	Sustainable Urban Drainage System incorporated into scheme design	Improvement to the quality of highway drainage discharge. No significant impact on Policy Objective.
	Sustainability Policy SP1	All development to be implemented in accordance with Council's Sustainability Policy	Refer to mitigation measures throughout Part Two of ES	EIA undertaken. No significant impact on Policy Objective envisaged
Fife Council Planning Service Fife Structure Plan Finalised January 2001	Safeguarding of Existing and Potential Transport Routes Policy T3	To safeguard from development routes and land that may prejudice their existing or future transportation use, including the Kingdom of Fife Cycle network and the Kincardine eastern bypass	Access maintained to Fife Coastal Path.	In support of Policy Objective. No significant impact on Policy Objective.
	Developer Requirements Policy T4	Development proposals generating significant traffic to be supported by Transport Assessments	Transport Assessment to be submitted as part of proposals.	In support of Policy Objective. No significant impact on Policy Objective.
	New Employment Land Provision (Kincardine) Proposal PE2	New employment land for a Business Park extending up to 10 hectares and for general industrial purposes extending up to 30 hectares located at Kincardine, will be identified in the Local Plan (NB. West Villages Local Plan – no provision to date)	Scheme could provide improved accessibility to land proposed for development.	No significant impact on Policy Objective envisaged.
	Town Centre Improvements Proposal PS1	Local Plan to identify measures to improve the quality of town centres and to make them more sustainable, accessible, safe, attractive and diverse.	Choice of route by-passes Kincardine village centre	Kincardine village centre will improve in terms of amenity, air quality, a reduction in traffic noise and a decrease in community severance. In support of Policy Objective. Significant positive impact on Policy Objective.

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Fife Council Planning Service Fife Structure Plan Finalised January 2001 (continued)	Development and Programmed Infrastructure Proposals Proposal PC1	Land programmed for infrastructure proposals will be safeguarded from prejudicial development	Choice of route	None. In support of Policy Objective
	Built Heritage Policy B1	Development will be supported where it does not adversely affect the character of listed buildings and their settings, preserves or enhances a Conservation Area or does not affect sites in the Inventory of Gardens and Designed Landscapes and Fife Council's Sites and Monuments Record	Landscape mitigation	Medium effect on setting of Inch House which has impact of no significance to cultural heritage. Positive impact on Kincardine Conservation Area No significant impact on Policy Objective.
	Archaeological Protection Policy B3	Development which would adversely affect Scheduled Ancient Monuments, non-statutory Sites and Monuments Register Sites and Archaeological Sites and Areas of Regional Importance not permitted unless exceptional circumstances apply	Archaeological sampling along route. Detailed survey and recording at four sites of local importance.	Two sites of local importance affected with minor adverse significant impacts. One site of national importance, three of local and one of negligible importance will be affected by impacts of no significance to cultural heritage. No significant impact on Policy Objective.
	Quality of Development in the Countryside Policy N1	Development proposals in rural areas will be supported where they respect key features and character of the landscape	Landscape character and features taken account of in landscape mitigation proposals.	In support of Policy Objectives. No significant impacts on Policy Objectives envisaged.
	Prime Agricultural Land Policy N2	Irreversible development of prime quality agricultural land will only be supported where there are overriding circumstances	Land returned to agriculture maximised as part of design proposals	Loss of ? ha of prime agricultural land which is not assessed as significant. No significant impact on Policy Objective envisaged.
	Countryside Recreation and Access Policy N3	To maintain and extend strategic long distance (including the Fife Coastal Path) and local plan networks for walking and where appropriate for cyclists, horse riders and those with special needs	Provision of new footpath/cycleway/bridleway on south western side of scheme to link into Walker Street.	In accordance with Policy Objectives. No significant impact on Policy Objectives envisaged.
	Securing Tree and Woodland Planting Proposal PN 2	To secure new on-site planting as integral part of new development or other appropriate tree planting	Landscape mitigation proposals provided as part of Environmental Statement Part Three.	In support of Policy Objective and therefore no significant impact on Policy Objective.

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Development Plan	Policy/Proposal	Purpose	Mitigation	Predicted Effects
Fife Council Planning Service Fife Structure Plan Finalised January 2001 (continued)	Nature Conservation – International Sites Policy N7	Development likely to have a significant effect on a Natura 2000 site will be subject to an assessment of the implications for the site's conservation objective. Development will only be permitted where it will not affect the integrity of the site or there are reasons of overriding public interest or there is no alternative	Pollution control measures incorporated into highway drainage system	No significant impacts on any of related sites. No significant impact on Policy Objective envisaged
	Nature Conservation – National Sites Policy N8	Development which would affect a Site of Special Scientific Interest where ecological appraisals demonstrate that the objectives of the designation or integrity of the site are not compromised or alternatively the benefits of the scheme are of national importance	Pollution control measures incorporated into highway drainage system	No significant impacts on any of related sites. No significant impact on Policy Objective envisaged
	Nature Conservation – Regional and Local Sites Policy N9	To protect sites containing habitats, species, and/or geological or geomorphological features of local or regional importance from adverse effects of development	Creation of habitat for amphibians relocated from wet field at eastern end of scheme.	No significant impacts envisaged. No significant impact on Policy Objective.
	Nature Conservation Enhancement Policy N10	Where development has the potential to affect international, national, regional or locally important sites, an ecological appraisal will be submitted and a net benefit to the conservation of the natural heritage will be required as part of the development proposals	Ecological appraisal undertaken as part of EIA. Creation of habitat for amphibians relocated from wet field at eastern end of scheme.	In support of Policy Objective. No significant impact on Policy Objective envisaged.
	Safeguarding Mineral Deposits Policy R1	To protect mineral deposits of commercial interest from development which could be a serious constraint to their extraction	None proposed	Deep coal reserves exist within the Kincardine area, however, no sterilisation of reserves is predicted. No significant impact on Policy Objective predicted.
Fife Regional Council (now Fife Council Planning Service)	Agriculture Policy ED13	Presumption against development which would permanently remove or reduce the quality of prime agricultural land	Land returned to agriculture maximised as part of design proposals	Loss of ? ha of prime agricultural land which is not assessed as significant. No significant impact on Policy Objective envisaged

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The Fife Structure Plan Consolidated Plan July 1994	Minerals Policy ED18A	Economically important mineral resources will be protected	None proposed	Deep coal reserves exist within the Kincardine area, however, no sterilisation of reserves is predicted. No significant impact on Policy Objective predicted.
	Strategic Road Network Policy I4	The strategic road network will be developed and improved	Location of route	In support of Policy Objectives. No significant impact on Policy Objective.
	Supporting Road Network Policy I7	The supporting network will be improved by improving links between population, employment and service centres; reducing the impact of traffic on the environment and assisting the movement of goods vehicles and public transport	Location of route	New road will have environmental benefits for roads within Kincardine village, including improvements to air quality, a reduction in traffic noise and reduced community severance. Beneficial impact on Policy Objective
	Cycling Policy I12	The provision of facilities will be supported	Provision of new footpath/cycleway/bridleway on south western side of scheme to link into Walker Street.	In support of Policy Objectives. No significant impact on Policy Objective.
	Conservation of the Environment Policy E1	Development proposals will be accepted only where any adverse impacts are kept to an acceptable level	Addressed through undertaking of an EIA. Refer to mitigation measures throughout Part Two of ES	EIA undertaken. No significant impact on Policy Objective envisaged
Fife Regional Council (now Fife Council Planning Service) The Fife Structure Plan Consolidated Plan July 1994	Conservation of the Environment Policy E2	An Environmental Statement is required for Annex 2 developments and are likely to have a significant effect on the environment	Environmental Statement undertaken	In accordance with Policy Objective. No significant impact on Policy Objective.
	Natural Heritage Policy E4A	To protect nature conservation sites of national or international importance from the adverse effects of development	Pollution control measures incorporated into highway drainage system	No significant impacts on any of related sites. No significant impact on Policy Objective envisaged
	Natural Heritage Policy E4B	Development proposals likely to affect nature conservation sites specified in Local Plans including Local Nature Reserves and Listed Wildlife Sites will be rigorously examined	None proposed	No significant impacts on any of related sites. No significant impact on Policy Objective envisaged

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Fife Regional Council (now Fife Council Planning Service) The Fife Structure Plan Consolidated Plan July 1994 (continued)	Natural Heritage Policy E4C	Measures will be required to conserve the scientific interest and replace habitats and features of any listed sites of nature conservation value affected by development	Creation of habitat for amphibians relocated from wet field at eastern end of scheme.	No significant impacts envisaged. No significant impact on Policy Objective
	Natural Heritage Policy E6	Efforts should be made in development proposals to safeguard semi-natural habitats including wetlands and open water	Creation of habitat for amphibians relocated from wet field at eastern end of scheme.	No significant impacts envisaged. No significant impact on Policy Objective
	Cultural Heritage Policy E7B	Development adversely affecting listed building and their settings will not be supported	Landscape mitigation proposals	Medium effect on setting of Inch House which has impact of no significance to cultural heritage. Positive impact on Kincardine Conservation Area No significant impact on Policy Objective.
	Cultural Heritage Policy E8B	Development adversely affecting Scheduled Ancient Monuments, Archaeological Sites and Archaeological Areas of Regional and Importance and their settings will not be supported	Archaeological sampling along route.	No significant impact on Policy Objective
	Cultural Heritage Policy E9	Archaeological investigation and recording will be required prior to the commencement of development which would permanently cover or destroy a Scheduled Ancient Monument or Archaeological Site of Regional Importance	Archaeological sampling along route	No significant impact on Policy Objective
	Cultural Heritage Policy E10B	Development which adversely affects an Outstanding Conservation Area will not be permitted	None proposed	Positive impact on Outstanding Conservation Area. No significant impact on Policy Objective
	Countryside Recreation Policy E16	To develop a long distance coastal walk	Access to coast via proposed Fife Coastal Path maintained	No significant impact on Policy Objective
	Cycleways Policy E17	To promote and develop a network of cycle routes	Provision of new footpath/cycleway/bridleway on south western side of scheme to link into Walker Street.	In support of Policy Objectives. No significant impact on Policy Objective

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Development Plan	Policy/Proposal	Purpose	Mitigation	Predicted Effects
Fife Regional Council (now Fife Council Planning Service The Fife Structure Plan Consolidated Plan July 1994 (continued)	Pollution Policy E22	To seek to minimise pollution	Pollution control measures incorporated into highway drainage system	In support of Policy Objectives. No significant impact on Policy Objective
	Pollution Policy E24	New land uses in water catchment areas should not reduce water quality or quantity to an unacceptable level	Filter drains incorporated into highway drainage system.	No significant impacts on water quality or quantity envisaged. No significant impact on Policy Objective.
	Green Wedges and Corridors Policy E21B	New development will not be permitted within green wedges and corridors except in exceptional circumstances	Location of route	Provision for route made in Local Plan. No significant impacts on Policy Objective envisaged.