

.HEADON

DEVELOPMENTS

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12th July 2010

Mrs Ethel Mudie
Chairperson
Strathkinness Community Council
7 Church Road
STRATHKINNESS
Fife

Our ref 52/08 CC

Dear Mrs Mudie

Site adjacent to Church Road, Strathkinness

We have submitted a new planning application for the above site. The application is for 32 units and the plans are generally as we exhibited in December 2009. The additional 2 units are as a result of a redesign of plots 23 to 30. The new proposals introduce 4 single story cottage style homes with 6 number 2 story 3 bedroom homes. Although we are developing 2 additional units the overall floor area of the units is reducing.

On Main Street we have redesigned plots 13 to 22. We have made all these units 3 bedroom family homes. The streetscape has changed but none of the ridge heights have increased.

One of the main changes is the type of affordable housing being proposed. The original consent included for 8 low cost affordable homes which would be provided through a Registered Social Landlord. The requirement to provide affordable housing and the downturn in the market means that the viability of the site is seriously impacted. Our proposal is to provide homes for Mid Market Rent (MMR). MMR is a recognised form of affordable housing and provides homes for rent to people on certain income groups. The rents are generally 80% of the market rent. The full details of the proposals are subject to further discussion with Fife Council and we are hopeful that agreement can be reached. The Scottish Government is currently consulting on proposals similar to what we are proposing as a way of unlocking mothballed sites.

In a recent report submitted to Fife Council by a group of Fife builders and developers over 60% of sites in Fife were mothballed. In the St Andrews and East Fife Local Plan Area there was only 1 active site with 1 house being built. There were 12 sites mothballed. There is a serious issue for Fife as in many other places. Sites are mothballed and unless there is a relaxation of current policy to reflect the state of the industry these sites will remain mothballed. We are trying to take a proactive approach and embrace the initiatives being proposed by Scottish Government to unlock the site at Strathkinness.

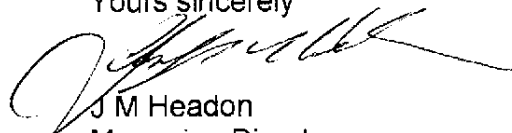
Our new proposals provide for a greater choice ranging from small 3 bedroom cottages and villas for MMR and smaller 3 bedroom cottages and villas to larger 4 bedroom villas for sale. This should allow us to appeal to a wider market and in today's constrained market this is essential.

I enclose a set of the submitted plans. I would be happy to hold another exhibition to allow people to see the plans. I am however conscious that these plans are very similar to what we consulted on in December 2009 and to hold another exhibition may be an overkill. I do not believe the amendments on Main Street are significant. The issue with the tenure type for the affordable housing is a change but it still conforms with Fife Council and Scottish Government policy.

I am happy to arrange an exhibition if you feel it is appropriate or could present to the Community Council or I am happy to simply answer any queries the Community Council or residents may have. There is no statutory requirement to hold an exhibition and we are keen that this application progresses quickly.

I would be obliged if you could let me know what you think would be most appropriate. I look forward to hearing from you.

Yours sincerely



J M Headon
Managing Director

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