

Land Adjacent to Gilliesfaulds Farm, Cupar

Existing Site

Opportunities & Constraints

Access

A new priority junction from Carslogie Road (A91) with safeguarding for future access to the future employment land. Internal roads will have a clear hierarchy and prioritise pedestrian movement to encourage active and sustainable travel.

There is the opportunity to connect into existing routes to the east of the site, allowing new and existing residents to have easy and convenient access into the neighbourhood.

Topography & Drainage

The site has a high point of c.72.5mAOD at the southern boundary. The low point of the site is to the north, along Carslogie Road with a height of c.51.5mAOD. This gives an approximate difference of c.21m over a distance of c.380m.

The low point of the site is a logical location for a detention basin and details of this will be determined by an engineer.

Ecology

A connected green network will be provided across the site, offering opportunities to protect and enhance biodiversity. This will focus on creating and managing habitats that support native plant and animal species. Key features will include the retention and strengthening of existing trees and hedgerows, alongside wildflower planting, and sustainable drainage features.

Boundaries

The north of the site is bound by Carslogie Road and a number of existing buildings. East of the site is bound by Drum Road and an existing landscape buffer which creates a break between the residential buildings on James Inglis Crescent. South of the site is an existing industrial estate and sub station with a tree lined buffer and the western edge of the site is adjacent to existing agricultural fields.

Services

There are two overhead lines that run north to south through the site. These can be rerouted and incorporated into the proposed development.

Necessary utility services will be installed on the site to support the proposed homes.

Building Regulations prohibit the use of gas within new residential sites and therefore, Air Source Heat Pumps are proposed throughout.

- Site boundary (c.10.9ha)
- Adjacent future employment land (c.2ha)
- Existing planting
- Existing overhead line
- Surface water flooding (SEPA)
- Bus stop
- Indicative vehicle access
- Indicative pedestrian access
- Indicative location of detention basin
- Previous Employment Land



Opportunities & Constraints Plan