



Largs
And District Community Council

LOCAL PLACE PLAN

FINAL COPY LODGED WITH FIFE COUNCIL

23RD JULY 2024

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1. INTRODUCTION

1.1. Largoward & District –Our Community

This Local Place Plan (LPP) has been prepared by Largoward & District Community Council (LADCC). A link to the Community Council’s written constitution is contained in Appendix 4.

1.2. Boundary Map

The LADCC area covers primarily the village of Largoward, the communities of Falfield and Bowhill and a number of outlying farms and dwellings. It is primarily an agricultural area with the village at its centre.

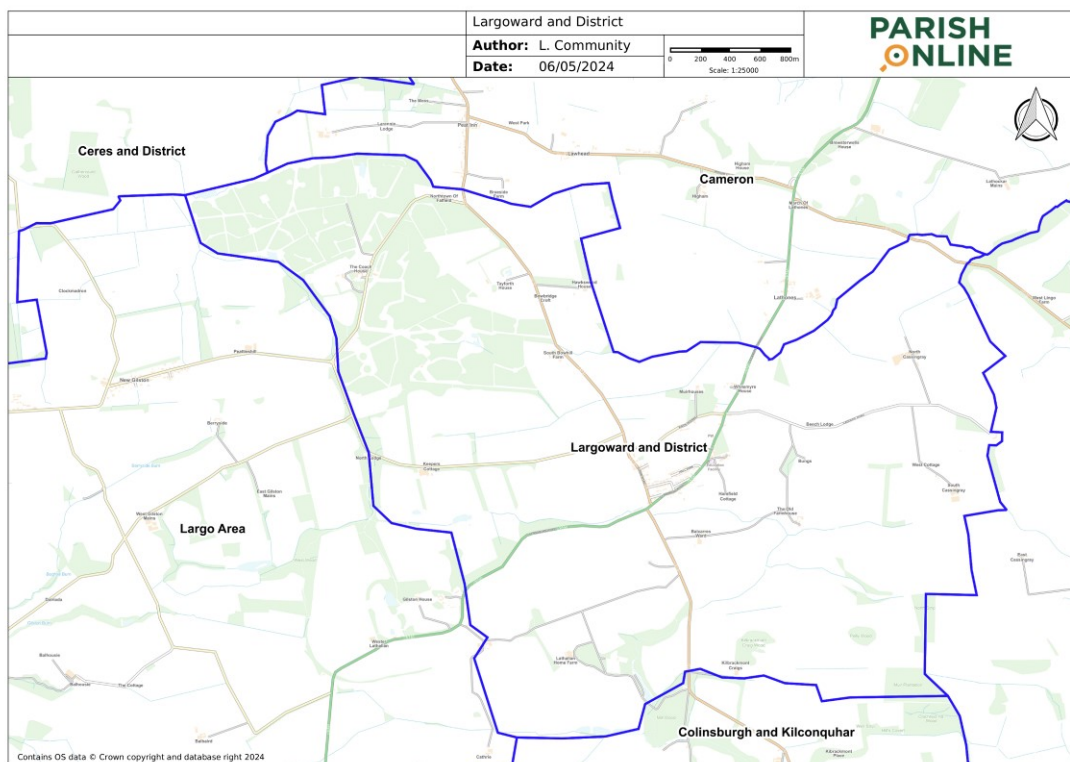


Figure 1: Boundary Map of LADCC and the area covered by our Local Plan

1.3. History and Heritage

The Largoward area has a long history. It contains one of the oldest roads in Fife, and has a history of pilgrimage, mining and agriculture. The ancient pilgrimage route through Largoward dated back to the twelfth century or earlier. Pilgrims travelled from North Berwick to Earlsferry and made their way North to Gilston where they joined the current route to St Andrews. The St Margaret's Way Long Distance Path also passes through the village.

The Largoward Coalfield was worked very extensively and as far back as the 16th Century when coal was taken from Falfield to Falkland Palace. In the 18th Century there were thirty-seven men employed in a two-mile long mine in Largoward. Later in 1901, there were reported to be over 70 men employed at the Cassingray Coalfield to the South of the village and over 100 men employed in 1912 at the Largobeath Colliery to the South East of the village. A goods railway carried coal and sometimes workers to the ports on the coast. It operated from 1898 until 1964.

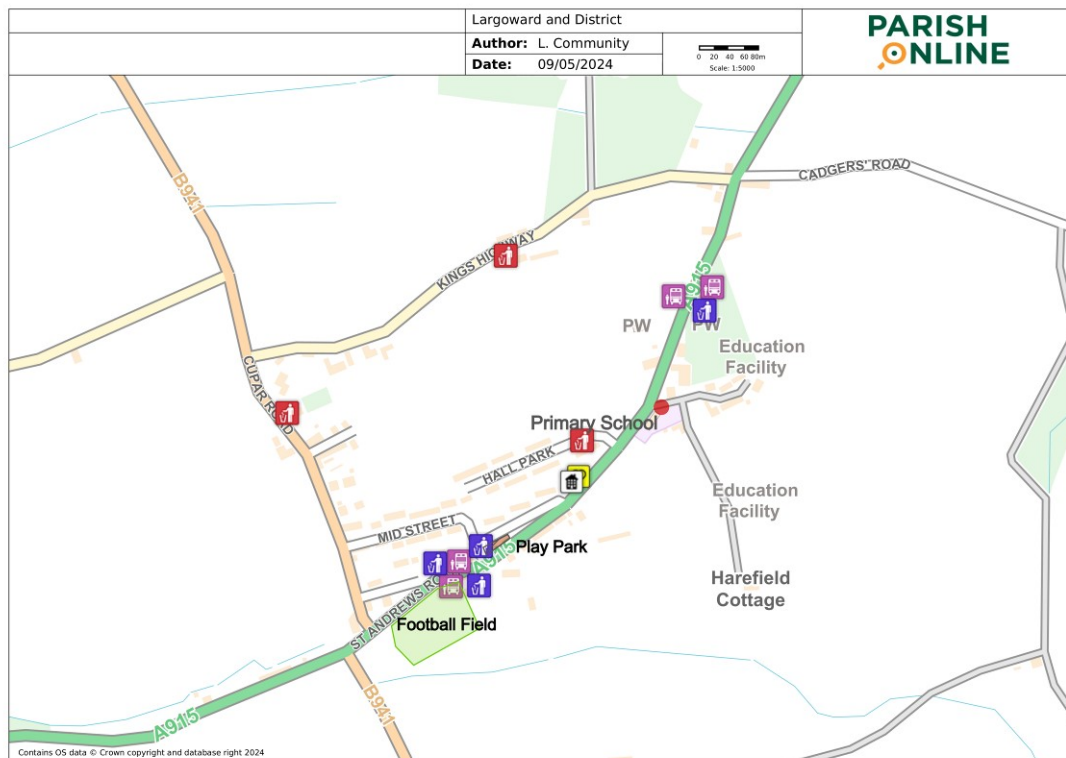
The mining operations brought a period of growth to Largoward in the mid 19th Century, evidenced by the building of the Village Hall, the church, the School and the Staghead Inn on the new turnpike road.

Territorial Army camps were established near Largoward and hosted the Royal Highland Territorials in 1909. In the summer of 1910 special arrangements were made to convey the 6th Argyll and Sutherland Highlanders to Largoward by rail, accompanied by their horses and equipment, and water in tanks.

Largoward Golf Course was reportedly nearly complete in 1908 in the St Andrews Citizen newspaper. It was located between the Kings Highway and Bowhill to the North of the village.

Mining operations ceased in the early 20th Century and the area is now dominated by agriculture with a mixture of livestock, dairy and arable farming.

1.4. Largoward Today



Today Largoward is a small quiet village. Sadly there are no longer any shops or other public facilities in the village. The Village Hall provides a hub for events and is well utilised by community groups, including the Largoward Saturday Dancers and the East Neuk Home-Education Group. The church has a weekly service and primary education is provided at Largoward Primary School.

There are a small number of local businesses within the LADCC area involved primarily with agriculture, leisure and hospitality. The village has also been home to the St Andrews Golf Company factory since 2007. The company is the last remaining Scottish golf club manufacturer and the only golf club manufacturer in the world retaining the traditional tools and skills to hand craft new authentic hickory golf clubs. Bowbridge Alpacas outside the village provide a visitor experience with their Alpaca Farm and internationally renowned knitwear designer Di Gilpin lives and works in the village and from her studio on the Balcaskie Estate.

A high proportion of residents spend some or all of their working week working from home. The people of Largoward District enjoy the peace and quiet of the village and the area. They feel that there is a sense of community, but would like to build on this with more services to enable people to connect. The Village Hall has the potential to become more of a focus for members of the community to gather and connect.

Largoward relies on neighbouring towns for health care and other services so people must travel to access these services. This can be challenging for the 5% of the population who don't have access to a car or van.

(Census Data 2011)

This figure is much lower than the average for Fife which was 25% in 2011 but is likely to reflect the lack of accessible amenities in the village and restricted public transport.

Public transport is an issue within the area. There is no scheduled Stagecoach service in the evenings or on Sundays. The current service is supplemented by the Fife Council Go-Flexi bookable service which does run on Friday and Saturday evenings. The Fife Bus, run by the council for those with limited mobility, is operational from Largoward on Tuesdays and Thursdays.

The percentage of home ownership is very marginally lower than across Fife at 59.8% versus 61.4%. Privately rented properties make up 19.8% of households which is higher than the 11.3% average for Fife. Social rented properties make up 12% of the total which is considerably lower than the 23% average for Fife.

(Fife Council 2022)

The 2021 estimates of the age spread of Largoward's population almost mirrors the picture for Fife generally with 16% being children (0-15 years), 62% are of working age and 22% are aged 65 or over.

Fife Council (2022)

Poverty and deprivation are below average for the Largoward area in comparison to the wider Fife data. 7.7% of children (15 and under) in Largoward are living in relative poverty compared to 17.3% across Fife.

6.9% of Largoward's total population is income-deprived against a Fife-wide figure of 11.9% while 5.2% of the working age adult population are employment deprived against 9.4% across Fife.

The Scottish Index of Multiple Deprivation (SIMD) looks at the extent to which an area (usually referred to as a small area or data zone) is 'deprived' across seven domains: income, employment, education, health, access to services, crime, and housing. If an area is identified as 'deprived', this can relate to people having a low income, but it can also mean fewer resources or opportunities. SIMD data indicates that the LADCC area is not within the 20% most deprived in Scotland overall and scores well in most categories.

The area does however score very poorly in for access to services being in the 5% most access-deprived areas in Scotland. The measure looks at the following data

- Average drive time to a petrol station in minutes
- Average drive time to a GP surgery in minutes
- Average drive time to a post office in minutes
- Average drive time to a primary School in minutes

- Average drive time to a retail centre in minutes
- Average drive time to a secondary school in minutes
- Public transport travel time to a GP surgery in minutes
- Public transport travel time to a post office in minutes
- Public transport travel time to a retail centre in minutes
- Percentage of premises without access to superfast broadband (at least 30Mb/s download speed)

(SIMD website with data from 2020)

This access deprivation was reflected in the results of the LADCC consultation with access to green spaces and the countryside also highlighted.

2. CONSULTATION

2.1. Consultation Process

A consultation process was undertaken across the LADCC area. A flyer was delivered to all properties. The flyer provided links to an online survey and also a paper copy for any resident who wished to complete the survey manually. Residents were given two weeks to complete the survey online or manually.

The results were then analysed and presented to residents at a drop in session in the Village Hall on 9th March 2024 where the CC members and Cllr. Hayes were available to discuss the results with residents. Two further follow-up surveys were conducted in May 2024

A consultation on the use of the play park and football field was also undertaken. This was conducted online and was directed at users of these spaces. Residents were asked about the location of play amenities and also how they would like these community spaces to be utilised. The results of this survey are found in Section 3.1.1 and Appendix 2

A consultation on land use within the village with a focus on green spaces and potential expansion of the village was conducted online. Results are discussed in Section 3.3

2.2. Key Findings from the main Residents Survey

What residents value most about their area:

- Peace and quiet in a low crime area
- Countryside, the rural area and the wildlife
- Community spirit and the friendliness of neighbours
- Proximity to St Andrews, Cupar, Leven and the coast

What concerns residents most about their area:

- A lack of nearby open spaces, a good play park and amenities for children and teenagers
- A lack of good footpaths and pavements for safe access
- The need for a proper drainage system
- A complete lack of amenities with no public house or café as a social focal point, no shop, post office or banking facilities and no recycling
- Poor broadband and internet which hampers working from home
- Speed, traffic volumes and the condition of the roads
- Traffic speeds through the village. Potholes
- Lack of public transport leading to isolation if not able to drive
- Dog fouling and litter

Changes residents would like to see in their area:

- Improve the play park for younger children and provide more for older children
- Have a shop, café and more community activities
- Have improved public transport which is reliable and more frequent
- Traffic calming measures to reduce speeding vehicles through the village
- Safer access with complete and unobstructed pavements and dedicated pathways

Reasons why residents have problems accessing local services:

- Lack of amenities including a shop, pub/café, mobile bank or post office and recycling facilities
- Lack of public transport especially in the evenings and on Sundays
- The need to use a car to access public services, healthcare and other amenities
- The lack of safe access to the countryside

How residents feel access to services could be improved:

- A better bus service
- Access to mobile banking and post office services
- Access to a shop and public house or café to create a community hub
- Better and safer access to green spaces

Residents are impacted by the following issues:

- Drainage & flooding
- Poor mobile reception
- Slow broadband

Residents feel that the following are the biggest challenges:

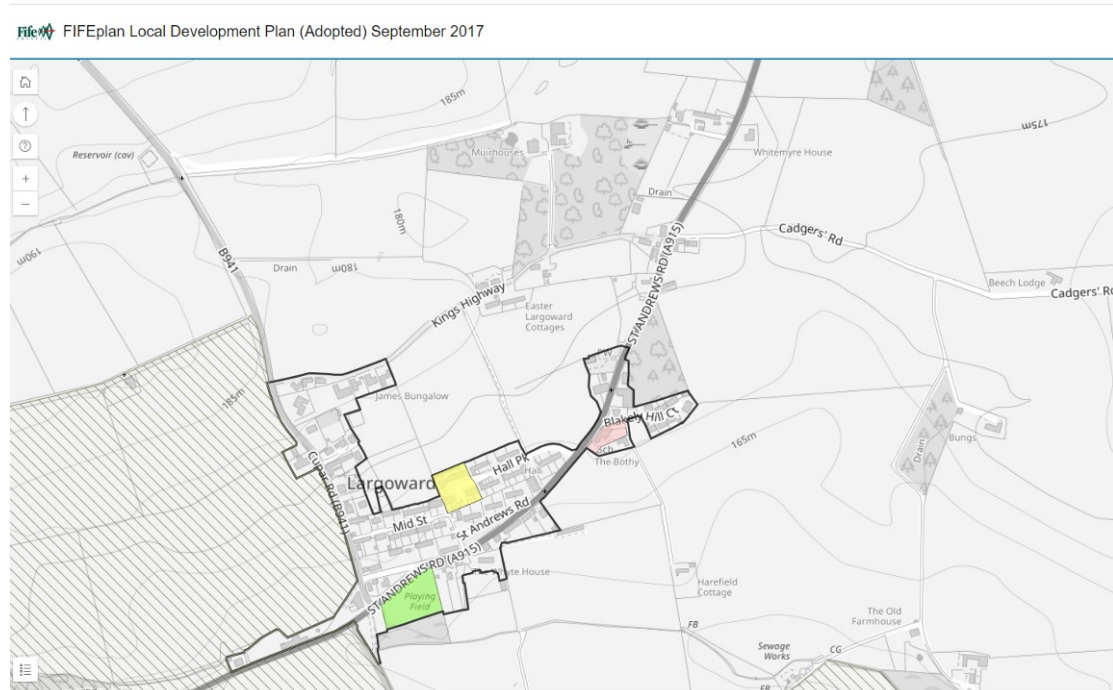
- Lack of community focal point
- Limited public transport

3. PROPOSALS FOR LAND USE AND COMMUNITY ACTION PLAN

The proposals within this LPP are made with the intention of maintaining all that is good about our place and improving where we can. They reflect the thoughts and ideas of the people of Largoward & District who shared their views during our consultation process.

Based on these consultations and the drop in session, LADCC have the following proposals for the Local Plan that relate to Land Use and Planning. The LADCC also have Community Actions which are not so closely related to land use but are key to the future development and sustainability of the village. We believe these plans can be actioned by the LADCC with support from residents, local councillors and Fife Council.

The 2017 Adopted Fife Plan detailed one housing development and a protected green space. Hall Park West was completed and the green space has been retained as a football field. No further land use proposals have been made by Fife Council.

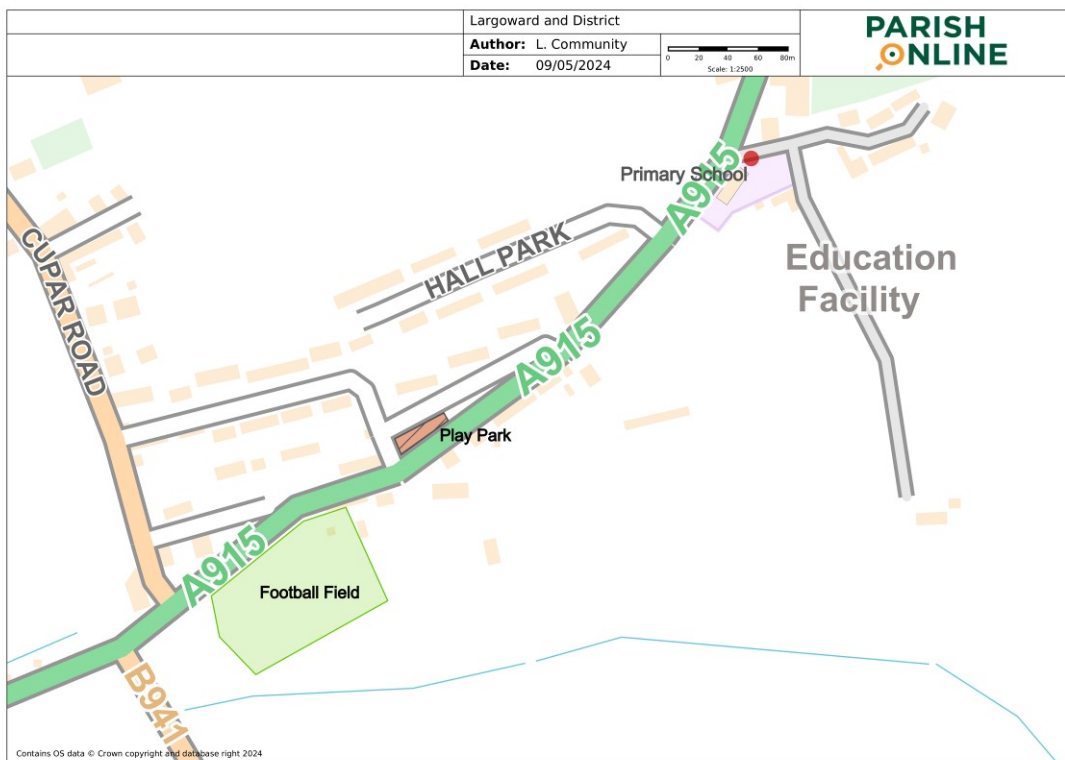


3.1. Creation and Upgrade of Outdoor Community Spaces

The village has two outdoor community spaces. They are the children's play park situated on St Andrews Road and set back from the main A915, and the football field on St Andrews Road close to the main crossroads. The football field was highlighted in the 2017 Adopted Fife Plan as a protected green space.

The Fife Council Play Sufficiency Assessment (2023) designated play facilities in Largoward village as “insufficient”. The report noted that “The play space is a strip of grass by the road”.

Funding from Fife Council is limited to one location. Following the main consultation, residents who use the Play park and football field were surveyed to understand the usage, age groups involved, advantages and disadvantages of each location and what parents and children would like to see in their play park. Largoward Primary School Pupil’s Council wrote a letter to the LADCC following a consultation within the School to provide ideas for types of equipment and other facilities. Detailed results and the letter are attached in Appendix 2.



Planning and NPF4 Policies

Policy 21 of NPF4 has the intent to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

This LPP has identified two sites for sports, play and outside recreation for people of all ages and is consistent with Fife Council’s Play Sufficiency Assessment of Largoward which was “Insufficient”.

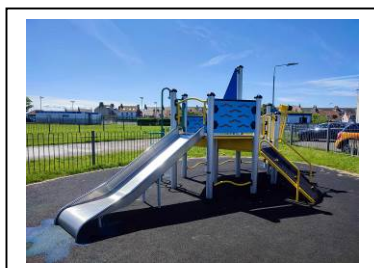
3.1.1. Children's Play Park



The children's play park is a mainly grassed area with 2 trees and has three types of play equipment – a roundabout, a seesaw and two swings. Fife Council has identified these items as being close to end of life and this would mean removal which is expected to commence in 2026.

There is a strong view within the community that the children's play park should remain in its current location. The football field is further away from the village centre, has no car parking spaces in its immediate vicinity, and is not accessible from the village centre without crossing the main A915 which currently has no crossing. Proximity to the Village Hall and the School were also highlighted. Parents whose children use the play park feel it is much safer in its current location as it is visible from neighbouring properties and closer to most houses. The hedge separating it from the main A915 provides an additional barrier which enhances safety.

St Monans children's play park pictured below provides an excellent example of how facilities should be upgraded in Largoward.



PROPOSAL

- Understand the budget available from Fife Council
- Consult with users on new equipment
- Identify opportunities for additional funds through grant application and local fundraising

3.1.2. Football Field



The football field is a grassed area to the south of the A915. It is part of a larger plot of land which includes an area that runs down to the burn. This area which still retains a fence is now overgrown. This land was bequeathed to the village for community use, however ownership records are missing.

The football field has had the goal posts replaced and nets added by Fife Council who have also installed two public benches. It is now part of a regular grass cutting schedule. LADCC have requested a litter bin to be provided by Fife Council in the football field as the consultation highlighted issues with litter and dog fouling

Residents were asked whether they would like to see enhanced facilities for older children or adults in the football field and there was support for this, notably the provision of outdoor gym equipment, a walking track and a community garden as well as increased use for community events.

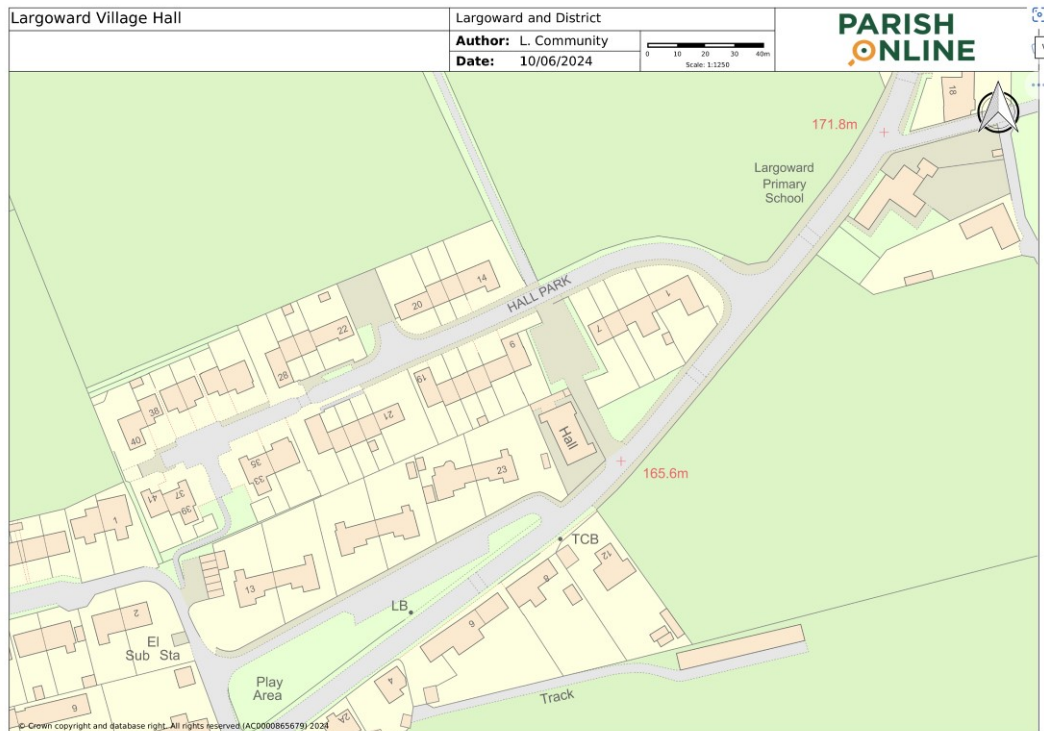
PROPOSAL

- Confirm ownership of the whole plot and protect it as a community green space
- Consult on a plan for the whole plot to include enhanced facilities for older children and the community
- Apply for grant funding for facilities and a community garden

3.2. Creation and Protection of a Community Hub

The village has a Village Hall which is hired out and used by a number of community groups and for community events. Our consultation highlighted the very evident lack of access to amenities in the village. Residents feel that there is a good sense of community within Largoward so we propose that we build on this by enhancing the use of Largoward Village Hall.

The Village Hall is a registered charity and is run by a small and dedicated group of volunteers. This group has been successful in the past in applying for grants from organisations like the Lottery Fund to make improvements and purchase equipment.



PROPOSAL

- LADCC and the Village Hall Committee will work together to identify further improvements to the hall that would enhance the facilities available and enable the hall to be used more as a community hub, improve usage and bookings which in turn would improve the sustainability of the building
- Potential funding streams need to be identified and grants applied for.

3.3. Residential and Community Land Use

An online survey was circulated to residents of the district using social media and email. It contained a selection of questions surrounding land use in the district.

Residents were asked whether there were buildings that were important to them and whether protections should be in place and whether there were potential areas for community use. A number of questions were asked about potential expansion of the village beyond the current Development Plan village envelope. The responses to the online survey were diverse and there were no overriding majority views.

There are three B-listed buildings in the village – Largoward Parish Church, West End on Largo Road and Durham Cottage and Royal Bank Office on Durham Place. These are already subject to some protections.

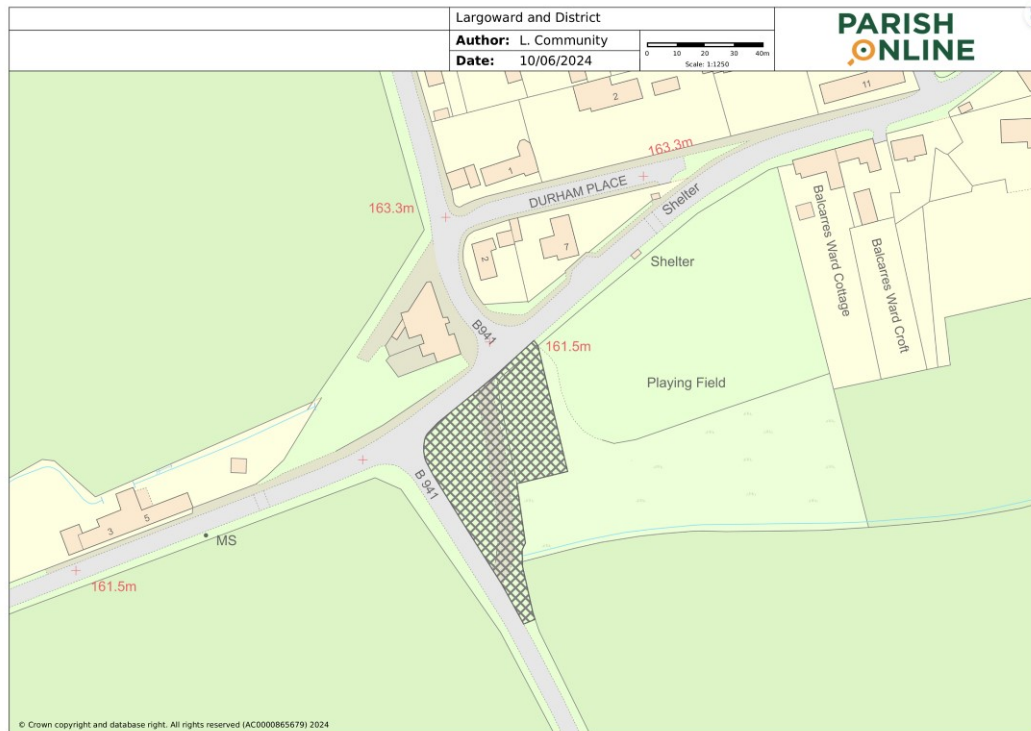
Respondents to the survey highlighted three buildings in the village that are considered of historical and community interest or in the case of the hall and school considered a community asset. These are the Village Hall, the School and the Staghead which is now a private residence. As part of the Fife Council planning process it would be expected that LADCC and residents would be consulted over any material changes to these buildings. It should be emphasised that this is not a request for additional buildings in the village to be listed.

The survey included the following question:

Do you think Largoward village should be expanded beyond the existing village envelope detailed in the 2017 Fife Plan? (A map was included)

Of the 22 respondents, 45.5% felt the village should not be expanded, 36.6% felt it should be and 18.2% were unsure.

There is one area of derelict land under private ownership that a number of respondents highlighted. This small plot of land opposite the Staghead was included for development in previous plans but was excluded from the 2017 Adopted Fife Plan. We understand that this was due to a minimum number of houses being required for a site to be formally included. Planning Permission was granted for housing but has since expired. This site is detrimental to the village and is becoming a hazard.



PROPOSAL

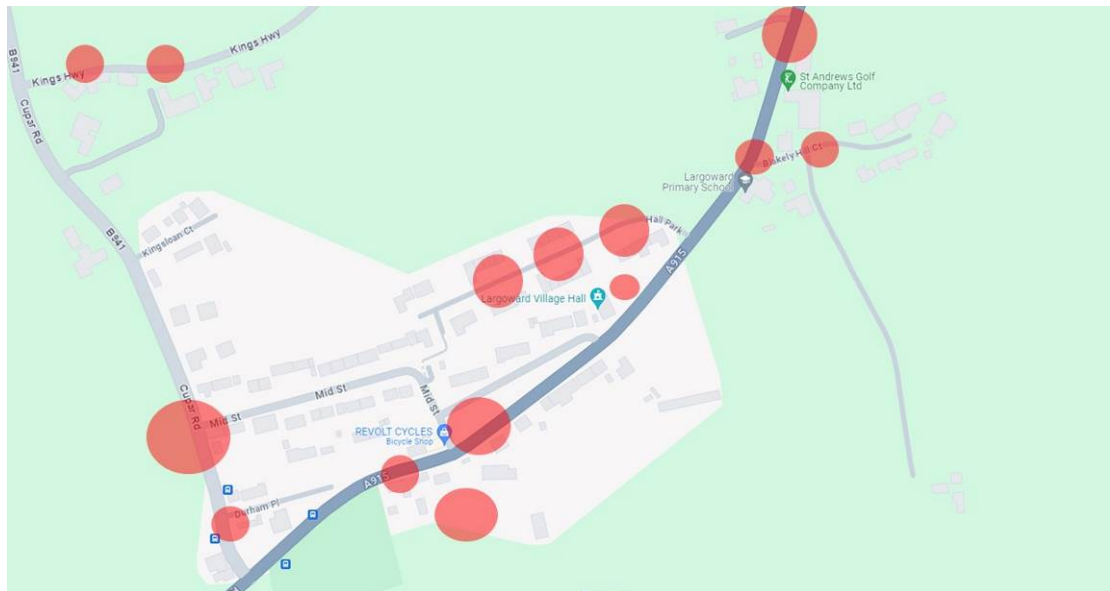
- The local Community must be fully consulted on any proposals put forward in the ideas phase on the next Local Development Plan
- Any proposals for expansion would have to be conditional on the infrastructure improvements and upgrades (drainage, water, power and broadband) that have been highlighted in the larger residents survey
- No large scale residential or tourist developments should be approved in the area due to lack of infrastructure and sustainable transport
- Fife Council need to assist LADCC to improve the derelict plot at the entrance to the village

3.4. Flooding, Sewerage and Water

Important issues that arose from the survey and the additional consultations were problems with flooding, drainage and water pressure. Those reported varied by location and property with varying levels of impact depending on the time of year, volume of rain experienced and maintenance levels to infrastructure.

A more detailed survey was attempted on all properties in the areas around St Andrews Road between the Village Hall and Cupar road, Hall Park, Mid Street and Durham Place. There was a 40% response rate and around half of residents interviewed reported issues.

Appendix 1 provides a more detailed report on the flooding and draining issues experienced by a number of residents in Largoward village. The map below shows the locations where problems have been reported.



Planning and NPF4 Policies

Policy 22 of NPF4 intends to strengthen resilience to flood risk by promoting avoidance and reducing the vulnerability of existing and future development.

There are currently a number of different flooding and drainage issues within the district. SEPA currently recognise only two areas of potential risk being a small field drain which runs north of the Kings Highway and the area surrounding the burn that runs under the B941 South of the village, neither of which currently affects the village.

Local Development Plans must strengthen community resilience to the current and future impacts of climate change particularly evident over the 2023/24 winter. The current problems with flooding and drainage must be resolved with a thorough review of current infrastructure. After this, opportunities should be identified in any development proposal to implement improvements to the water environment through natural flood risk management and blue green infrastructure.

Policy 22 notes that development proposals will not increase the risk of surface water flooding to others, must manage all rain and surface water through sustainable urban drainage systems and seek to minimise the area of impermeable surface.

PROPOSAL

- Full report and details to be collated and submitted to Fife Council and Scottish Water
- Work with the Scottish Flood Forum and all interested parties to create an action plan to resolve current issues and improve resilience.

3.5. Traffic and Speeding

Many respondents to our survey raised concerns over the speed and volume of traffic through the village. Particular issues were the speeds into the village down Cupar Road (B941), compliance with the 20mph and 30mph limits within the village, and the acceleration of vehicles out of the village affecting those on or just outside the village boundaries.

These issues make safe travel around the village, to outlying properties in the LADCC area and to the nearest settlements difficult and unsafe for pedestrians and cyclists. Proposed developments such as that at Hawkwood Country Estate within the district and further expansion of Stewart's Resort and other developments towards St Andrews on the A915 will only increase traffic through the district on the A915 and B941.

These are the current traffic calming measures within the village boundary

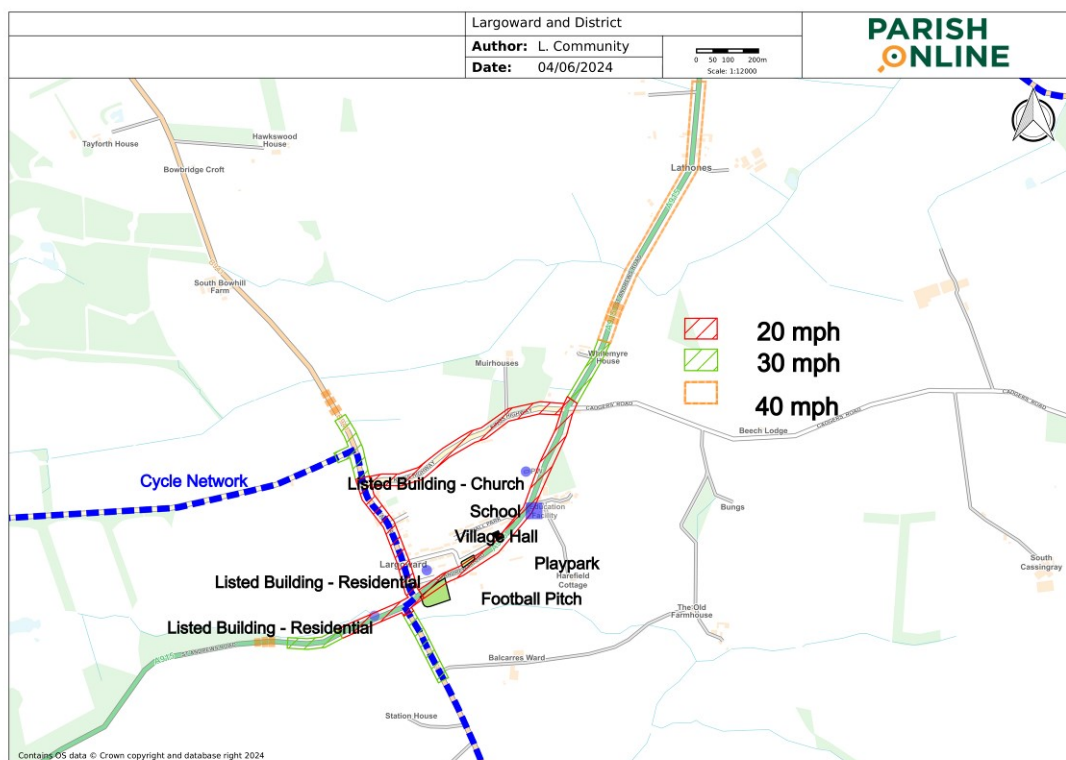
- Chicanes within the village boundaries at either end of the village on the A915
- Speed bumps between the two chicanes
- Speed indicator before reaching the eastern chicane on the A915.
- Flashing "slow down" sign past Kings Highway coming into the village on Cupar Road B941

The LADCC have applied to Police Scotland for traffic surveys to be conducted in the area to provide evidence to back up concerns of residents. There is currently a long waiting list for these. In the absence of police surveys, Community Councillors will be trained by the police and will conduct their own surveys.

Planning and NPF4 Policies

Policy 13 of NPF4 intends to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport. Implementing this policy results in investment in transport infrastructure supporting connectivity and local living, that there are more, better, safer and more inclusive active and sustainable travel opportunities and that developments are in locations that support sustainable travel.

Development plans must consider how to reduce car dominance and reduce the number of car journeys in the district. The problem of speeding vehicles and the volume of traffic on both the B941 and A915 significantly reduces safe, active travel opportunities and the quality of life for those in the district.



PROPOSAL

- Following training from the Community Police team, a group of residents will conduct speed surveys at all entrances and exits to the village on the B941 and A915
- 20 mph limit throughout the village at all times
- Traffic calming measures on the Cupar Road B941
- Rumble strips on the A915 and B941 before chicanes
- Reducing the speed limit past properties just outside the Largoward boundary on A915 to St Andrews
- A safe crossing to be constructed across the A915 to the football field

Active travel proposals with outlying residents and settlements of Lathones and Peat Inn are addressed in Section 3.9

3.6. Transportation

The lack of public transport was a concern of many residents and the current service limits employment and leisure opportunities for anyone who does not have full access to a car and also their access to healthcare and other public services.

There is no service on weekday evenings with only the Go-Flexi service operating on Friday and Saturday evenings and there is no available Sunday service.

The low numbers in the area who do not have access to a car is shown in the CIMD data discussed earlier and the lack of public transport removes the option for those who would prefer to use public transport and those who may find it more cost effective than retaining a car. Our survey highlighted a small number of reluctant car owners who cannot rely on the current public transport.

The opening of the new line from Levenmouth to Edinburgh would provide new opportunities for residents to use it for work or leisure but the current public transport provision does not maximise these opportunities.

The lack of public transport generates more traffic in the district and would need to be taken into account when looking at any planning decisions. All development in the area – be it for homes or leisure businesses will currently be overly reliant on vehicular transport. It is environmentally and economically damaging as access to employment is limited to those with a car.

Planning and NPF4 Policies

Policy 13 of NPF4 intends to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport.

Implementing this policy results in investment in transport infrastructure supporting connectivity and local living. It means a higher number of better, safer, and more inclusive active and sustainable travel opportunities and that developments are in locations that support sustainable travel.

PROPOSAL

- Continue to work with East Neuk & Landward ward councillors to lobby Fife Council and Stagecoach to look at the provision of more evening and weekend services and provide better links to the train services at Levenmouth.
- With subsidies being provided for the 95 service round the coast, the LADCC would welcome discussions about a circular service which would help residents of both this area and Largo/Lundin Links with a more direct service to St Andrews

3.7. Access to Services and Facilities

There are no public facilities in the district. The consultation highlighted the desires of residents to have access to mobile banking and post office as well as access to a small shop for basic commodities and other community facilities. The lack of a council recycling point was highlighted by a number of residents who either have to travel to dispose of recyclable glass or put it into landfill

PROPOSAL

- LADCC recognise that services need to be viable and a basic community shop will be considered as part of the creation of a hub in the village hall as well as a community fridge so that food waste can be reduced and surpluses shared.
- A site for a small recycling facility needs to be identified and discussed with Fife Council.
- Mobile banking and post office visits to be investigated.

3.8. Access to Broadband and Mobile Reception

The Full Fibre network is being expanded across Fife to allow access to fast broadband. Within the district this expansion has reached the local telephone exchange.

Many residents in the district work from home either on a full time or part time basis. Slow internet speeds are hampering productivity and opportunities.

A breakdown of the 193 premises in the Largoward and District Community Council area is as follows:

- 159 premises should currently have access to broadband with superfast speeds (30Mbps+)
- 7 premises are included in R100 Central Lot contract build, scheduled for delivery by the end of June 2024
- A further 12 premises are within a commercial broadband providers plans
- 13 premises are eligible for the Scottish Broadband Voucher Scheme (SBVS) to assist with installation costs
- 2 premises have no telecoms information recorded against them. These are often new build premises or premises that have never had a connection, such as farm buildings, derelict premises, etc.

Source : Digital Scotland

This indicates that most of the district has access to superfast broadband. There is a capacity issue which is reducing the productivity of those working from home premises.

Mobile reception is very poor in parts of the district and bandwidth will be taken by vehicles passing through on the busy roads. This does not leave mobile broadband as a viable option for some users in the district

Planning and NPF4 Policies

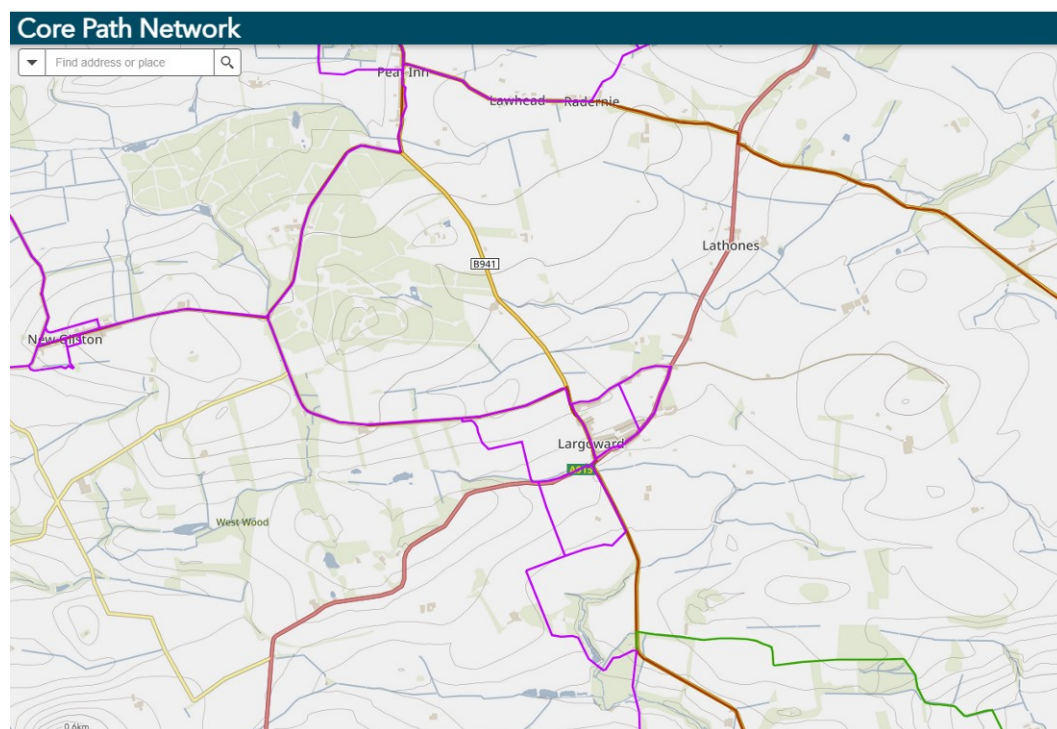
Policy 24 of NPF4 intends to encourage, promote and facilitate the roll out of digital infrastructure enabling more local living and working, reducing the need for travel.

With broadband capacity in its current limited state further increases in use of broadband and mobile capacity through either new residential development or tourist development will be to the detriment of existing users.

PROPOSAL

- Investigate opportunities for increased capacity to improve speeds and the working environment within the district.
- Investigate opportunities to improve mobile reception to enhance broadband speeds and mobile use.

3.9. Active Travel, Roads, Paths and Pavements and Access to Nature and Green Spaces



Source: Fife Council Website – Core Path Network Interactive Map

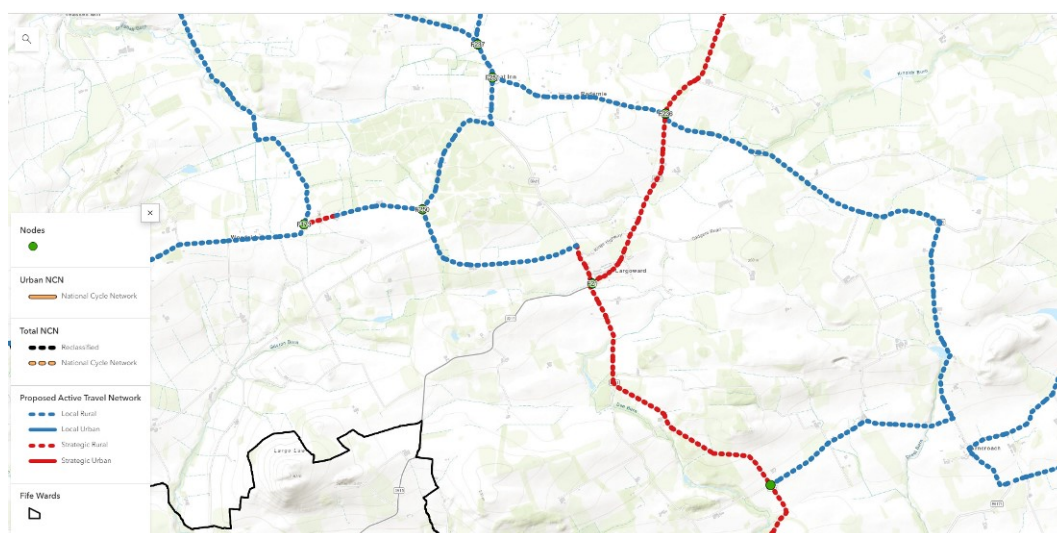
The Largs area has a number of designated core paths. A very small number of these are not used by vehicles. There are no circular walks in the district from the village that do not require walking along roads most residents deem unsafe and the village circular walk (Kings Highway, Cupar Road, St Andrews Road) requires multiple crossings of the A915. Residents highlighted the lack of access to green spaces directly from or within the area. Largs is one of the most deprived areas in North East Fife for direct access to green spaces. While residents like the rural location, a vehicle is required to access many publicly accessible spaces. The local coast and other green areas are difficult to access on public transport with the currently available service.

Fife Council is developing an Active Travel Strategy and Action Plan (ATSAP), for the whole of Fife. Active travel refers to people-powered transport: walking, wheeling (such as wheelchairs, scooters, prams and buggies) and cycling. The ATSAP will set out a long-term vision for a high-quality network of routes that enable people to walk, wheel and cycle more easily and safely within and between Fife's communities. The network will be complemented by practical support and initiatives to help and encourage people to get more active.

Fife's Local Transport Strategy (LTS) identifies four priorities that support its vision of 'fair, sustainable access for all'. Active travel contributes to all four priorities of the LTS as follows:

- Improve fair access to daily activities
- Deliver safe and secure travel for all
- Support a just transition to net zero
- Support transport network resilience

LADCC members reviewed the Fife ATASP and sent feedback. All these four priorities were highlighted in the consultation, whether it be an increased need for sustainable active travel or access to more sustainable transport means. The consultation document highlighted a number of routes within the LADCC area as detailed in the map below. The majority of these routes are included in the existing Core Path network or Fife Cycle Routes.



Source: Fife ATASP Consultation Document

The routes highlighted in the ATASP have been discussed with residents and very few consider them safe for walking, wheeling or cycling due in the main to the speed of the traffic. In the case of the single track roads, there are the additional issues of the quality of the road surface and the number of agricultural vehicles.

Within the village there are areas where there is no pavement where pavement width is reduced by vegetation, or the pavement is damaged. These areas are being documented and will be discussed with Fife Council.

Planning and NPF4 Policies

Policy 13 of NPF4 intends to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport. Implementing this policy results in investment in transport infrastructure supporting connectivity and local living, there are more, better, safer and more inclusive active and sustainable travel opportunities, and that developments are in locations that support sustainable travel.

PROPOSAL

LADCC have the following proposals to improve safety within the village, improve access to the local countryside for residents and encourage active transport in the area. One objective would be to connect local communities with safer routes for pedestrians and cyclists.

- Construct new pavements within Largoward village where they are missing and needed and ensure existing pavements are maintained with repairs and removal of vegetation
- Construct an appropriate and safe crossing to the football field and Southbound bus stop at the Western end of the village
- Work with Cameron CC to reduce the speed limit from 60mph to 40mph between Largoward and Lathones and construct a safe walkway to link the communities. This would enable residents of Lathones to use the community hub in Largoward and provide a safe path for those visiting the Inn at Lathones.
- Work with Cameron CC to reduce the speed limit from 60mph to 40mph between Largoward and Peat Inn to link with the core path round Falfield and provide safe walking or cycling between the villages.
- Create a safe, signposted circular walk around Largoward to encourage outdoor activity.

APPENDICES

Detailed Consultation Results

Appendix1: Flooding

One of the major issues raised in the survey and additional consultations was the issue of flooding. Significant issues reported varied from location and property with varying levels of impact depending on the time of year, volume of rain experienced and maintenance levels to the infrastructure.

A more detailed survey was also attempted on all properties in the areas around St Andrews Road between the Village Hall and Cupar Road, Hall Park, Mid Street and Durham Place. There was a ~40% response rate and around half of these reported issues.

Specific issues include:

- Blocked drains due to silt, mud, or rubble from previous road works
- Main roads flooded and almost impassable due to surface water
- Water running from fields into streets/properties
- Overflow of the burn
- Property access issues due to surface water.
- Poor smells from drains in/around properties and streets
- Pedestrian routes unusable due to floods
- Rivers running in downhill areas
- Issues with sewage overflows, particularly in gardens or core drainage areas (e.g. Cupar Road) which will spread
- Issues with flooded gardens which are unusable at times due to either poor drainage around property or overflows from flooded areas
- Impacts on power supplies during heavy periods of rain
- Poor drainage from sinks/bath/showers at various times
- Discolouring of water to properties
- Poor water pressure to properties

As a result of these issues, several residents have experienced damage to their properties, gardens, and lifestyle. This has resulted in financial and physical/mental health impact. Due to this, several people have had to take it upon themselves to personally finance repairs or prevention methods.

This includes:

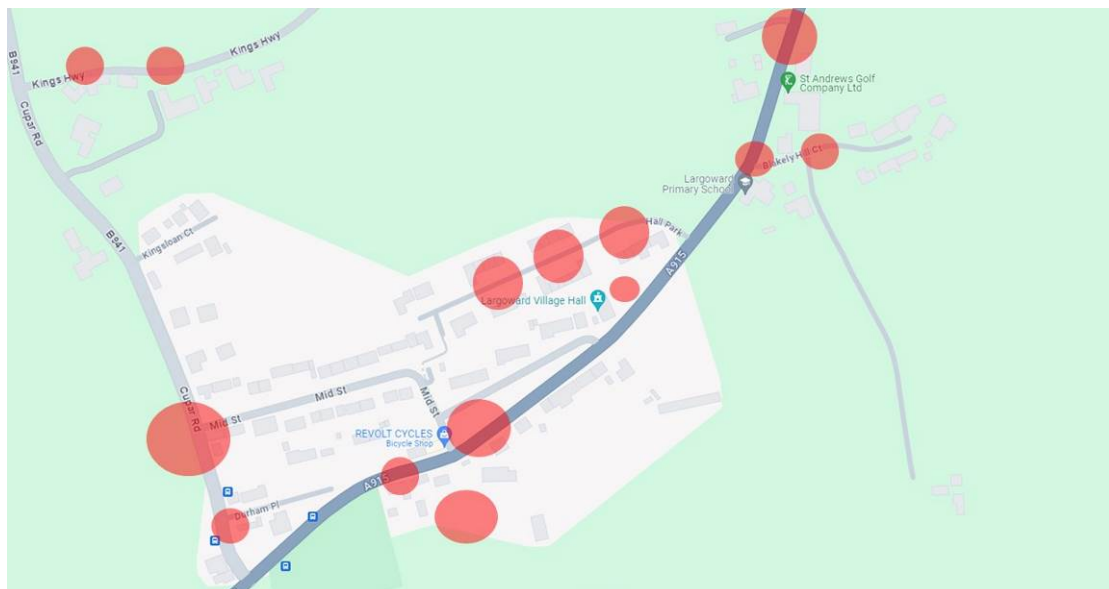
- Use of sandbags
- Personally created flood defences
- Repairs to local drains/pipework
- Re-design of property
- Adjustments to garden layout

These issues have been reported to several local authorities, and have been experienced in the village for at least a decade. This includes Fife Council, Scottish Water, SEPA, Kingdom Housing and other local bodies.

There are several reasons believed to be at the route of the issues causing it. These have been gathered through conversations with residents and local bodies. The following have been identified

- Poor maintenance of drains
- The physical location of the village
- Improper disposal of waste from road repairs
- Most recent development of Hall Park and impact on previous water-runs/drains from streets and fields
- Failure to upgrade and maintain pipework required at the capacity to enable effective flow
- Lack of clarity on ownership of specific drainage pipes, namely those through the playpark towards St Andrews Road and the burn

The heat map below identifies where the most significant issues were highlighted. As a complete response was not possible with existing resources or time, it is the Community Council's view that this should be a strong indication where potential other issues could be experienced within the full extent of the LCC district.



Due to the nature of these issues, and with the demographic of the village, there is an urgent priority for significant action. This report suggests several of these as initial step.

- A more detailed report to be gathered in coordination with Fife Council and Scottish Water. This will include details of all the water courses through the village and their specific details (e.g. pipe diameter, operating state etc.) in addition to all properties and locations impacted by flooding
- Enable support for ongoing reporting and response for the village in regard to issues
- Continual engagement with appropriate bodies to undertake the appropriate resolution for any solutions both in the short-term and long-term
- Suitable monitoring and reporting of issues/resolutions
Sourcing of funding, support and resources to mitigate immediate flooding issues

Appendix 2: Play Park and Football Field

Play Park Survey Summary

Of 25 responses 24 were users of the playpark.

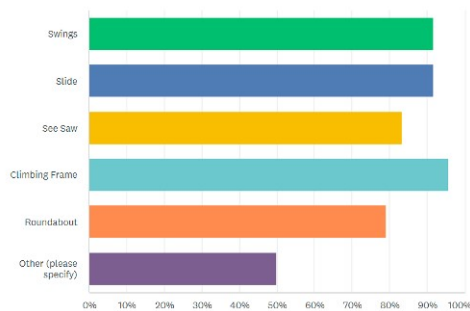
Of 25 responses 10 used the field and 15 did not.

Only 1 of 24 responses felt that the playpark should be moved from its current location.

Play Park Equipment

What equipment would you like to see in an upgraded Play Park (regardless of location) ?

Answered: 24 Skipped: 1



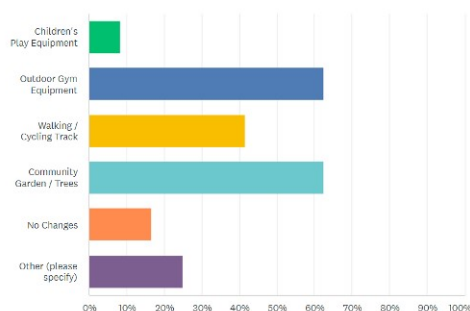
Other equipment included a trim trail, climbing equipment and equipment suitable for much younger children and those with disabilities.

Of 23 responses 15 wanted facilities in the football field for adults or older children and 8 did not.

Football Field Equipment

What facilities would you like to see in the Football Field area ?

Answered: 24 Skipped: 1



The other comments backed up the suggestions above and encouraged the use of the entire plot.

Letter from the Pupil Council at Largoward Primary School to LADCC

Thursday 2nd May 2024

Dear Community Council Members,

We are the pupil council from Largoward Primary School. We are writing to you to share our ideas for the new equipment for the local play park. At the moment there is only two swings, a see saw and a roundabout. The see saw is rusted but we do really enjoy playing on it. We also enjoy playing on the swings and the roundabout is fun too but it is a bit broken. We think that if the park was better then more children would go there to play.

We think that when the park gets upgraded it is important that there is play equipment to suit all ages. For younger children we think a mini castle with a slide and sand pit would be well used and fun. More benches or picnic tables for parents to sit at while their young children play should also be included in the design.

Please can you also consider installing the following that would be good for older children:

- A team swing
- A tube slide
- A flying fox
- An inclusive orbit roundabout – this allows wheelchair access
- A timber see saw – the tyres make it bounce so we can go up high
- A climbing frame with cargo net – the bigger the better!
- The small silver bowls that you can sit in and spin

We understand that the Largoward park is not very big but we would like you to include a good variety of play equipment. We really like the tall pole with handles that spins that is at Ravenscraig Park in Kirkcaldy. We don't know what this is called but we would all love it in our park.

We also think that a soft-core surface or rubber chips would be excellent as it keeps us safe but also keep some grass to encourage wildlife and flowers to grow. We also think you should add a zebra crossing, as this would make it safer for children to go to the park.

In conclusion, we hope that you take on our suggestions and if anyone from the council would like to come into our school to look at developing the designs further we would be delighted.

Yours faithfully,
Harley, Harris and Maisie
Largoward Pupil Council

Largoward and District Local Place Plan

Notice served in accordance with Regulation 4 of the Town and Country Planning (Local Place Plans) (Scotland) 2021

A. Brief description of the content and purpose of the proposed Local Place Plan

1. Introduction

Local Place Plans are community-led plans setting out proposals for the development and use of land. These plans set out a community's aspirations for its future development. Once registered by the planning authority, they are to be taken into account in the preparation of the relevant local development plan. This is the Local Place Plan for Largoward and District.

2. Creation and Upgrade of Outdoor Community Spaces

The current outdoor community spaces in Largoward village – the children's play park and the football field - should be preserved and enhanced. The existing children's play park equipment needs replacing with upgraded and additional facilities. The football field plot should be fully utilised with the addition of a community amenity area and facilities for adults and older children.

3. Creation and Protection of a Community Hub

Largoward Village Hall should be protected and enhanced to use its potential for a Community Hub. This will require investment in the kitchen and toilet facilities to open up the building to a wider range of community activities and to retain and further develop booking income.

4. Residential and Community Land Use

While there is support for the community land use upgrades in 2 and 3, there was no majority view as to whether the village envelope should be expanded or not. The local community must be fully consulted on any proposals put forward as part of the Local Development Plan and proposals must be conditional on infrastructure provision or upgrade, and focus on affordability and sustainability.

5. Flooding, Sewerage and Water

The full district consultation and subsequent detailed survey highlighted problems with flooding, drainage and water pressure. Proper responsibility and ownership needs to be taken by Fife Council for these issues so that they are resolved. The Scottish Flood Forum has offered assistance to improve future resilience.

6. Traffic and Speeding

The district contains two busy roads where both the volume and speed of traffic is of concern. Proposals for traffic calming and speed reduction throughout the district have been made to encourage Active Travel and enhance safety and quality of life for residents.

7. Transportation

Largoward needs to be served by scheduled bus services in the evenings and on Sunday and needs to link with the new railway service into Levenmouth. Full discussions must be held with Fife Council and Stagecoach to coordinate services across the East Neuk.

8. Access to Services

There is no recycling point for glass within the district. A suitable location needs to be found. Enhancement of the hall as a Community Hub will aim to facilitate access to services such as mobile banking and post office and a community shop.

9. Access to Broadband

Most properties in the district have access to superfast broadband but the service is limited by capacity. This must be resolved to assist the many residents who work from home or run small businesses.

10. Active Travel, Roads, Paths and Pavements and Access to Nature and Green Spaces

The district needs safer roads, paths and pavements to keep residents safe when walking round the village and children walking to school. A crossing should be installed across the A915 to the football field. Traffic calming and safe routes would encourage cycling. Signposted circular walks will be investigated. Provision should be made to enhance the current green spaces as discussed in Section 2.

B. Information as to how and to whom any representations on the content of the proposed local place plan should be made and the date by which they should be made.

Any representation on the content of the proposed plan should be made to Largoward and District Community Council by e mail at largowardcc@gmail.com

Representations should be received no later than 12th July 2024.

Largoward and District Community Council
12th June 2024

Appendix 4: Largoward & District Community Council Constitution

Largoward and District Community Council have adopted the Fife Council Scheme for Establishment of Community Councils as its constitution.

https://www.fife.gov.uk/_data/assets/pdf_file/0029/183386/Scheme-for-Establishment-of-Community-Councils-v3.pdf

Appendix 5: List of Councillors Contacted (evidence of compliance)

Largoward and District Community Council have contacted Councillors in East Neuk and Landward Ward as well as the remaining Councillors that are members of the North East Fife Planning Committee.

Cllr. John Caffrey

Cllr. Al Clark

Cllr. Fiona Corps

Cllr. Sean Dillon

Cllr. Alycia Hayes

Cllr. Stefan Hoggan

Cllr. Gary Holt

Cllr. Margaret Kennedy

Cllr. Louise Kennedy-Dalby

Cllr. Alan Knox

Cllr. Robin Lawson

Cllr. Jane Ann Liston

Cllr. Donald Lothian

Cllr. David MacDiarmid

Cllr. Jonny Tepp

Cllr. Ann Verner

Appendix 6: List of Community Councils Contacted (evidence of compliance)

Largoward and District Community Council have contacted the Community Councils that border the district.

Cameron

Carnbee and Arncroach

Ceres and District

Colinsburgh and Kilconquhar

Largo Area

Levenmouth, Cupar and St Andrews Community Councils have also been consulted as these areas provide important services for the district.

Appendix 7: Level and Nature of Support for Local Place Plan (evidence of compliance).

Largoward and District Community Council have consulted the district online and by email. Verbal representations were made to members of LADCC and expressions of support for the proposals.

Appendix 7

We have received some feedback after sending out a draft plan for consultation.

Appendix 7.1 Feedback from Councillors

Dear Rosie

Please thank the community council on my behalf for their work in producing a readable local place plan.

I note that your findings will resonate with many local communities across NEF.

I hope it helps as a useful reference document for you as you seek to influence future developments.

Kind regards

Jonny

Jonny Tepp

Councillor for Ward 17 Tay Bridgehead
Chair, North East Fife Area Committee
Chair, North East Planning Committee
Member Fife Council
Member Regulations & Licensing Committee

Appendix 7.2 Feedback from Community Councils

Dear Rosie,

Thank you for the statutory consultation copy of the Largoward and District Community Council Local Place Plan.

The plan looks good and was really clear and well presented - a pleasure to read.

Here is the response from the Board of Cupar Development Trust:

"The Largoward Community Council boundary area borders the area of Cupar Development Trust's operation, and shares many of the same challenges associated with a rural catchment. We fully support all the proposals within this plan. As a neighbouring area of North Fife, we particularly support the calls for access to essential services such as a mobile bank, village shop, high speed mobile/ broadband services and adequate recycling facilities. We also welcome the proposals for an expanded and safe network of core paths and more frequent bus services at weekends and evenings to encourage sustainable local living. These services and amenities are essential for all residents of Fife. Residents of rural areas, especially for those with no access to private transport, are facing increasingly challenging and patchy access to essential services and means of sustainable transport. "

With best wishes,

Anja Armstrong

Development Officer

Cupar Development Trust

Appendix 7.3 Feedback from Largoward Village Hall Committee and reply from LADCC

Largoward Village Hall
25 St Andrews Road
Largoward,
Fife,
KY9 1HZ



Dear Largoward Community Council,

We, the Largoward Public Hall Committee, object to the proposal in the Largoward Place Plan to note / list Largoward Public Hall as a village asset. We wish for this to be removed from the document.

We are a committee, a registered charity and a trust with our own constitution in place to protect Largoward Public Hall, with Edward Baxter as our trustee.

We look forward to continuing to work with you in many other ways, and we are grateful for the support you are giving us as an organisation.

Yours Sincerely,

Allan Wilson (Chair)
Jim Fry (Treasurer)
Cathy Brew (Secretary)
Vicky Lothian



Trustee: Edward Baxter
Chair: Allan Wilson
www.facebook.com/largowardvillagehall

For the attention of Largoward Public Hall Committee Members and Trustee

Dear all,

Thank you for your email. The purpose of the plan is to reflect the opinions of the community on their area. The perception is clearly that this is something physical in the village that has a current purpose, and those who responded believe that the purpose should remain the same and/or grow.

Given the limited space resource available to the community and as a result reduced opportunities, the hall was deemed an asset. This is in a similar vein to a school, church, library, pub, etc. It does not represent ownership or control. Simply that the community value the hall and have highlighted other aspects they would like to see there. Other areas which have submitted plans have represented those in similar ways. This is the opinion of the community which does not overrule any ownership, laws or permission processes.

We will update the plan for final submission to include your note as the formal view from the hall committee and associated charter, removing the terminology of 'asset'. It will still however state the views of the community.

Thanks for your support on reviewing the plan. We look forward to working with you on further improving the village.

Yours sincerely,

Largoward & District Community Council
Stuart Stenhouse (Chair)
Margaret McKay (Treasurer)
Sarah Mansell (Deputy Chair)
Jocelyne La Manna (Community Councillor)
Rosie Maccagnano (Secretary)

Appendix 7.3 Feedback from Residents

I've just read through the document on Largoward and am so impressed. It's comprehensive and almost forensic in the level of detail.

It's an excellent piece of work, balanced and sensible with really good proposals.

It's also very interesting and I learned a lot about the village history which I hadn't come across before. Thoroughly enjoyed reading it.

To you and any others who were involved in its production - many congratulations on a professional and impressive document.

And of course, thank you, for doing this hard work on behalf of all of us.

Mrs W