



# **LOCAL PLACE PLAN**

**ROYAL BURGH OF INVERKEITHING COMMUNITY COUNCIL**

June 2024



*The town of Inverkeithing was first designated a Royal Burgh in the 12th century and has a number of royal connections. The Old Scottish Parliament met in the town under the reign of David II in 1354 and the medieval Mercat Cross, pictured above, dates back to c. 1398 and was originally topped with a finial celebrating the wedding of David, the Duke of Rothesay (son of King Robert III) to Marjorie, the daughter of the Earl of Douglas.*

*The Mercat Cross remains a key feature of Inverkeithing's streetscape and now holds a prominent place in the town's historic conservation area.*

This document has been produced by members of Inverkeithing Community Council.

They can be contacted by email at: [inverkeithingcommunitycouncil@hotmail.co.uk](mailto:inverkeithingcommunitycouncil@hotmail.co.uk)

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# 1. Purpose and Scope

Local Place Plans (LPP) were introduced by the Scottish Government in 2019 in order to improve communities' engagement in the planning system and empower them to play a more proactive role in planning the future use and development of land in their communities.

Inverkeithing Community Council has led the development of Inverkeithing's first LPP, building on the work of a Community Action Plan developed through extensive consultation in 2018, leading to the publication of the Imagine Inverkeithing Spatial Masterplan and Neighbourhood Plan for Inverkeithing in 2019.<sup>1</sup>

Inverkeithing Community Council identified LPPs as an opportunity to formalise and build on the findings of established community objectives and to capture local views on key sites.

In developing a LPP, Inverkeithing Community Council has worked with key stakeholders including Inverkeithing Trust and elected Councillors to consult the community and to write and prepare the Plan.

The Inverkeithing LPP boundary is defined by the existing Inverkeithing Community Council Boundary, as illustrated in Figure 1.



**Figure 1** *Inverkeithing Local Place Plan Boundary*

<sup>1</sup> Imagine Inverkeithing (2019), available at <<https://shorturl.at/P3S0I>>

## 2. Approach

The consultation for a LPP for Inverkeithing was developed by a working group comprised of members from Inverkeithing Community Council and Inverkeithing Trust with support from Fife Councillors for Ward 6.

Reflecting known priorities and subjects of frequent discussion, it was agreed the consultation would focus on a small number of key parcels of land within the town's boundaries and incorporate aspects of a previous community plan, Imagine Inverkeithing, written in 2018. In addition to consulting on the priorities highlighted by the 2018 community consultation, it was agreed that this LPP should consider the development of a housing policy for the town to establish if there are any specific housing priorities the community would like to see incorporated into future development in the town.

After agreeing on a set of initial questions to ask the community, the working group conducted a two-part online consultation. A further public drop-in was subsequently organised and advertised online, via posters throughout the town and in the local press. The drop-in consultation asked the same questions as those in the online survey and sought to reach members of the community who had not had the opportunity to express their views online.

The areas of land consulted on were:

- Former Caldwell's Papermill
- Inverkeithing High School and associated grounds
- Site of Inverkeithing Primary School
- The Roods
- Branch railway line to Rosyth Dockyard
- Prestonhill Quarry

## 3. Context

### 3.1 Inverkeithing Today

#### 3.1.1 Town Centre

The compact 'core' town centre is a designated Conservation Area and is the commercial focus of the town. The centre is intrinsically interlinked with the town's heritage; evident through the architecture of the buildings, layout and quality of the public realm, and other unique cultural heritage features and associations.

At present, the town centre is home to a number of independent shops, small scale food outlets and public houses, as well as a number of services such as a post office a pharmacy, a convenience store and several hairdressers.

The town centre is also the location of the Inverkeithing Civic Centre which acts as a community hall, a local office for Fife Council and Library.

#### 3.1.2 Residential

Surrounding the town centre are residential areas to the west, and to the east beyond the Keithing Burn and railway. The residential areas are characterised by a wide variety of architecture and urban form, including: red sandstone tenement buildings; Georgian tenements; c. 18<sup>th</sup> century sandstone cottages and villas; post-war pre-fab workers terraces; Radburn layout housing estates; and contemporary housing at the regenerated former Fraser Avenue and new Taylor Wimpey Spencer Fields development.

#### 3.1.3 Industry

There are several clearly defined areas of industry / light industry and commercial uses surrounding the town; to the north is the Belleknowes Industrial Estate; to the north-east of Inverkeithing Bay is a yard handling cargo ships and logistics; while to the south of the Bay is a large breakers yard and the Cruicks Quarry. The present function of the industry around the Bay is a result of the industrial legacy of the town, much of which has been lost; for example, the former Papermill site and ship breaking. Those sites to the north of Inverkeithing take advantage of the excellent connectivity of the town regionally, with both the M90 and mainline railway in close proximity.

#### 3.1.4 Open Space

In terms of open space, the extent and layout of Inverkeithing is strongly influenced by natural features, from the Firth of Forth to the south, steep rising topography to the west, and agricultural land and woodland to the east.

To the east of Inverkeithing, there are medium to large scale agricultural fields, rising to Letham Hill woods; on rising ground to the west are the scrub and wooded hilltops of Fairykirk.

Within the settlement, the Keithing Burn acts as an important 'spine' that connects green spaces to the north and the coast to the south. Other areas of greenspace in the town tend to be expanses of amenity grass and / or scrub-covered vacant land.

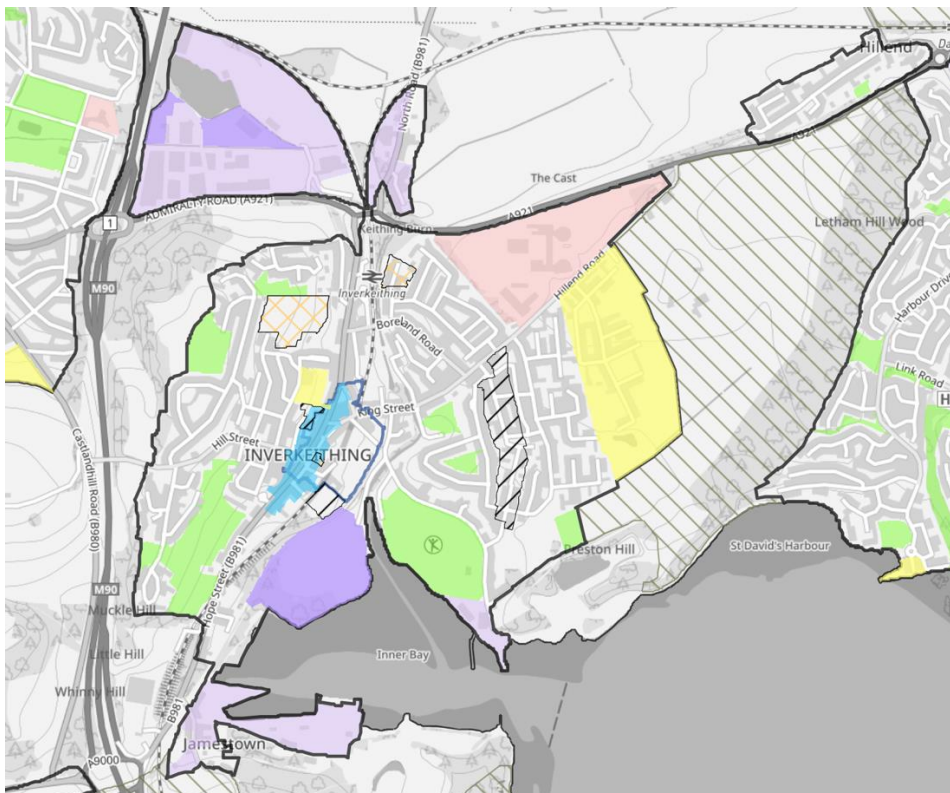
The 'Ballast Bank', a large open greenspace and blaise running track at the coastal extent of Inverkeithing is one of the defining characteristics of the town and is used widely by the community, local football teams and is the site of the annual Highland Games.



## 3.2 Existing Local Development Plan

'FIFEplan' (2017), the Local Development Plan (LDP) which sets out the policies and proposals to guide the use of land across Fife recognises the strategic value of the location of Inverkeithing, alongside Rosyth and Dalgety Bay, stating that it is "well placed for access to the central Scotland economy and regional job markets"; and, that the location is "attractive for business, residential and tourism investment in Fife". In terms of a more local land-use strategy, FIFEplan supports housing provision to the east of the town at Spencerfield as well as within smaller pockets of vacant or derelict land within the urban extent such as at the former Inverkeithing Primary School and at Roods. As well as the protection of existing areas of open space, FIFEplan also promotes the re-use of the former Papermill site for 'Employment Use', recognising the "potential of the site to contribute to the regeneration of Inverkeithing Bay".

The 2017 LDP as a number of defined policy area relevant to Inverkeithing and 12 Area Proposals setting out specific land allocations.



**Figure 2** *FifePlan 2017 - Inverkeithing*

### 3.2.1 Defined Policy Area

Protect Open Space – 7 defined areas including; Whinny hill, Old Playing Fields (Cameron Grove); Roods/Struan Drive; Waggon Road; Spittalfield Crescent; Ballast Bank; and Cochrane Avenue.

Local Shopping Centre – Extends from the Hope Street turning circle to roundabout between Church Street and Heriot Street

Safeguarded Employment Area – Four defined areas including; Belleknowes, Burnside; East Ness Pier; and RM Supplies.

School Campus – Encompasses High School, Primary School and Nursery.

Conservation Area – Extends as far as the war memorial and Heriot Street in the North and the Friary Gardens in the south.



Local Landscape Area – Single area extends between Spencerfields housing and Dalgety Bay, taking in Letham Hill Wood bound by the A921 to the north and Preston Hill Quarry to the South.

### 3.2.2 LDP Area Proposals

The following Area Proposals are currently included in the adopted Local Development Plan.

**Table 1** *FifePlan 2017 – Area Proposals*

Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 001	Borelands Reservoir	0.7	Housing Opportunity Site	18	Private sector
Status – Development completed in 2014					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 002	The Royal Hotel	0.1	Housing Opportunity Site	8	Private sector
Status – Development complete in 2016					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 003	Roods	2.5	Housing Opportunity Site	50	Private sector
Status – Adjacent Roodbank Cottage and associated land acquired in 2019 by Fife Council. Full area owned by FC including potential access via Binning Road					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 004	Former Inverkeithing Primary School	0.9	Housing	42	Private sector
Status - Lapsed Planning Consent for residential conversion. Further application refused in 2021.					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
NV 005	Spencerfield	15.4	Housing	295	Private sector
Status – Application under construction					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 006	Belleknowes Industrial Estate 1	1.9	Employment	-	Private sector
Status – Partial development approved as gas peaking plant					
Classes 4 (business), 5 (general industrial), 6 (storage & distribution); Employment uses should reflect the accessible, prominent and strategic nature of the site capitalising on the proximity to the Forthbridghead and M90; Flood Risk Assesment required; Deliver enhancements to the riparian corridor of the Brankholm Burn in association with high quality SUDS provision. Seek to deliver improved water attenuation where possible.					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 007	Belleknowes Industrial Estate 2	0.3	Employment	-	Private sector
Status – Remains undeveloped					
Classes 4 (business), 5 (general industrial), 6 (storage & distribution); Employment uses should reflect the accessible, prominent and strategic nature of the site capitalising on the proximity to the Forthbridghead and M90; Flood Risk Assesment required; Deliver enhancements to the riparian corridor of the Brankholm Burn in association with high quality SUDS provision. Seek to deliver improved water attenuation where possible.					

Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 008	Belleknowes Industrial Estate 3	0.8	Employment	-	Private sector
<p>Status – Remains undeveloped</p> <p>Classes 4 (business), 5 (general industrial), 6 (storage &amp; distribution); Employment uses should reflect the accessible, prominent and strategic nature of the site capitalising on the proximity to the Forthbridghead and M90; Flood Risk Assesment required; Deliver enhancements to the riparian corridor of the Brankholm Burn in association with high quality SUDS provision. Seek to deliver improved water attenuation where possible.</p>					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 009	Former Caldwell's Mill	8.2	Employment	-	Private sector
<p>Status – Remains undeveloped</p> <p>Classes 4 (business), 5 (general industrial), 6 (storage &amp; distribution); Development proposals must take account of the following:</p> <ul style="list-style-type: none"> <li>• The potential of the site to contribute to the regeneration of Inverkeithing Bay through siting of employment uses consistent with the Fife Employment Land Strategy (FELS)</li> <li>• Proposals must demonstrate that the development would not adversely affect the integrity of the Firth of Forth SPA</li> <li>• Development must include the retention and protection of the existing coastal fringe and be designed to ensure that disturbance (including light pollution) of the intertidal area, sea wall and boundary grassland, post development, is minimised to protect SPA birds.</li> </ul>					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 010	Friary Gardens	-	Conservation Area Extension	-	Fife Council
<p>Status – Conservation Area Extension agreed in 2019</p>					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 011	Church Street/High Street.	-	Conservation Area Extension	-	Fife Council
<p>Status – Conservation Area Extension agreed in 2019</p>					
Ref	Location	Area	Description	Es. Capacity	Lead Agency
INV 012	Fraser Avenue	4.0	Other Proposal	-	Fife Council
<p>Status – South East Inverkeithing Regeneration largely complete</p>					

## 4. Local Place Plan Vision

### 4.1 Aim

The 2019 Imagine Inverkeithing document was the culmination of an extensive community engagement and consultation that focuses on the themes of 'Improve', 'Innovate' and 'Involve'. Through discussion with a cross section of the community over several months, the following overarching vision was established. Consultation on Inverkeithing Local Place Plan confirmed the overall vision remains relevant to Inverkeithing today.

*“Inverkeithing will grow by choice. It will be a well-connected, inclusive and nurturing town, which will preserve and enhance its inspiring setting and proud heritage. A vibrant neighbourhood built on strong communities and active participation, the town will support and retain a thriving and forward-thinking local economy. Our people will forge sustainable links with partners across Fife to promote Inverkeithing as an attractive destination to live, work and visit.”*

### 4.2 Social Objectives

The 2019 Imagine Inverkeithing document developed a number of social objectives setting out how Inverkeithing should develop inclusively and for the community. These aims continue to receive support today. Developments should promote the industrial heritage of Inverkeithing through conservation of, and reference to history through interpretation or the design of new development / interventions. Development should also put people first through urban design, creating space for social interaction and pedestrian links throughout the town and to wider active travel routes and open space.

- Inverkeithing as a welcoming and inclusive town.
- Build a sense of pride in the town's history.
- Give young people of Inverkeithing a role in the future of the town.
- Put people first by creating spaces that offer the opportunity for public life and social interaction to happen – whether planned or spontaneous - and provide benefits for physical and mental health.

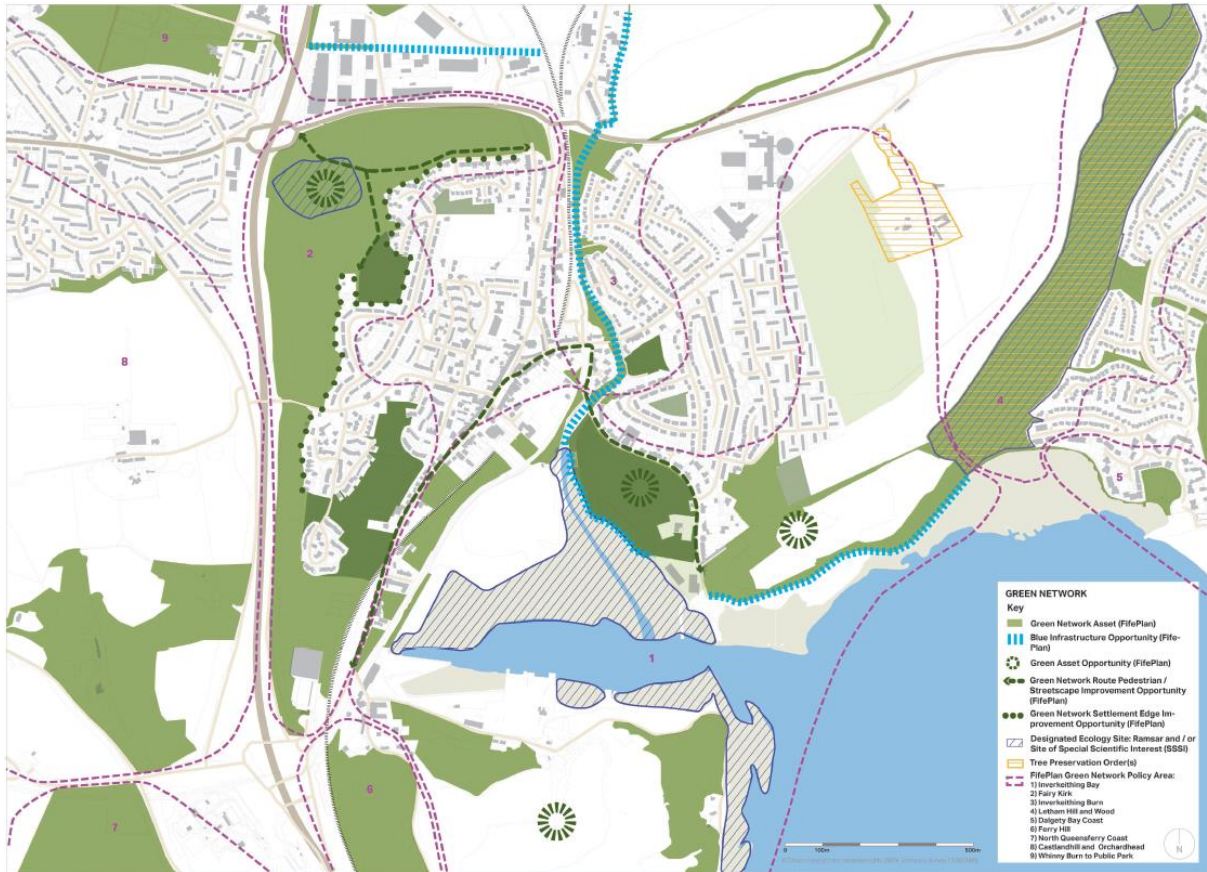
### 4.3 Nature and Built Environment Objectives

It is recognised that any development that takes place within Inverkeithing may have an impact on the natural environment around the town. The Local Place Plan aims to address this by incorporating the 'Nature and Built Environment objectives that formed a part of the Imagine Inverkeithing document. These objectives aim to maintain and further develop high-quality green network and green infrastructure throughout the town, not just limited to the sites identified for potential development in the LPP.

The LPP also aims to promote greater biodiversity through protection of greenspace and through encouraging use of existing brownfield sites. Where development can be justified on greenfield sites, the LPP advocates that any such work should incorporate multi-functionality that protects the existing green space and biodiversity already on the site.

Through the incorporation of these aims, the LPP will enable all residents of Inverkeithing to live within walking distance of high-quality green spaces that promote biodiversity and provide space for recreational activities.

- Make Inverkeithing a town of flexible and attractive public realm and open spaces.
- Better pedestrian connectivity and inclusive access.
- Retain and enhance the best of the town's natural and built heritage resources.
- Make Inverkeithing a climate resilient town.
- Make Inverkeithing energy resilient.



**Figure 3** *Green Network Plan*

#### 4.4 Economy Objectives

Fife's Economic Strategy 2017-27 acknowledges a number of specific challenges affecting communities in Fife, including Inverkeithing, and highlights the pressing need for investment in business infrastructure to ensure there is sustainable economic growth well into the future for Fife. In order to support this ambition, and to help create well-paid and skilled roles that will create career opportunities for local residents, the LPP hopes to support both existing and new businesses by making Inverkeithing an attractive location for business investment.

Development should encapsulate the entrepreneurial spirit of local residents and incorporate the town's industrial heritage in advertising Inverkeithing as a valuable location for businesses to invest in.

By developing the local economy and providing goods and services needed by local residents, development will support Inverkeithing in becoming a desirable location to live – helping create a cycle of investment that will support natural and sustainable growth for the town with all the infrastructure needed to support this growth and provide jobs for residents.

- Retain and develop diverse and thriving local businesses.
- Make Inverkeithing an attractive destination for new businesses and start-ups.
- Offer opportunities that capitalise on Inverkeithing's entrepreneurial spirit.
- Create a destination capturing Inverkeithing's history.
- Create a brand around Inverkeithing's industrial and maritime heritage.

## 4.5 Housing Objectives

### 4.5.1 Context

The Inverkeithing Local Place Plan has been written in the context of a locally and nationally declared housing emergency. Shelter Scotland characterises this as a chronic lack of good quality social housing and unaffordable private rents.

Table 2 details the current demand for social housing in Inverkeithing as evidenced by the numbers of individuals with an identified housing need on the Fife Housing Register waiting list for Inverkeithing as of the end of April 2024. The data shows strong demand for 1-2 bed properties, with these making up almost 80% of the demand. Overall, numbers waiting for a home in Inverkeithing are high, with 249 households with Inverkeithing as a first choice. This increases to 717 when Inverkeithing is given as a 1<sup>st</sup>, 2<sup>nd</sup> or 3<sup>rd</sup> choice, showing significant demand in the wider area. There are 54 households with in excess of 100 housing points and with Inverkeithing as a first choice. This shows there is significant demand from those with an acute housing demand, which could include homeless individuals or households with a combination of severe overcrowding and other factors.

Anecdotally, while the numbers requiring larger family homes are smaller, development of larger homes would free up smaller, currently overcrowded, properties to meet the high demand noted.

**Table 2** *Fife Housing Register – Inverkeithing Demand*

Bedroom Size	Inverkeithing as 1 <sup>st</sup> choice and with more than 0 points		Inverkeithing as 1 <sup>st</sup> choice and with more than 100 points	
	Total Applicants	Of which have a disability	Total Applicants	Of which have a disability
1	119	12	28	1
2	78	6	12	0
3	36	1	8	1
4	13	1	5	0
5	3	0	1	0
Total	249	20	54	2

The findings of the LPP consultation identify a clear majority in the community acknowledge there is demand for more social housing. Views are more divided on the need for private housing, with a small majority believing the town needs no new private homes.

When asking what kinds of homes the community needs, frequent answers included small 1 or 2 bedroom properties, retirement bungalows, affordable family homes and affordable rental properties.

A clear majority in the community wish to see development directed towards brownfield sites within the settlement boundary.

A clear majority in the community have concerns about existing infrastructure being able to cope with further housing development. The most frequently referenced constraint was healthcare services including capacity within the GP practice and availability of dental services. A small majority also pointed to a need to invest in community facilities such as leisure and recreation. Transport constraints were also frequently referenced.



While there is a clear shortfall and strong demand for affordable and social housing, review of the most recent Fife Housing Land Audit (2023) shows there exists an over supply in housing land supply to meet the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR).

#### 4.5.2 Housing Vision

The following aims are determined from the housing context set out above,

- Private housing developments, excluding small scale development such as single plots or infill sites, should be limited to brownfield land where housing would bring about the redevelopment of vacant and derelict land.
- Private housing developments should contribute to the supply of much needed affordable homes and developments should provide a minimum of 25% affordable homes.
- All housing developments should be restricted to within the existing settlement boundary.
- All housing developments, private or social, should seek to provide a mix of house types to meet local need. Developments should deliver a mix of house sizes, including smaller units and family homes.
- All housing developments should address infrastructure constraints.
- All housing should seek to limit its environmental footprint across the lifespan of development and should be climate and energy resilient. Housing developments of all sizes should incorporate low carbon technology such as for energy generation or heating systems.



**Figure 4** *Housing Vision*

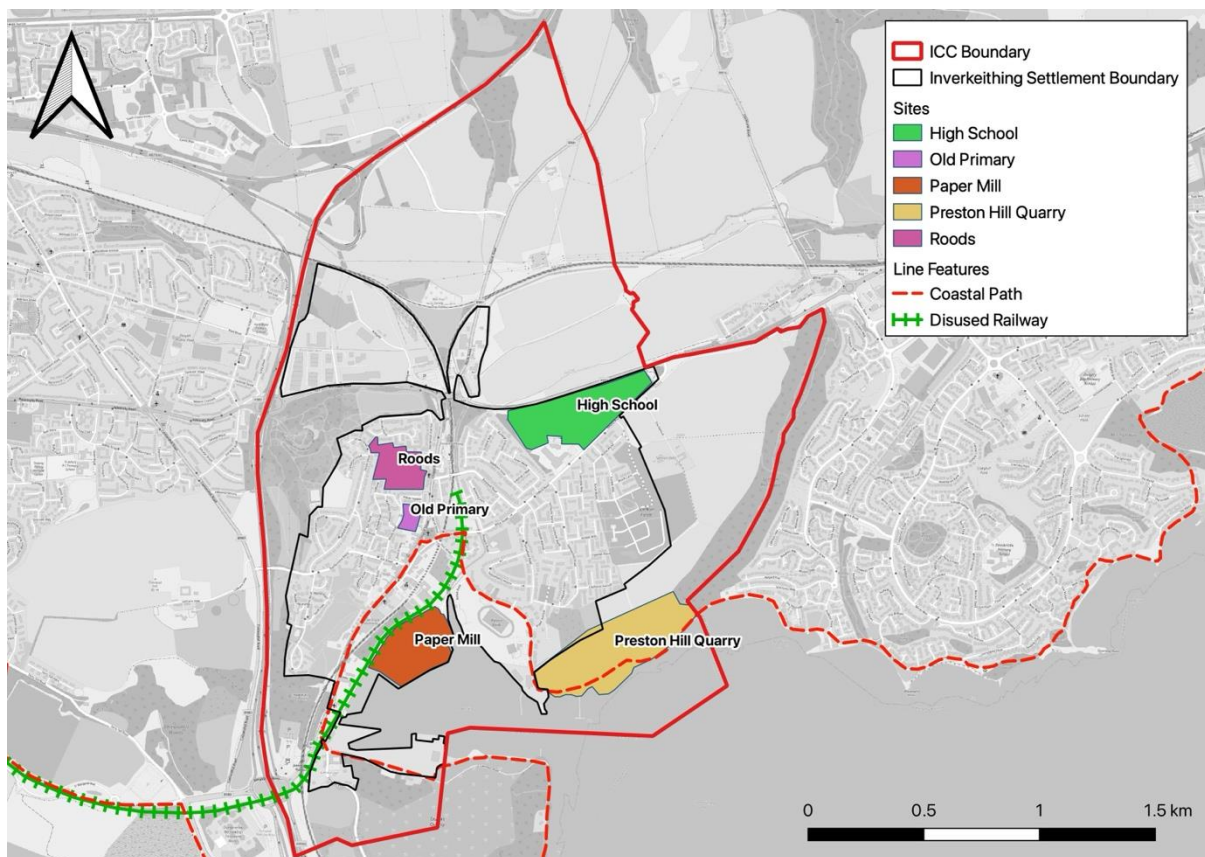


## 5. Defined Area Proposals

The Inverkeithing Local Place Plan sets out proposals for 6 parcels of land. These are,

- Former Caldwell's Papermill
- Inverkeithing High School and associated grounds
- Site of Inverkeithing Primary School
- The Roods
- Branch railway line to Rosyth Dockyard
- Prestonhill Quarry

Figure 4 illustrates the location of each site.



**Figure 5** *Defined Area Proposals*

## 5.1 Papermill

### 5.1.1 Proposal

The former Caldwell's's Papermill closed in 2006, was demolished in 2012 and has lain vacant since that time.

The Papermill site has been identified as having potential for a mixed-use development, incorporating residential and industrial use. It is considered that allocating the site for mixed-use would bring about the positive re-use of this derelict and vacant site.

Any development should incorporate links to the coast, coastal path and surrounding active travel routes. The development should improve links between the coast and the town centre. Development should incorporate high quality greenspace and opportunities for recreation. Any proposals for development of the Papermill site should seek to improve Inverkeithing Harbour as a community asset.

Proposals should address local transport network constraints and pressures on local services where applicable.

Large parts of the site are believed to be below the 1 in 200-year coastal flood level when an allowance for climate change is made. Land-raising of 0.5-1m is likely to be required in parts of the site to address this.

Industrial activity to the south, including quarrying and scrap metal processing, result in intermittent noise. Existing residential properties are located closer to these land uses and it is considered that careful site design can address any residential amenity constraints.



**Figure 6** Site of former Papermill looking towards the Firth of Forth

### 5.1.2 Planning context and justification

The 2017 FifePlan allocated the site for employment land only, removing a previous mixed use allocation. The site has remained vacant. It is considered that numerous NPF4 policies would support the proposals set out in Section 5.1.1 including the following policy areas,

- Brownfield Land
  - Policy 9 supports the sustainable reuse of brownfield land. Inverkeithing has the most vacant and derelict land of any town in Fife, the Papermill site being the largest such site in Inverkeithing. Dereliction inhibits economic prosperity and community wellbeing.
- Sustainable Transport
  - Policy 13 supports proposals located close to sustainable transport links.
- Residential
  - Policy 15 promotes local living and 20-minute neighbourhoods.
  - Policy 16 promotes quality homes in the right locations that meet local needs.
- Infrastructure
  - Policy 18 promotes an infrastructure first approach, seeking to ensure infrastructure considerations are integral to development planning.
- Open Space
  - While the existing vacant site is not a formal recreation ground, it is regularly used as open space, particularly by dog walkers. Policy 20 supports proposals incorporating new or enhanced green infrastructure and supports this being an integral element of the design that responds to local circumstances.
- Flooding
  - Policy 22 supports development of sites at risk of flooding where the proposal relates to a previously used site in a built up area and where a Local Development Plan has identified a need to bring the site into positive use and where the long-term safety and resilience of the site can be secured. NPF4 requires development to be raised above the flood level and for safe access and egress to be achieved. It is considered that the site could be designed to address these matters.
- Business and Industry
  - Policy 26 requires local plans to allocate sufficient land for business and industry. Development proposals must take into account any impact on surrounding residential amenity as well as the natural and historic environment.



## 5.2 High School Site

### 5.2.1 Proposal

The existing High School site is due to be vacated by August 2026 and continued sports and community use is supported as the primary use of the site. There is an identified need for improved sports facilities in the West of Fife and an acknowledgement that the loss of the High School to Inverkeithing will have an adverse impact on the town.

Development of the site for sports and community use will, to some extent, help to balance the loss of the High School, including the loss of community facilities and footfall to the nearby shops and to the High Street. The community aspiration is for the site to be developed into a modern sports complex with grass and artificial pitches with multi-sports capability, dedicated youth hub, swimming and gym facilities, and indoors sports and community halls.

There is an acknowledgement that alternative commercial uses might be required to fully fund the community aspiration and it is considered the large site could accommodate limited development of other uses for the purpose of cross-subsidising the primary use. Limited housing or other commercial use of the site would therefore be acceptable.

The existing buildings are B-Listed although a minority in the community wish to see the entire site retained or re-purposed in the context of the school being relocated. There is support for retaining limited parts of the existing structure if they can be successfully repurposed without compromising the primary use for the site. Demolition is otherwise supported.



**Figure 7** *Inverkeithing High School*

### 5.2.2 Planning context and justification

The 2017 FifePlan includes the existing site as a school or further education campus. It is considered that numerous NPF4 policies would support the proposals set out in Section 5.2.1 including the following policy areas,

- Historic assets
  - Policy 7 provides for the demolition of listed buildings in exceptional circumstances where the building is incapable of physical repair and re-use, where repair is not economically viable, where there is inadequate interest from potential restoring purchasers or where demolition is essential to deliver significant benefits to the wider community. The building was developed as a school and assessments undertaken by Fife Council have established it would require around £24.5m to maintain, making it

uneconomic, hence the decision to move to a new school. It is considered inconceivable in the context of market conditions around Inverkeithing that there would be interest in anyone purchasing the school in its entirety to restore and repurpose. It is considered that in the context of Policy 6, partial demolition at least would be supported to facilitate the community benefits proposed. It is considered it would be possible to preserve the architectural value of the High School through the re-purposing and retention of very limited parts of the existing building such as the assembly hall, dining area, and one of the wheels, for example.

- Sustainable Transport
  - Policy 13 supports proposals located close to sustainable transport links. The site is well located with excellent transport links, including public transport, active travel routes and road connectivity.
- Sports and recreation
  - Policy 21 aims to improve access to outdoor recreation and protect existing provision. The policy further states that proposals which result in a loss of outdoor sports facilities will only be supported where the use is ancillary to the principle use as an outdoor sports facility, where the proposal involves a minor part of the facility and would not impact its use, where the proposals meet a requirement to replace an existing facility in a location that is convenient for users and maintains playing capacity or where it can be demonstrated there is an excess of provision in the area.
- Town Centre First
  - Policy 27 promotes a town centre first approach and encourage development likely to generate significant footfall (such as community and sports facilities) toward town centre or edge of centre locations. The site is a 12 minute walk from Inverkeithing town centre.

## 5.3 Former Primary School

### 5.3.1 Proposal

The Former Primary School was vacated in 2008 and has suffered from numerous arson attacks, leaving the site in a poor condition, remaining vacant and derelict for over 15 years. The most serious fire in 2018 resulted in the near total destruction of the main building and the ultimate delisting of this structure. The smaller H-block building remains more intact and retains C-listed status.

The site has been identified as requiring development to address its derelict condition, which has been a blight on the area and continues to attract anti-social behaviour.

Residential development is considered the most appropriate use of the site. Retention of the remaining H-block C-listed building would be desirable as part of any development of the site, although this would not be a red line for many in the community, whose priority is to see the site developed.

Any proposal for the site should take into account limited parking provision in the areas and should aim to make use of the existing pedestrian link between the site and the High Street.



**Figure 8** *Former Primary School*

### 5.3.2 Planning context and justification

The 2017 FifePlan allocates the site for housing. It is considered that numerous NPF4 policies would support the proposals set out in Section 5.3.1 including the following policy areas,

- Historic assets
  - Policy 7 provides for the demolition of listed buildings in exceptional circumstances where the building is incapable of physical repair and re-use, where repair is not economically viable, where there is inadequate interest from potential restoring



purchasers or where demolition is essential to deliver significant benefits to the wider community. Proposals would need to incorporate the remaining H-block or otherwise demonstrate why this is not possible.

- **Brownfield Land**
  - Policy 9 supports the sustainable reuse of brownfield land. Inverkeithing has the most vacant and derelict land of any town in Fife and the old primary is among these sites in Inverkeithing. Dereliction inhibits economic prosperity and community wellbeing.
- **Sustainable Transport**
  - Policy 13 supports proposals located close to sustainable transport links.
- **Residential**
  - Policy 15 promotes local living and 20-minute neighbourhoods.
  - Policy 16 promotes quality homes in the right locations that meet local needs.
  - The site is well situated to provide housing close to and within walking distance to local amenities.

## 5.4 Roods

### 5.4.1 Proposal

The Roods has been allocated for Council housing for many years but is also a valued area of open space. Community views are finely balanced, with a significant number opposed to any development that would reduce the available open space. There is however a slight majority in favour of the use of the site to provide much needed council housing, but it is clear the community wish to see green open space form a significant part of this. The continued allocation of this site for council housing is therefore supported, but this is contingent on the integration of large areas of open space and biodiversity.

In addition to addressing concerns around loss of green space, any development of this site would need to address constraints in the existing road network.



**Figure 9** Roods

### 5.4.2 Planning context and justification

The 2017 FifePlan allocates the site for housing. It is considered that numerous NPF4 policies would support the proposals set out in Section 5.4.1 including the following policy areas,

- Biodiversity
  - Policy 3 requires developments to contribute to the enhancement of biodiversity.
- Sustainable Transport
  - Policy 13 supports proposals located close to sustainable transport links.
- Residential
  - Policy 15 promotes local living and 20-minute neighbourhoods.
  - Policy 16 promotes quality homes in the right locations that meet local needs.
- Infrastructure
  - Policy 18 promotes an infrastructure first approach, seeking to ensure infrastructure considerations are integral to development planning.
- Open Space
  - Policy 20 supports proposals incorporating new or enhanced green infrastructure and supports this being an integral element of the design that responds to local circumstances. The policy states that proposals that result in the fragmentation or loss of existing green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit of such infrastructure.

## 5.5 Disused Railway Line

### 5.5.1 Proposal

The Rosyth Dockyard Branch Line has lain unused and unmaintained for many years. The Inverkeithing Local Place Plan seeks to bring the line back into positive use, either as a rail link to the proposed Green Free Port in Rosyth or as an active travel and biodiversity corridor. The derelict state of the line is considered to be a blight on the town and a wasted asset. It is considered that the temporary or long term use of the line as an active travel corridor would be of mutual benefit to any future recommissioning of the line as it would prevent the continued deterioration of the line through the damaging growth of trees and other vegetation.

Using the line as an active travel route has the potential to act as a spine through the town, linking key transport hubs, making the town better connected, more attractive, healthier and more sustainable.



**Figure 10** *Rosyth Dockyard Branch Line*

### 5.5.2 Planning context and justification

It is considered that numerous NPF4 policies would support the proposals set out in Section 5.5.1 including the following policy areas,

- Sustainable Places
  - Policy 1
- Biodiversity
  - Policy 3 requires developers to contribute to the enhancement of biodiversity.
- Sustainable Transport
  - Policy 13 promotes investment in transport infrastructure and inclusive active and sustainable travel opportunities.
  - Policy 13 further supports the shift of freight from road to more sustainable modes of transport.
- Blue and Green Infrastructure
  - Policy 20 encourages the permanent or temporary use of unused or under-used land as green infrastructure. Where this is temporary, this should not prevent future development potential from being realised. The policy further states local plans should safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks.



## 5.6 Prestonhill Quarry

### 5.6.1 Proposal

Prestonhill Quarry ceased operations in 1980 and has since been unused, with the extensive site becoming largely naturalised. The quarry pond is used by recreational divers and as a Fire Service and Police Marine training area. The wider site is valued as green open space.

The site has been the subject of a number of planning applications, most recently for a 180-unit residential development, refused in February 2022. The same proposals were resubmitted in December 2022 and are yet to be determined at the time of drafting the Inverkeithing Local Place Plan. The proposals were opposed by Inverkeithing Community Council and the wider Community, receiving 160 formal objections to the first application and 113 to the second.

A public consultation undertaken by Inverkeithing Trust received comments from 457 Inverkeithing residents in 2021. 81% of Inverkeithing residents opposed the development proposals. When asked, 70% confirmed they would oppose infilling of the quarry pond and the vast majority of residents wish to see the site developed for leisure and nature.

Being outwith the settlement boundary and as a largely naturalised site valued by the community as open space, the Local Place Plan proposes that Prestonhill and associated Quarry area should be safeguarded and designated as Green Belt land. The only development that would be accepted would be for the primary purpose of advancing leisure activities, promoting access to recreation and the countryside and for promoting biodiversity.



**Figure 11** *Prestonhill Quarry*

### 5.6.2 Planning context and justification

It is considered that numerous NPF4 policies would support the proposals set out in Section 5.4.1 including the following policy areas,

- Biodiversity
  - Policy 3 requires development to contribute to the enhancement of biodiversity.
- Open Space
  - Policy 20 aims to protect and enhance green infrastructure and networks. The policy states that proposals that result in the fragmentation or loss of existing green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit of such infrastructure.