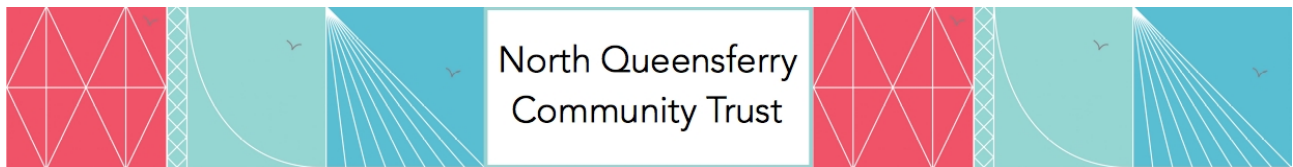




NORTH QUEENSFERRY COMMUNITY COUNCIL



North Queensferry Local Place Plan

2024 Draft 1.4

1. Introduction

North Queensferry is a historic coastal village on the North side of the ferry service across the Forth initiated by Queen Margaret in the 11th century. The ferries ran until the Forth Road Bridge was opened in 1964. North Queensferry has 43 listed buildings and spectacular views over the Forth particularly to the Forth Bridge, a UNESCO World Heritage Site. Many tourists visit for the history, walks along the Fife Coastal Path and Fife Pilgrim Way, to visit Deep Sea World or simply to enjoy the views. Although it has a long history in transport, North Queensferry is classed as a rural community.



The piers in this photo have both been used for the ferries. The closer of the two is the Town Pier. At its root, the taller of the two buildings facing the small beach is the Albert Hotel, which is part of this plan.

2. North Queensferry Community Trust

North Queensferry Community Trust, which, along with North Queensferry Community Council, is jointly submitting this Local Place Plan, is a company limited by guarantee and charity set up in 2011 for the benefit of the people of North Queensferry and for the general public. Since 2015 it has held a 50 year lease for the West Bay Harbour (pictured above between the two piers). As well as being a pleasant open space open to the public, the West Bay Harbour area is now home to NQ Boat Club, NQ Rowing Club, Lothian Sea Kayak Club, The Harbour Yard Project which runs yarn and sewing and other craft skills, events and children's activities in the summer and Rosyth Men's Shed.

North Queensferry Community Trust runs the village newsletter "Ferry News" which is delivered free to all the homes in the village three times a year.

In November 2023 a new subgroup, North Queensferry Climate Action Network, formed under North Queensferry Community Trust to focus on Climate Action. It is working on Housing and Adaptation; Biodiversity; Transport and Power Generation and has already been actively supported by 44 residents at meetings or in working groups.

North Queensferry Community Trust was formed for the benefit and development of the communities within the electoral boundaries of North Queensferry Community Council, the boundaries of which are outlined in red on the map below. That boundary also defines our Local Place Plan area. North Queensferry is a strong community with many active groups: The Church; The NQ Heritage Trust; NQ Community Complex which runs the community centre and the MUGA; and the NQ Floral enhancement group.



3. Proposals

The proposals in this Local Place Plan (LPP) reflect some of the wishes of North Queensferry residents expressed in two major formal consultations in recent years. A Local Action Plan (NQLAP) was developed and agreed across 2021-22. A ballot under the Land Reform (Scotland) Act 2016 was held on applying to buy The Albert Hotel in 2023. The results of those consultations are important to residents. This LPP seeks to establish them to ensure that they will be considered in planning decisions.

3.1 The Albert Hotel

The Albert Hotel should be a community pub and hub. It should be restored to its roles as a social centre, a part of North Queensferry's history, supporting tourism and the local economy. All of which contribute to North Queensferry's sustainability. It should retain its current use class as a pub and hotel.



Originally built in 1824, the hotel was renamed The Albert Hotel in honour of Queen Victoria and Prince Albert's arrival in North Queensferry in 1842. Sadly, the Albert Hotel ceased trading in 2017 and has been boarded up and uninhabited since.

Prior to its closure, The Albert Hotel occupied a central place in North Queensferry, providing a social centre for the village. Since it closed, (along with the subsequent closure of the Ferrybridge Hotel) the sustainability of the social life of the community has been challenged. It made a significant beneficial contribution to the wellbeing of the community.

Many local residents have happy memories of The Albert Hotel as a vibrant social hub and would like to see the social interaction and cohesion restored for the population of approximately 1054 residents. Currently, there are few opportunities for the people of North Queensferry to meet and interact. A local pub would provide much needed local employment and act as a social base for local clubs and groups.

In addition to the beneficial social effects for the residents of North Queensferry, the acquisition and restoration of the Albert Hotel would also contribute to the creation of sustainable tourism. The UNESCO Heritage status of the Forth Rail Bridge, the nearby Forth Road Bridge, the Queensferry Crossing, Deep Sea World, the Light Tower and the

Fife Coastal Path draw numerous visitors. Although many visitors come by car, the village is also accessible by public transport as North Queensferry is well served by rail and bus links. However, a functioning pub/hotel with space for refreshments, meetings, heritage displays, restaurant, bar facilities and rooms to rent, would work in conjunction with the existing Rankins Café and Wee Restaurant, providing further incentive to visitors. As the Ferrybridge Hotel is closed, the only alternative now available is a large chain hotel which is outside the confines of the village – too far from the centre to catch the many visitors and lacking the atmosphere of a 'local'.

When it became clear that the owner was not interested in re-opening The Albert Hotel, many villagers started talking about a buyout. A group of residents decided to take that on. Based on independent surveyors' valuations they made offers to the owner in 2019 and 2021 both of which were rejected.

In 2022 North Queensferry Community Trust began an application to the Scottish Government under the Land Reform (Scotland) Act 2016 for the purchase of The Albert Hotel in North Queensferry in partnership with the residents who had tried to buy The Albert independently. The result of that application is pending.

This proposal accords with National Planning Framework 4.

- Policy 7 - It would conserve an existing historic building
- Policy 15 contribute to local living
- Policy 25 contribute to local or community wealth building
- Policy 27 enhance and improve the vitality and viability of a local centre
- Policy 29 contribute to the viability, sustainability and diversity of our rural community and local rural economy

The proposal also satisfies Fife Development Plan's

- Policy 3 on Growing a vibrant economy; Increasing Opportunity and Reducing Poverty & Inequality; Improving quality of life in local communities and Promoting a sustainable society
- Policy 14 on the Built and Historic Environment

Two formal consultations across North Queensferry support this proposal:

- The 2021-2 North Queensferry Local Action Plan, the development of which involved meetings, face to face interviews and questionnaires to residents, shows that the community affords the highest priority to the provision of a community pub and social centre.
- A legal part of North Queensferry Community Trust's proposal to apply under the Land Reform (Scotland) Act 2016 for a community purchase of The Albert Hotel was a ballot to assess support. Every eligible voter in North Queensferry was sent a ballot paper. Over 78% of the ballot papers were returned, of which over 98% were in favour of the proposal. This was not simply a vote on paper. Over 120 people attended a packed public meeting. The village was peppered with Save the Albert notices in windows. People reminisced about what The Albert had meant to them and their family. They want it back.

Location of The Albert Hotel:



3.2 Re-routing the Fife Coastal Path

It is proposed that some sections of the Fife Coastal Path be extended and re-routed to the West to take it off roads, into natural spaces and along paths closer to the coast to the greatest extent that this is possible.

Going West from North Queensferry, the Fife Coastal Path currently goes along the roads as indicated by green diamonds on the map below. It follows the B981 past the sewage works and continues West along the road going past Rosyth Castle towards Rosyth Dockyard.

We propose that the Coastal Path would leave Main Road, head down Ferry Road and under the Forth Road Bridge to Hope View. Then past the Admiralty House and along the South side of St Margaret's Marsh, turning North to rejoin the existing route near Rosyth Castle. We would also like to support, and to work with, neighbouring community stakeholders to improve the walking/cycling connection from North Queensferry to Inverkeithing



NQLAP found that residents enjoy green spaces and places to walk, specifically footpaths and walks by the bridges. They were concerned about speed limits being ignored. Part of the plan was to develop walking routes

NPF4 policies:

- Policy 4 – Most of this re-routing uses existing paths which would simply be joined up. Its impact would be limited.

- Policy 14 – this would improve the quality of the segment of the Coastal Path running through North Queensferry. It is sustainable, allowing people to enjoy nature in their local area and appreciate its biodiversity.
- Policy 20 – any fragmentation would be minor and the overall integrity of the sites would be maintained.
- Policy 23 – extending the Coastal Path extends people's opportunity to exercise in fresh air.

Fifeplan:

- Policy 3 – recommends provision of paths (including those in the Core Path network), cycleways and bridleways
- Policy 13 – This proposal would enhance Fife's walking routes.

Transport Scotland

- This proposal is consistent with Transport Scotland's Active Travel Policy

3.3 Public EV Charging Points

This proposal is to identify potential locations for public charging points for electric vehicles (EVs). Using EVs will help reduce our carbon footprint and its consequences for climate change. Public Charging points will encourage the move to EVs.

Many residents are unable to install domestic EV charging. More visitors would be attracted to the village if public charging points were available.

Possible locations are marked on the map in Appendix 3.

EV1 is the car park at the Community Centre.

EV2 is the overflow car park at the Community Centre.

EV3 is the railway station car park

EV4 is an area of parking on the road down to the West Bay Harbour

EV5 is the Battery Road car park



NQLAP found concerns about climate change and wanted the village to be Climate Ready

NPF4:

- Policy 1 requires significant weight will be given to the global climate and nature crises.
- Policy 2 specifies that development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported
- Policy 13 encourages for electric vehicle charging infrastructure.

FifePlan: Policy 11 emphasises the importance of low carbon usage.

3.4 Natural spaces

North Queensferry has an abundance of natural spaces. This proposal is to identify and so be able to protect them for the benefit of everyone as well as those who live in the village.

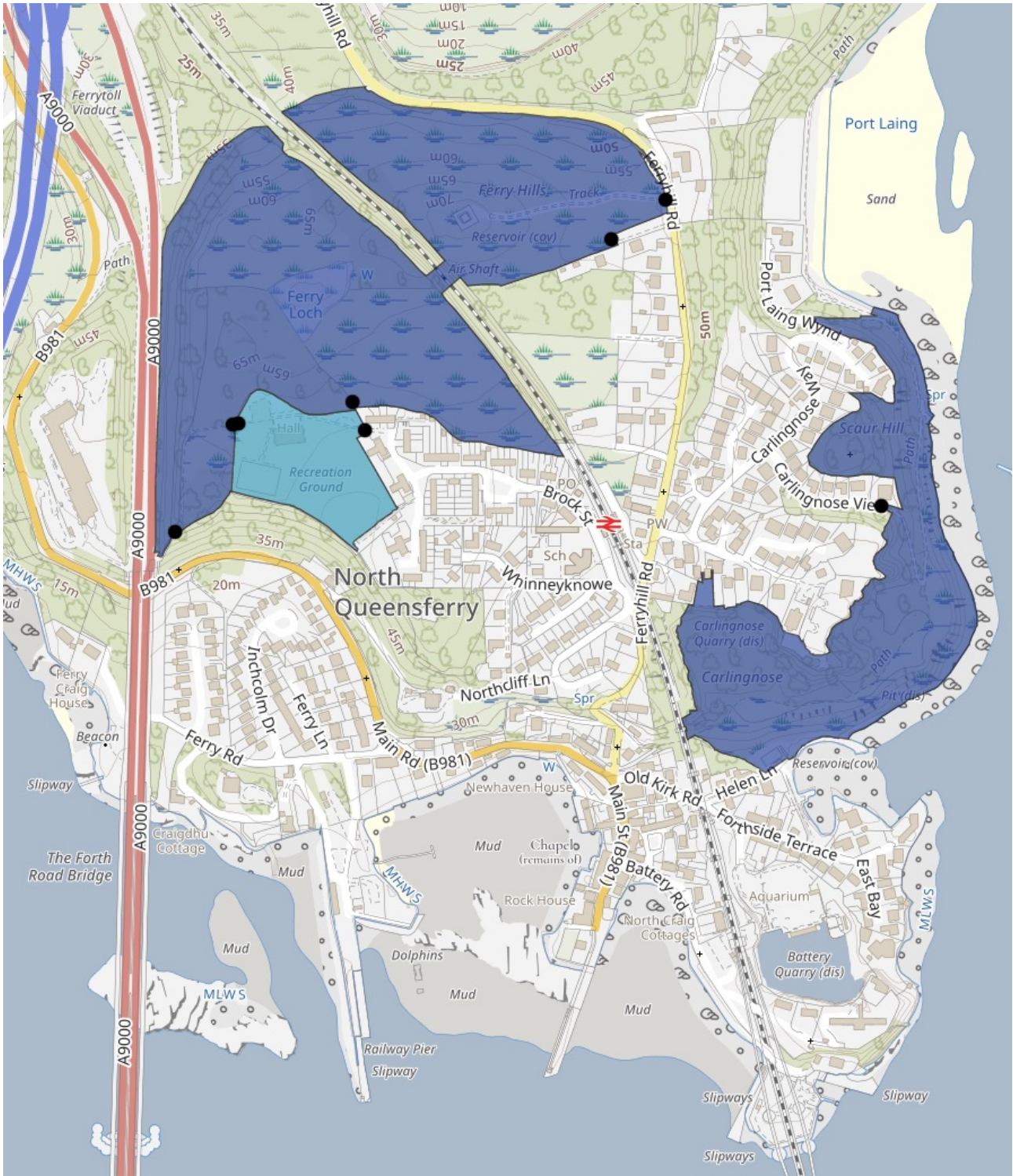
Natural spaces were the most valued aspect of North Queensferry according to the NQLAP. Residents said they liked the green space, the views, beaches, the coastal path and generally spaces to play and walk. Natural spaces and biodiversity go hand-in-hand. Without biodiversity, natural spaces will become depleted.

The following map shows natural spaces around North Queensferry (black dots are access points)



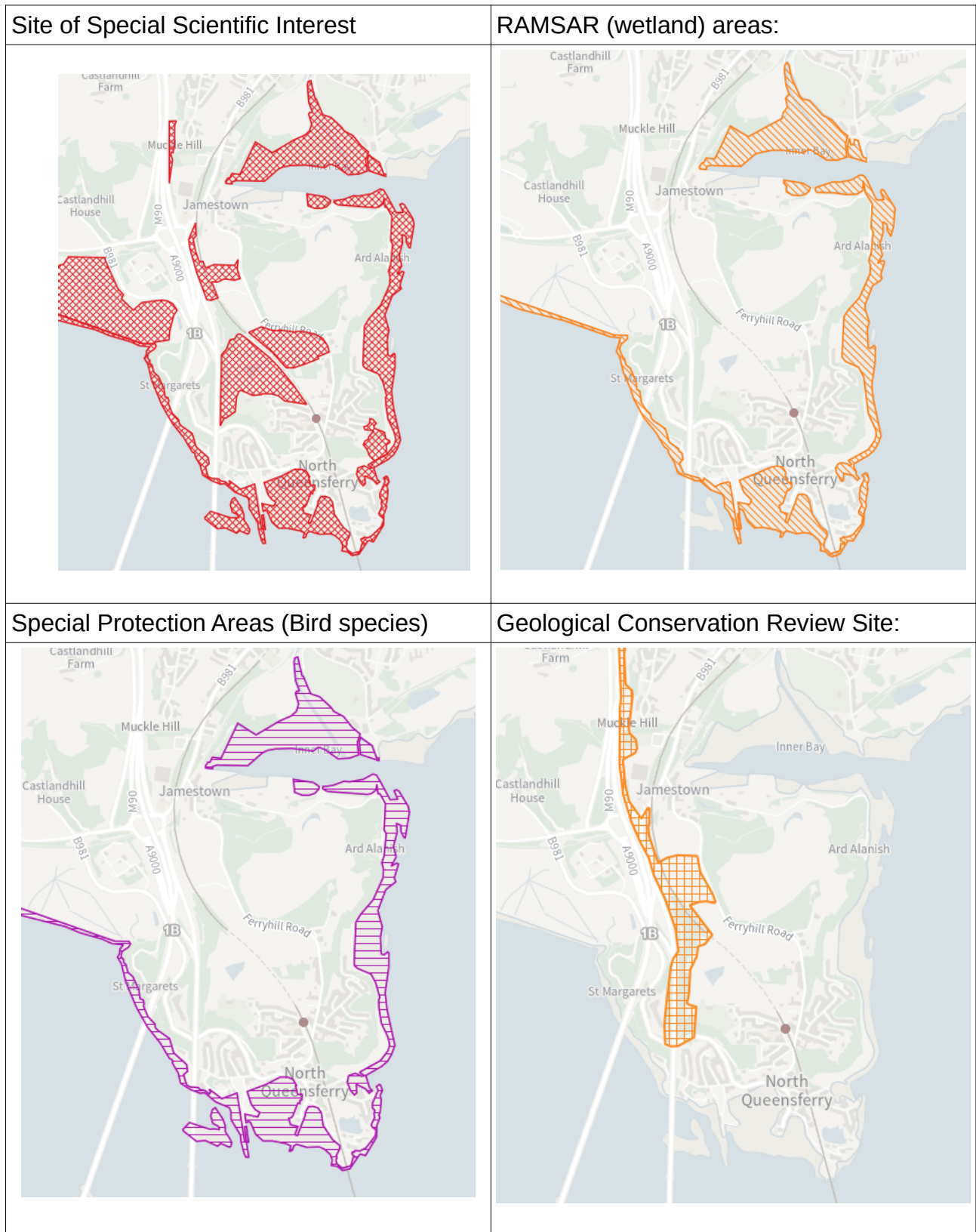
Source: Fife Council's Greenspace audit

The dark blue areas on the map below are rich in wildlife. The one on the left is the Ferryhills SSSI, on the right is Scottish Wildlife Trust's Carlingnose Point Reserve



Source: *Fife Council's Greenspace audit*

Parts of North Queensferry's green space have particular importance for wildlife and science. These spaces are important for creating and maintaining biodiversity.



Source: Nature Scot (formerly Scottish Natural Heritage)

This proposal accords with NPF4:

- Policy 1: When considering all development proposals significant weight will be given to the global climate and nature crises.
- Policy 3: Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them.
- Policy 4: This proposal is in support of Policy 4

4. Consultations

A consultation to develop North Queensferry's Local Action Plan (NQLAP) was run in 2021 and finalised in 2022. Everyone in North Queensferry was given the opportunity to participate in the community consultation which involved visits to each household, an online survey form, a questionnaire for each family and workshops to focus the results. Responses were received from over 200 people via paper forms plus 45 online responses including responses from 67 children out of a population of just over 1000. A copy of the North Queensferry Local Action Plan is in Appendix 1.

In 2023, a ballot was held to assess support for North Queensferry Community Trust's proposal to apply under the Land Reform (Scotland) Act 2016 for the purchase of The Albert Hotel in North Queensferry. The aim was that The Albert Community Group Ltd, as nominated third-party purchaser, would restore The Albert Hotel as a community pub and hub. Every eligible voter in North Queensferry was sent a ballot paper. Over 78% of the ballot papers were returned, of which over 98% were in favour of the proposal. The Ballot Return is in Appendix 2.

Appendices

Appendix 1. North Queensferry Local Action Plan (attached document)

Appendix 2 (below). North Queensferry Community Trust's proposal to apply under the Land Reform (Scotland) Act 2016 for a community purchase of The Albert Hotel - ballot result:



LAND REFORM (SCOTLAND) ACT 2016: PART 5 RIGHT TO BUY TO FURTHER SUSTAINABLE DEVELOPMENT



Return of the result of the ballot
Section 57(5) of the Land Reform (Scotland) Act 2016

Notes:

1. This form is to be used by a Part 5 community body that intends to make an application to Ministers under section 54 of the Land Reform (Scotland) Act 2016 ("the Act") for consent to:-
 - exercise a right to buy land or a tenant's interest, as the case may be, or
 - to nominate a third party to exercise a right to buy land or a tenant's interest, as the case may be,under Part 5 of the Act and is for the purpose of notifying Ministers of the details of the ballot that the Part 5 community body conducted under section 57 of the Act to seek community approval in relation to its proposal to buy or, to nominate a third party to buy, the land or the tenant's interest.
2. The form must be returned within 21 days of the ballot deadline within the meaning given in regulation 8(3)(b) of the Right to Buy Land to Further Sustainable Development (Applications, Written Requests, Ballots and Compensation) (Scotland) Regulations 2020. If the Part 5 community body makes its application under section 54 of the Act during that period, the Part 5 community body may enclose this form with the application.
3. You may print this form and complete it manually or you may download it and complete it electronically.
4. If you complete the form manually, you must do so using black or blue ink and capital letters.
5. Whether you complete the form manually or electronically, you may continue any answer on a separate sheet of paper. If you do this, please -
 - indicate on the form where any answer is given or continued on a separate sheet,
 - indicate on each separate sheet the question number(s) to which the sheet relates.
6. You may submit the completed form and attached documents -
 - electronically to crtb@gov.scot, or
 - by post to Community Land Team, Q Spur, Saughton House, Broomhouse Drive, Edinburgh, EH11 3XD.
7. For more information and guidance on the right to buy for sustainable development, please visit www.gov.scot and search for "right to buy".

RETURN OF THE RESULT OF THE BALLOT

1. What is the name of the Part 5 community body ("community body") to which the result of the ballot relates?

North Queensferry Community Trust

2. What was the date of the ballot deadline within the meaning given in regulation 8(3)(b) of the Right to Buy Land to Further Sustainable Development (Applications, Written Requests, Ballots and Compensation) (Scotland) Regulations 2020.

17.00 3rd May 2023 for postal and hand delivered votes. 17.00 2nd May 2023 for proxy votes.

3. What was the wording of the proposition that was put to the community in the vote on whether:-
- to buy the land or tenant's interest, or
 - to have the nominated third party purchaser buy the land or tenant's interest?

North Queensferry Community Trust proposes to make Application under Part 5 of the Land Reform (Scotland) Act 2016 for the purchase of The Albert Hotel, 25 Main Street, North Queensferry KY11 1JG, in order that it may be restored as a community pub and hub. North Queensferry Community Trust proposes to nominate The Albert Community Group Ltd to purchase the land on its behalf as a third party purchaser. You may vote on this proposal by ticking one of the following boxes.

If you support this proposal, please tick this box

If you do not support this proposal, please tick this box

4. How many persons were eligible to vote in the ballot?

897

5. How many persons voted?

706

6. How many proxy votes were cast?

9

7. How many votes were spoilt?

3

8. What was the number of votes cast in favour of the proposition that:-

- the community body or third party purchaser, as the case may be, buy the land, or
- the community body or third party purchaser, as the case may be, buy the tenant's interest.

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