

# COLINSBURGH AND KILCONQUHAR LOCAL PLACE PLAN

COLINSBURGH AND  
KILCONQUHAR  
COMMUNITY COUNCIL

*working with*

COLINSBURGH  
COMMUNITY  
*Trust*



# CONTENTS

<b>ABOUT THIS BOOKLET</b>	<b>1</b>
<b>COMMUNITY COUNCIL AREA BOUNDARY MAP</b>	<b>2</b>
<b>DEVELOPMENT SITE MARKERS</b>	<b>3</b>
<b>FAIRFIELD FARM</b>	<b>4</b>
<b>SITE 1 OVERVIEW</b>	<b>5</b>
<b>SITE 1 COLINSBURGH COMMUNITY GARDENS</b>	<b>6</b>
<b>SITE 1 EXPANDED WOODLAND WALK</b>	<b>8</b>
<b>SITE 1 TOWN HALL OUTDOOR FACILITIES</b>	<b>10</b>
<b>SITE 1 TOWN HALL CAR PARK</b>	<b>12</b>
<b>SITE 1 OUTDOOR COMMUNITY EVENT SPACE</b>	<b>14</b>
<b>SITE 1 PRIMARY SCHOOL PLAYGROUND</b>	<b>15</b>
<b>SITE 2 BUILDINGS</b>	<b>16</b>
<b>SITE 2 INDOOR PROPOSALS</b>	<b>17</b>
<b>SITE 2 STUDIOS</b>	<b>18</b>
<b>SITE 2 PARKING</b>	<b>19</b>
<b>SITE 3 OVERVIEW</b>	<b>20</b>
<b>SITE 3 PROPOSALS</b>	<b>21</b>
<b>SITE 4 OVERVIEW</b>	<b>22</b>
<b>SITE 4 PATHS</b>	<b>23</b>
<b>SITE 4 DOG RUN AND FUTURE LAND USE</b>	<b>24</b>
<b>SITE 5 OVERVIEW</b>	<b>25</b>
<b>SITE 5 NEW ROAD</b>	<b>26</b>
<b>SITE 5 EXTENDED WOODLAND WALK</b>	<b>27</b>
<b>SITE 5 PLAYING FIELD IMPROVEMENTS</b>	<b>28</b>
<b>SITE 6 CHARLETON</b>	<b>29</b>
<b>SITE 7 KILCONQUHAR</b>	<b>31</b>
<b>PROPOSALS FOR SPORTS FACILITIES</b>	<b>32</b>
<b>PROPOSALS FOR RENEWABLE ENERGY</b>	<b>33</b>
<b>SITE 8 GROUND SOURCE HEAT PUMP</b>	<b>34</b>

# CONTENTS

<b>NON DEVELOPMENT PROPOSALS OVERVIEW</b>	<b>35</b>
<b>TRAFFIC MANAGEMENT</b>	<b>36</b>
<b>CONSERVATION AREA</b>	<b>39</b>
<b>HOUSING DEVELOPMENT</b>	<b>42</b>
<b>PAVEMENT IMPROVEMENTS</b>	<b>43</b>
<b>PARKING IN KILCONQUHAR</b>	<b>44</b>
<b>CYCLING</b>	<b>45</b>
<b>SITES OF PARTICULAR SIGNIFICANCE TO THE COMMUNITY</b>	<b>46</b>
<b>OUR LOCAL PLACE PLAN IN RELATION TO THE LOCAL DEVELOPMENT PLAN FOR FIFE AND NATIONAL PLANNING FRAMEWORK, HOW OUR LOCAL PLACE PLAN DIFFERS OR ALIGNS WITH THE FIFE DEVELOPMENT PLAN</b>	<b>50</b>
<b>OUR LOCAL PLACE PLAN IN RELATION TO NORTH EAST FIFE LOCALITY PLANS</b>	<b>51</b>
<b>SUPPORTING STATEMENTS FROM STAKEHOLDERS IN THE COMMUNITY</b>	<b>52</b>

**IF YOU ARE VIEWING THIS PDF ONLINE  
YOU CAN [CLICK HERE](#) TO VIEW THE  
FULL COMMUNITY FEEDBACK DOCUMENT**

# ABOUT THIS BOOKLET

The Local Place Plan is for Colinsburgh and Kilconquhar Community Council Area. It was prepared using community feedback gathered from various sources by both the Community Council and Colinsburgh Community Trust. This included a well attended development event in Colinsburgh Town Hall, pictured below. This event was held to gather community development ideas for Fairfield Farm which surrounds Colinsburgh.



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Throughout this document there are quotes from residents, either in quotation marks or italics. These are organised using the following prefixes:

**1** is from the development event **'Colinsburgh Community Trust working with Balcarres Estate'** held on 21st April in Colinsburgh Town Hall.

**2** is digital feedback submitted in the run up to that development event.

**3** is digital feedback following that development event.

**4** is feedback from paper copies of the Colinsburgh and Kilconquhar Community Council survey.

**5** is digital responses to the Community Council survey.

**6** is responses to the Colinsburgh Community Trust's Place Standard survey

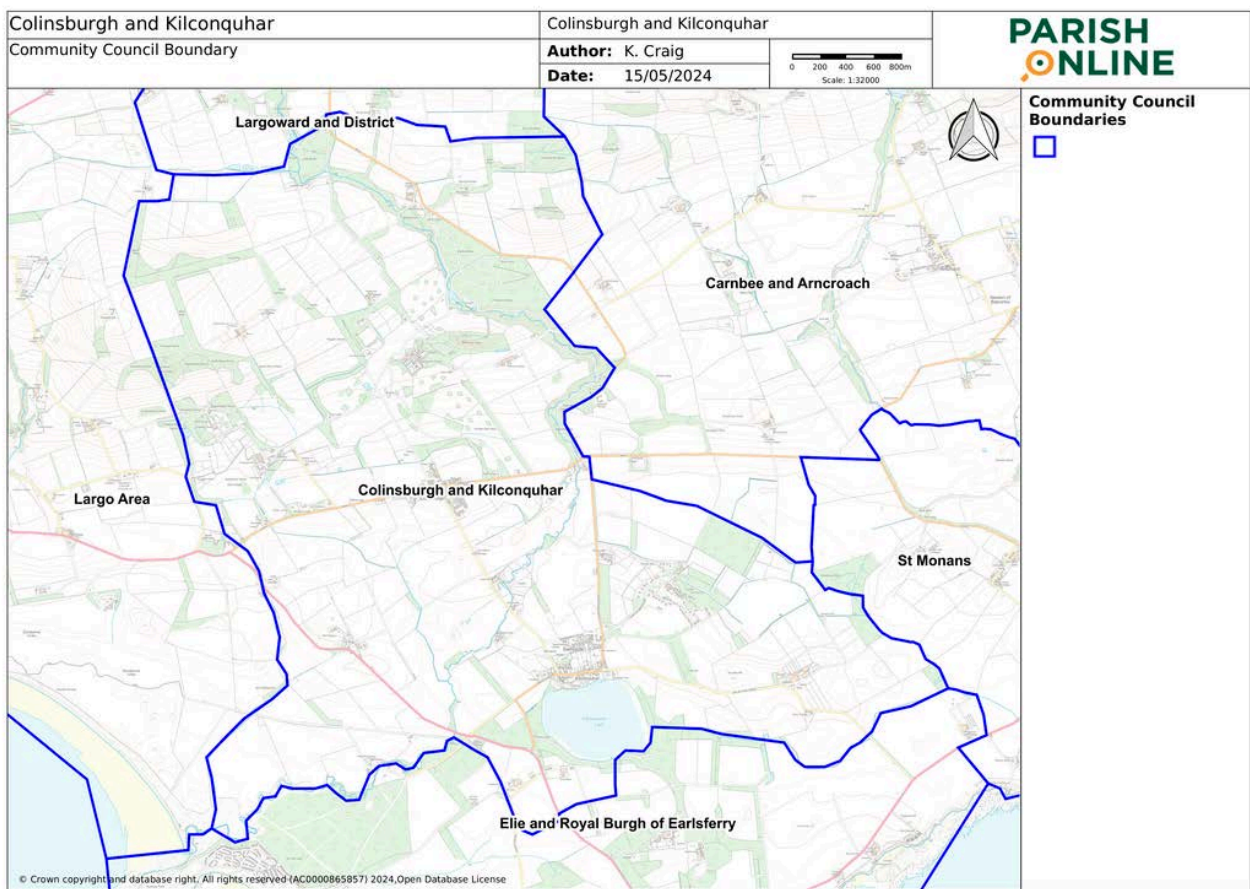
**There are references to the national spatial strategy for Scotland throughout our Local Place Plan. They are labelled NPF4, which stands for National Planning Framework 4, with the relevant policy mentioned after.**



# ABOUT THIS BOOKLET

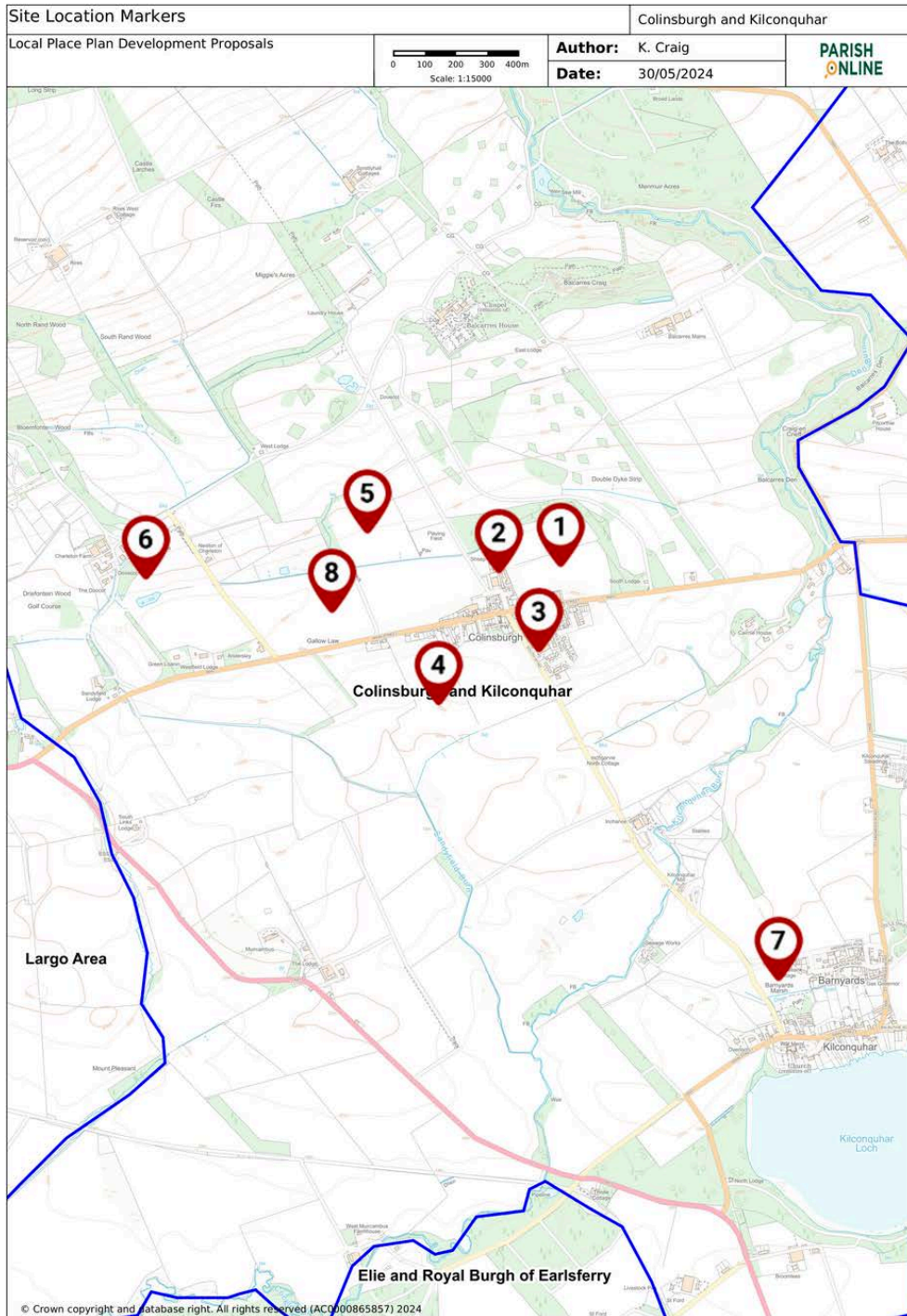
## BOUNDARY MAP

This map shows the Colinsburgh and Kilconquhar Community Council area. This is the area our Local Place Plan relates to.



# DEVELOPMENT SITES

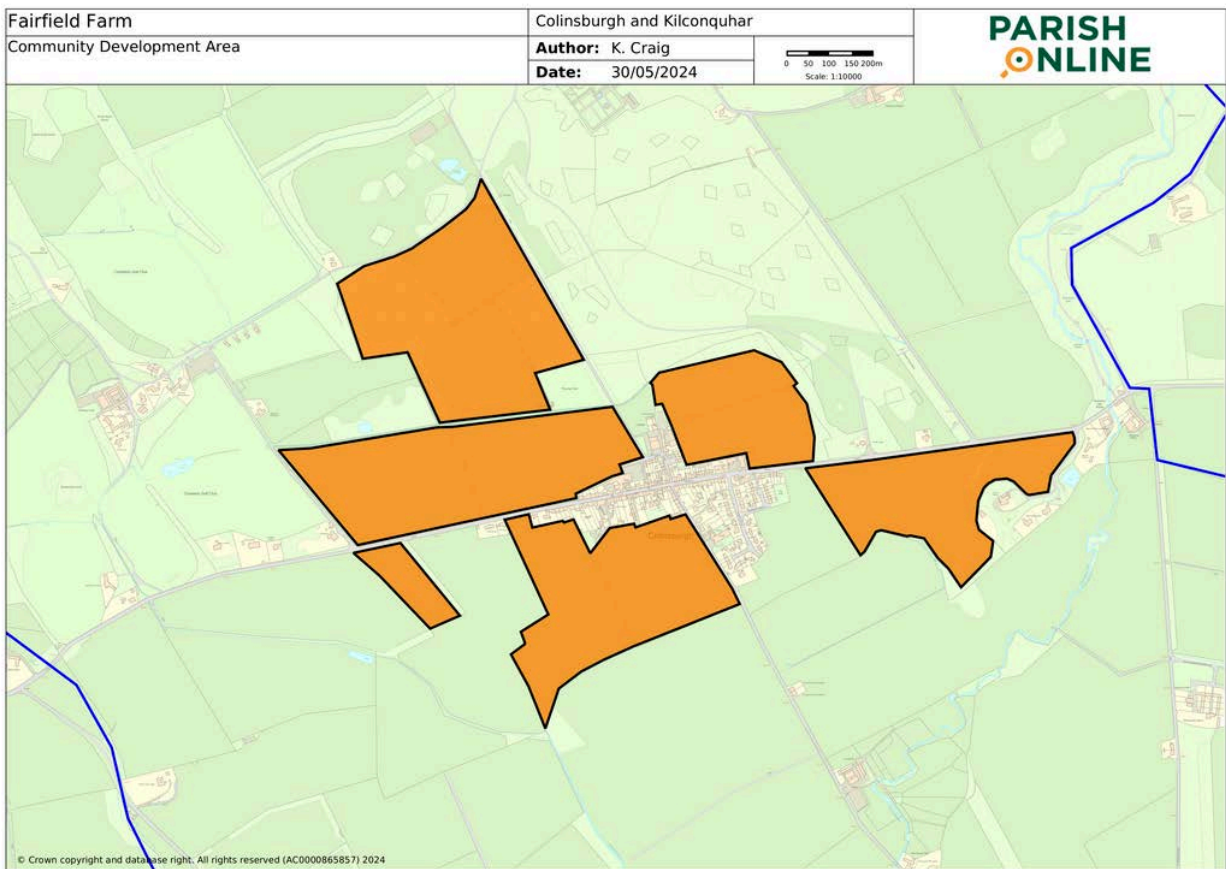
The development proposals in this document are organised by location according to these markers



# DEVELOPMENT SITES

## FAIRFIELD FARM

We have permission from the land owner to propose community developments on Fairfield Farm, the boundaries of which are shown in this map





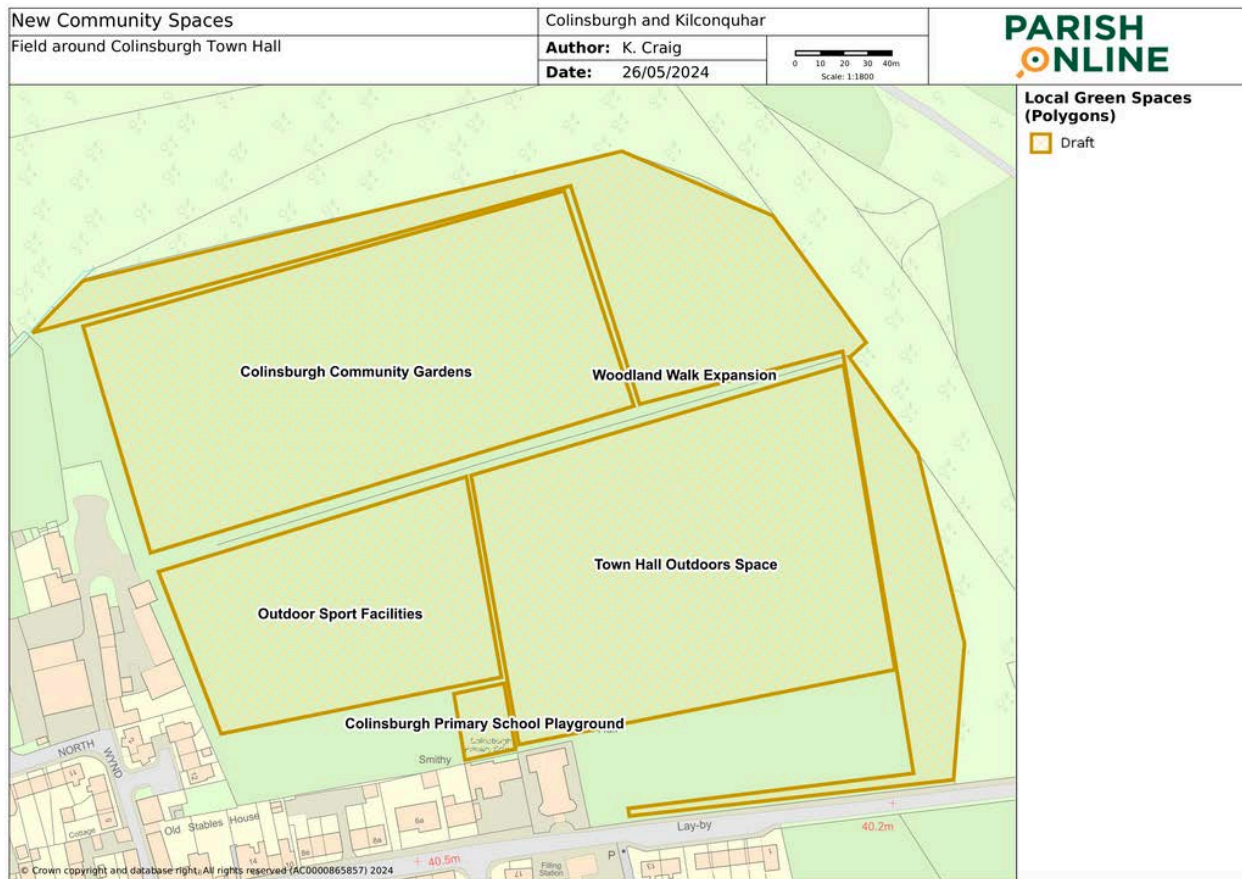
# SITE 1

This area of land is protected by legislation as a designated Garden and Designed Landscape:

<https://portal.historicenvironment.scot/designation/GDL00036>

<http://www.legislation.gov.uk/asp/2011/3>

Developments of this land will require strict management and very well informed decision making. We intend to ensure ease of access to all community members by using NPF4 Policy 20 guidelines on accessibility.



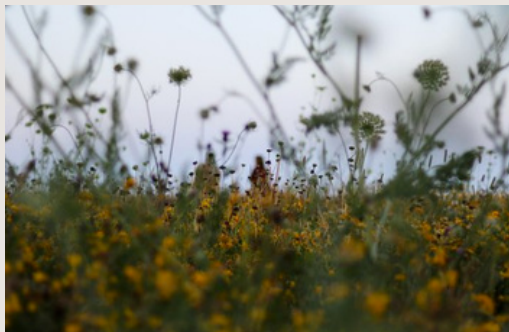
# SITE 1

## COLINSBURGH COMMUNITY GARDENS

Many individual community projects can be combined in this area. Each has support from the landowner and many options for grant funding are available. If this area is established near available North Wynd buildings that are available, the renovation could make considerations for storage of gardening equipment, access to electricity and water etc. The individual projects are:

### Colinsburgh Community Orchard

"Tie in orchard(s) with a micro-brewery using an outbuilding "Balcarres Estate Cider" or "Colinsburgh Cider" Tastings/small bar area (similar to Bow House)" (305)



### Wild Garden

"a wild garden and attached small wood next to car park, town hall. Grow trees, up biodiversity, up wildlife habitat and mitigate against industrial farming" (161)

### Colinsburgh Kids' Community Garden

"a place for kids to grow their own fruit and flowers, and to learn skills from adults in the village. Great work experience." (144)



# SITE 1

### Native Planting

"Planting many many native trees far and wide." (112)



### Community Polytunnel Allotments

"community allotments plots under polytunnel. This would allow us to grow a wider range of home produce for community use, at the free provision events and for home use. Plots could be shared and tended by all volunteers." (163)

### Berry Farm

"a polytunnel to grow fruit to sell as fundraising for community trust" (172)

"Not limited to growing fruit - could grow all sorts of veg especially salads. Ideally would include a water harvesting system to collect rainwater."





# SITE 1

## EXPANDED WOODLAND WALK

The existing woodland path is of particular significance to the community. There is support from residents and the landowner to expand the width of the wooded area and extend the path and woodland into the fields to the west. A committee would need to be established for effective maintenance. This committee could also expand its remit to the walkable areas of Balcarres Estate that require maintenance, to form an extensive mapped area of particular significance to the community. Grant funding is widely available for projects of this kind, and the projects have support from community volunteers, children and the landowner. The following projects would be suited to be developed as the woodland path expands. We would also look to enhance the protection of our established woodland area and it's expansion.



# SITE 1



### Animal Trail

"a place to learn about local animals with signs and cameras to watch from home" (159)

### Adventure Trail

"Adventure trail with natural built shelters. This project would take reclaimed, upcycled objects and materials and transform them into an activity for the young people of the village to explore, play on and play with. There is also an opportunity to build natural material structures as a learning activity and then outdoor place, space to play, spend time that is sheltered." (143)



### Forest Garden

"Forest Garden outdoor learning center with a sustainable design focus." (310)

### Information Signs to Guide Visitors

"Village map with local walks would be good for visitors " (502)  
"Something clear and pertinent when/once amenities in place." (417)





# SITE 1

## TOWN HALL OUTDOOR FACILITIES

The Colinsburgh Community Trust is responsible for making the Town Hall available for community use, as well as its maintenance. In order to broaden the facilities of the Town Hall, making use of space in the field directly to the east has enormous community support, landowner support and a well established, organised and experienced group of volunteers who can support these projects.



# SITE 1



### Extra Town Hall Storage

"The town hall needs more storage for furniture and equipment if some land was made available to the east side or behind the hall so that a container or building could be erected with easy access to the east side door" (170)

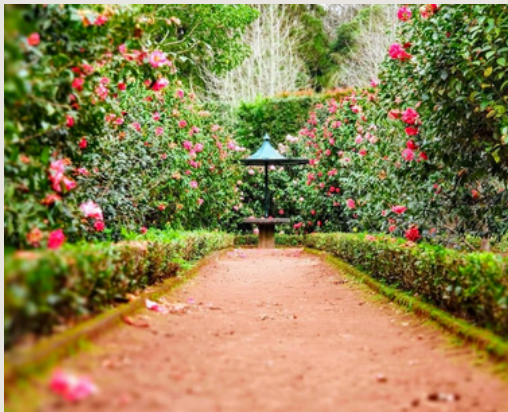
### Outdoor Sports

The most well supported proposals for sporting facilities should be placed close to the town hall. The full list of proposals in this area are on page 31.



### The Sitooterie

A garden for quiet contemplation, alone or with friends. The garden reflects the place of Colinsburgh within the universe. The 4 elements (earth, air, fire and water), seasons, points of the compass and the passing of time are all represented.





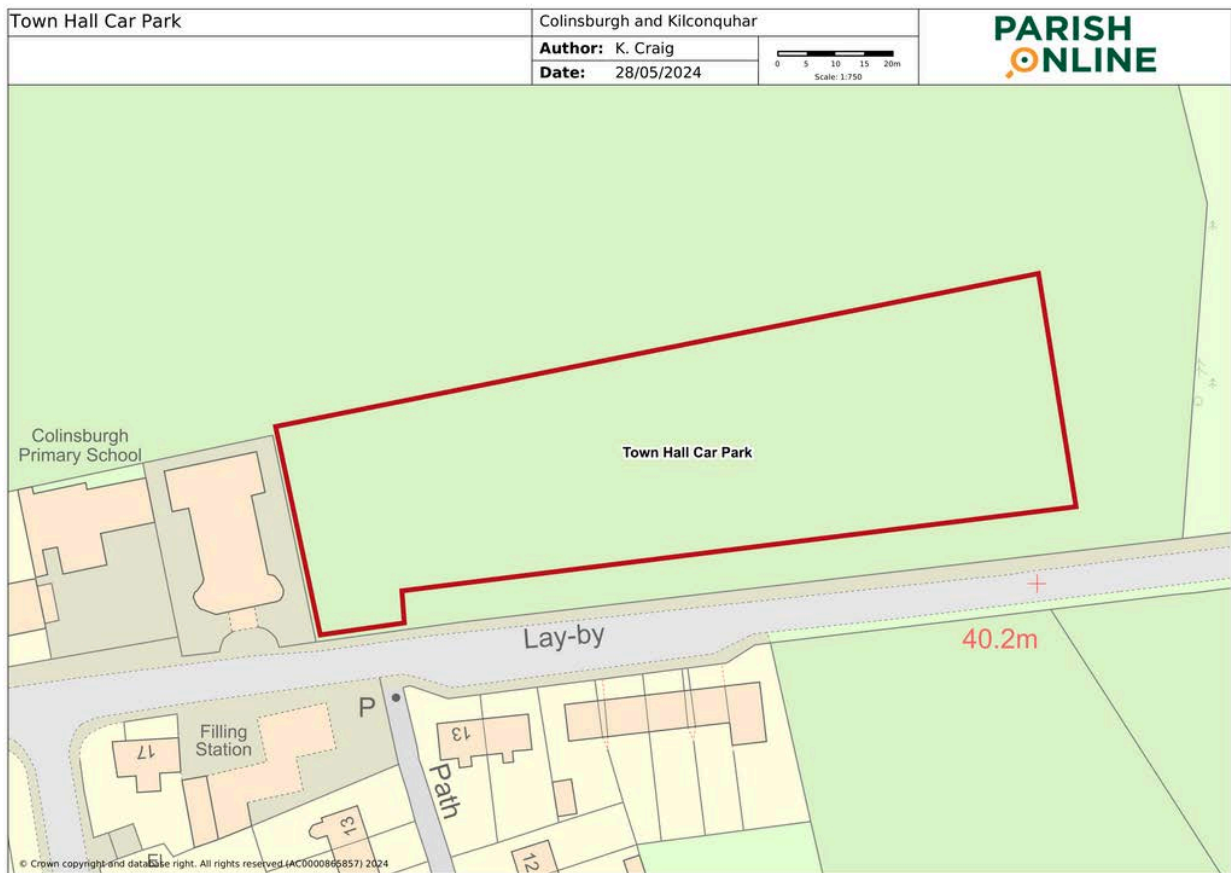
# SITE 1

## TOWN HALL CAR PARK

The Colinsburgh Town Hall can host events for up to 100 people but currently has no parking facility. Our visitors from outwith the village must park on the roadside which causes hazards. The very popular community cinema has an attendance currently limited by the lack of parking provision.

The community overwhelmingly supports a car park directly to the east of the Town Hall. We would look to provide accessible parking close to the building and an area with a permeable surface beyond.

*"Parking at the side of the Town Hall, enough (40/50) so that people have easy parking for any event at the hall rather than fight for spaces on the Main Street. This would help alleviate issues at fundraisers and other village events" (171)*



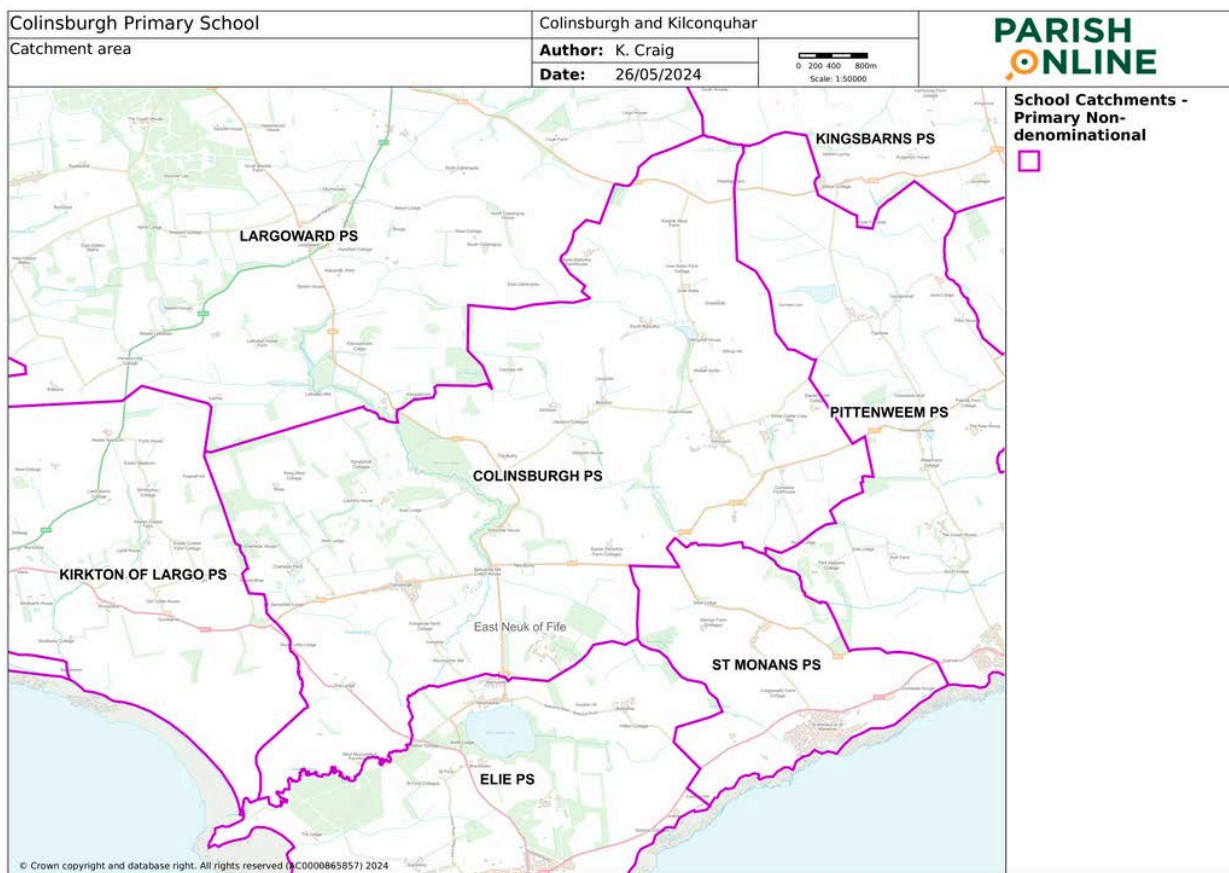
# SITE 1

## TOWN HALL CAR PARK

Parking around the Town Hall during school pick up and drop off is crowded and dangerous. Every one of our children that live within walking and wheeling distance do so. However, the catchment area for Colinsburgh Primary School extends over an incredibly large area so many children must be driven by Fife Council’s taxi contractor or by their parents.

Parking at the Town Hall will therefor also be used for pick up and drop off, improving the safety for walking and wheeling.

The catchment area for Colinsburgh Primary School is shown below.



# SITE 1

## OUTDOOR COMMUNITY EVENT SPACE

A large area close to the Town Hall would have a huge benefit to the community. A variety of proposals have been collected so that all can enjoy this area.



### Family Fun Days

“Summer activities for kids water fights or slip in slide and stuff to keep children entertained during the summer holidays and for parents to get together and chat. I think it would be a good idea so children and parents to get together during the summer holidays.” (302)

### BBQ and Outdoor Oven

“I’d like to see a community oven constructed, which can be used at times when the community can get together; for instance, holidays, events, monthly market/get together.” (304)



# SITE 1

## PRIMARY SCHOOL PLAYGROUND

The Colinsburgh Primary School currently has a small concrete playground with climbing equipment and raised beds for planting. There has always been an overwhelming level of support for any proposal for a grass playground. A space to the north of the school could be allocated for development into a secure, green playground for exclusive use of the children for playtime, lunchtime and outdoor learning during the school day. Until the funds can be raised to establish the allocation of land as part of Fife Council's properties, the area behind the school can be graded and seeded with grass to give the children a space to visit in the same manner they currently use the playing field to the north west of the school. This will give them the opportunity to learn in green space without walking along Main Street through the village and along North Wynd.

Summary from Headteacher Mrs McBain:

*Extend the playground of Colinsburgh Primary to the rear of the school for multi-purpose use, including grass for playing on, some picnic benches for eating/working at and perhaps an outdoor classroom area. This would provide space to facilitate more outdoor learning and resources that would support play pedagogy. I appreciate however this would have to be with full support from Fife Council.*





# SITE 2

## BUILDINGS BELONGING TO BALCARRES ESTATE ON NORTH WYND

Vacant farm buildings are available for community use provided we can renovate them to be fit for purpose. There are many proposals relating to their use. Fairfield Granary shown in these pictures is a Cultural Class Listed building with Historic Environment Scotland.



# SITE 2



### Community Gym

This project will require a very large budget for equipment and facilities and requires planning permission to renovate the building.

"Range of sports equipment and weights for community and tourism use. Could generate income and keep us fit in the winter." (103)

### Village Pub

This project will need to be part of a mixed use space as it is unlikely to make enough money to support itself in the current economy. The CCT is working on being able to have licences for specific events through the year. This could be more financially viable if it was expanded to include other income streams ie cafe, retail, gallery, events space etc.

"Would provide place for social get togethers" (134)





# SITE 2

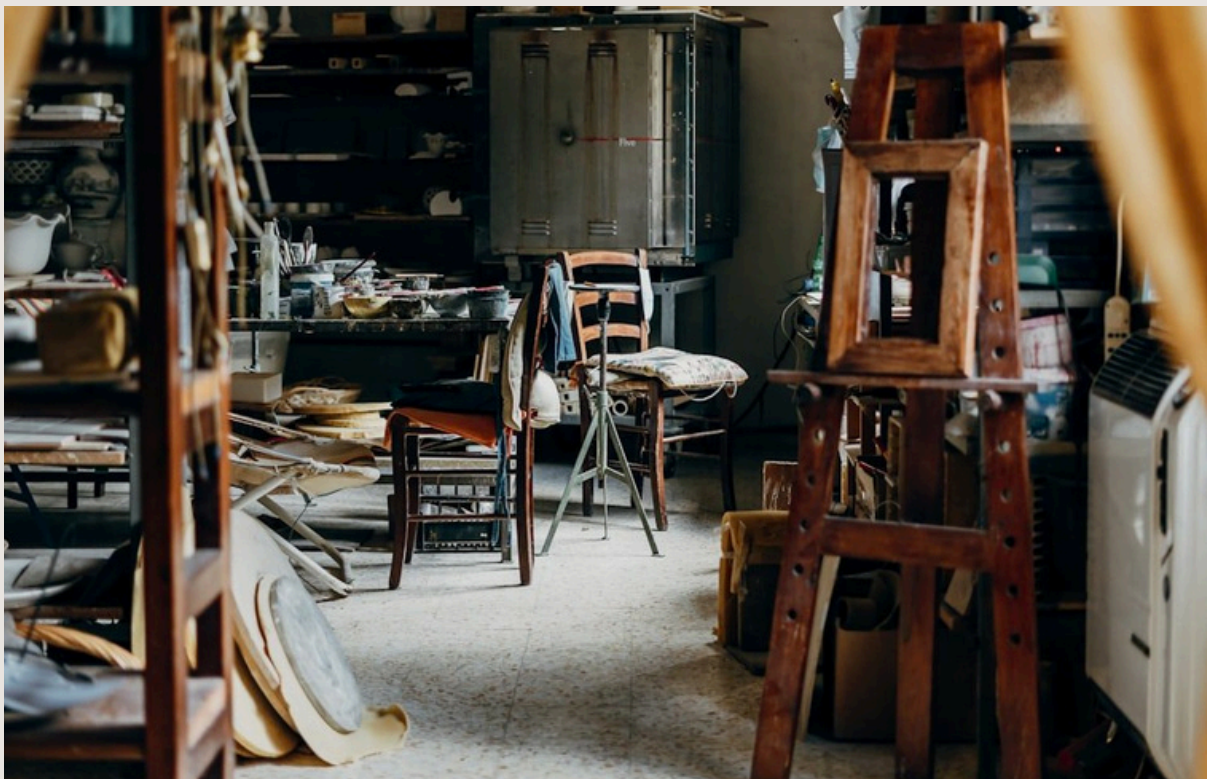
## Studios

This project will need extensive grant funding to establish and a large budget to renovate the listed building. The space would need to be open for community use and managed appropriately. Proposed uses are; art studios, pottery, traditional crafts, holding classes, sharing of tools and equipment, access to computers, a welcoming space for children to study outside of school, hobby clubs and the storage and preparation of food grown in the village community gardens.

"Arts Hub: workshops, bookable class space, equipment library, gallery, kids clubs, pottery studio, jewellery studio, sewing." (107)

"Craft and exercise studios. Yoga and pilates" (106)

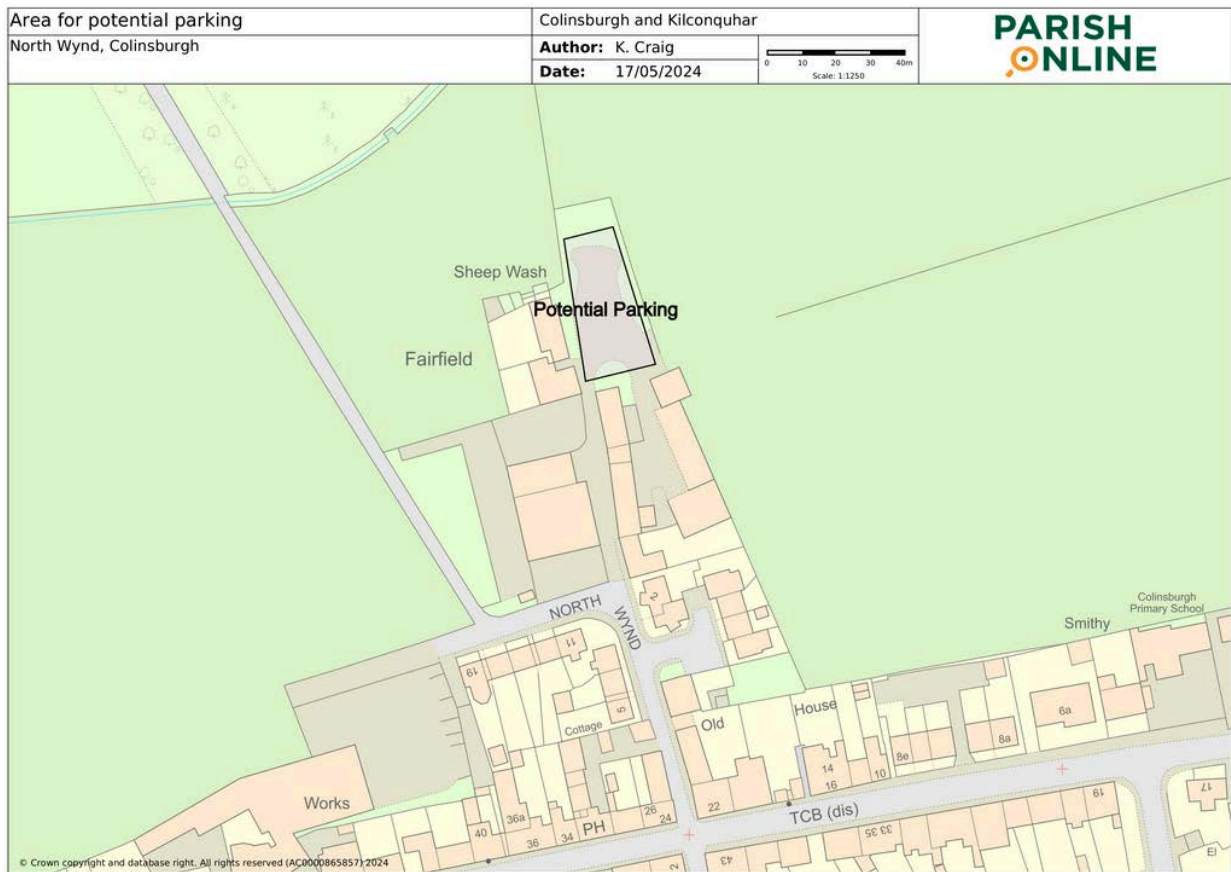
"Great idea - would be interested in using/renting a room in a studio" (support of 106)



# SITE 2

## Parking

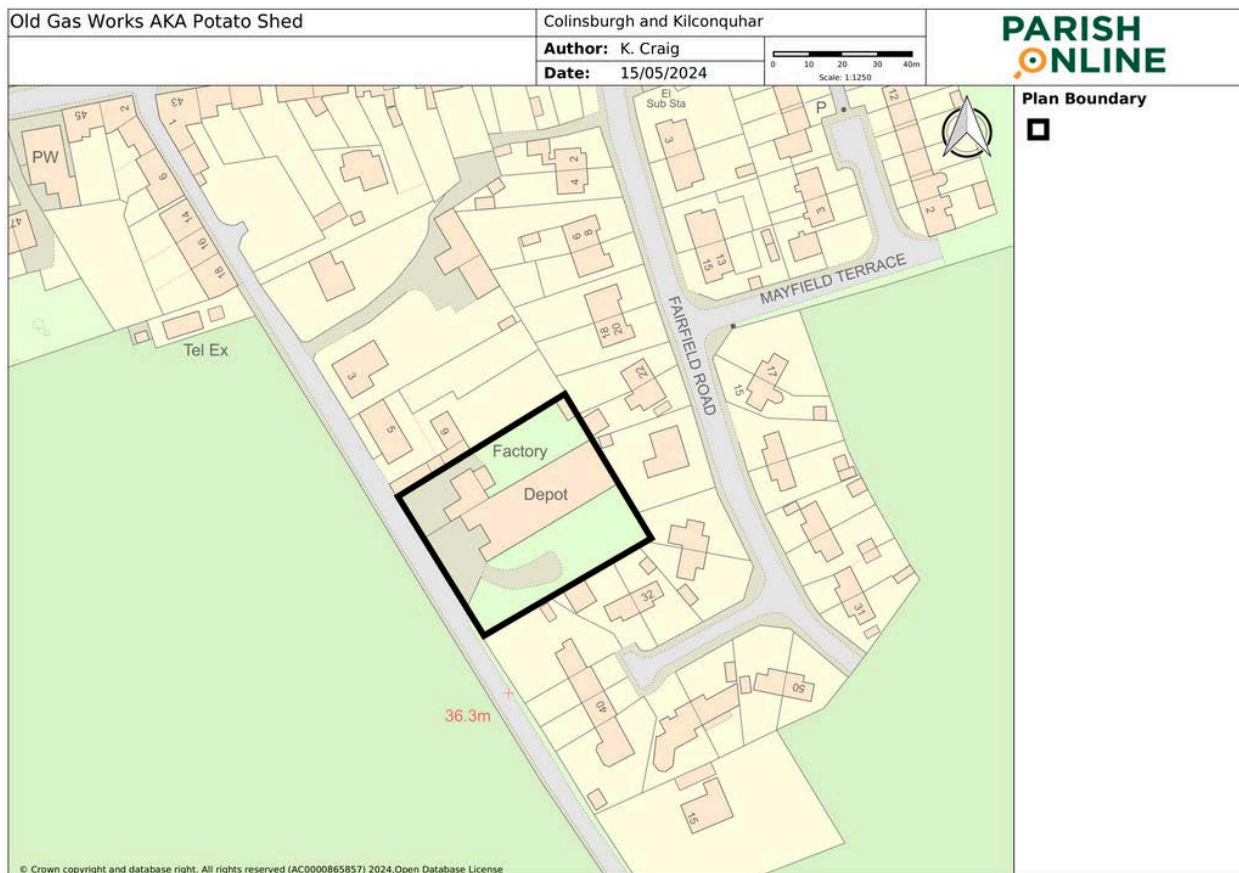
Small amounts of parking could be made available in various spots surrounding the buildings and other community projects at the very north of North Wynd. If part of the field here were made available it could have more spaces to allow accessible access to Colinsburgh Community Gardens.



# SITE 3

This area shown in the map below is known to locals as the potato shed and is a former gas works. It is currently allocated for housing in the Local Development Plan. The community would rather see this area used for workshops for the conservation of traditional skills and craftsmanship and passing these vital skills to future generations. There is legislation supporting the change of use for this area.

NPF4 Policy 25 Productive Places: Community wealth building  
“Development proposals which contribute to local community wealth building strategies will be supported. This could include for example reducing inequalities; supporting community led ownership of buildings and assets.”



## SITE 3

"Men's Shed: Building community connections, supporting community since pub closure. Taking into account men's mental health, bringing DIY (making things) for school or other projects." (110)

"Handyman hub: Develop the farm buildings up north wynd as a repair shop - perhaps the farmhouse could be included. There are quite a lot of pensioners in the village many of whom are single ladies. We've always got some wee tasks needing done eg joinery gardening etc that are not big enough to warrant paying a call-out charge. Many of us would also appreciate the availability of a 'man with a van' The old steading would make a great workshop." (116)



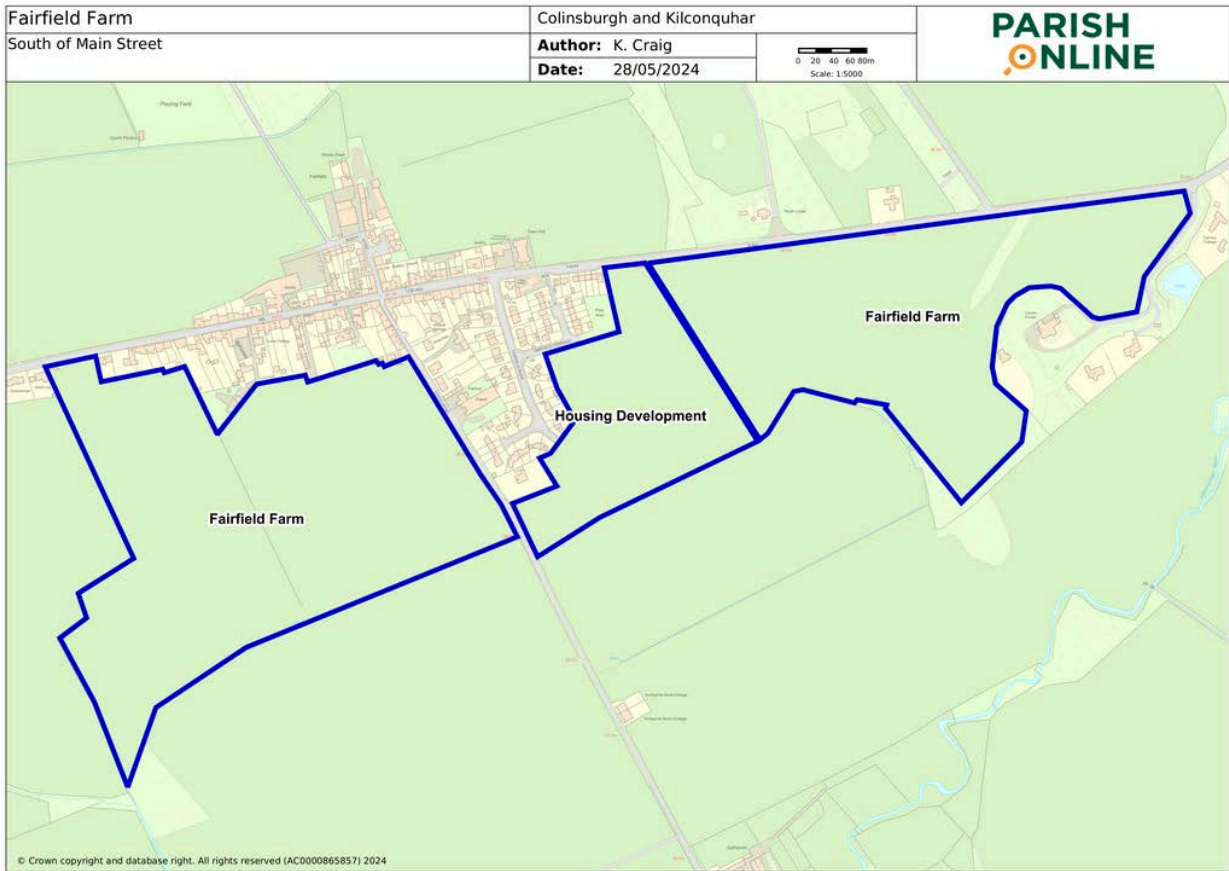
**The area around the gas works building could be made available for parking. This will need careful planning and management in order to not become an eyesore, with abandoned cars or fly tipping.**



# SITE 4

## FAIRFIELD FARM

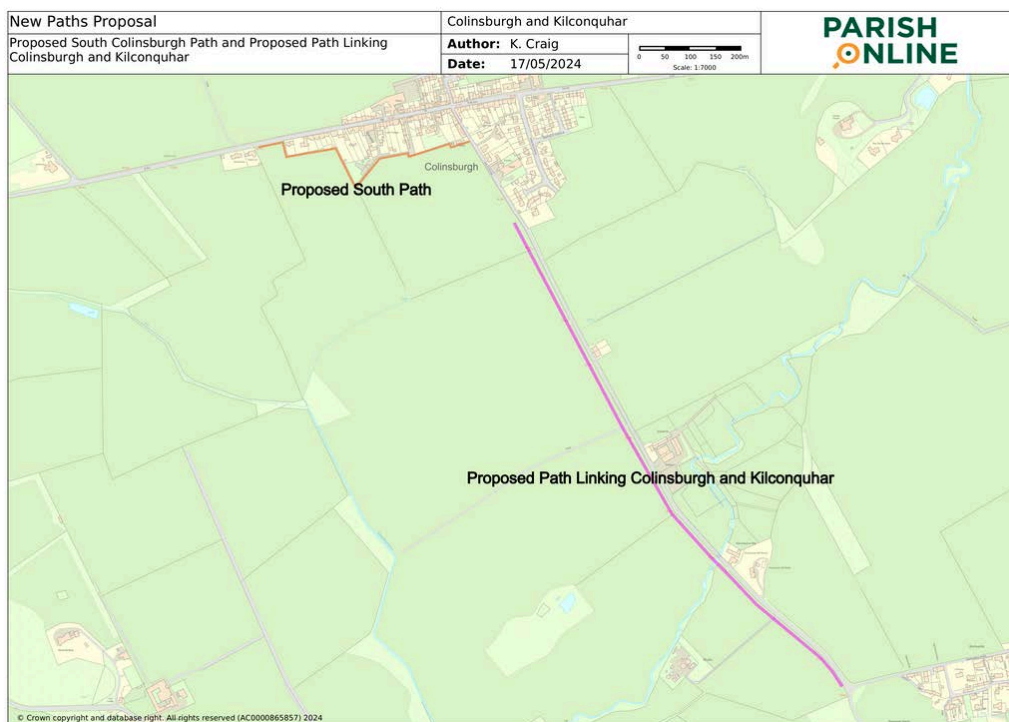
The fields south of Main Street are not protected by legislation as a designated Garden and Designed Landscape. A housing development is underway, shown below.



# SITE 4

## New path behind the houses on the south of Main Street

This project would establish a corridor allowing walkers and cyclists to bypass Main Street. It will allow alternative access for many residents. If the area were planted with trees it would expand the woodland walk. The design would have to prevent wandering into farmed land to prevent harm to crops.



## New path running from South Wynd area to Kilconquhar

This project will establish a better link between Kilconquhar and Colinsburgh. Compared to Kilconquhar, Colinsburgh is incredibly fortunate in access to shops and community spaces indoors. The road that runs between the two does not feel safe to walk, considering; a 60mph limit, pavement on only one side, hedges that overhang the pavement and flooding in bad weather. This project will require support from landowners, which is at the consultation stage to arrange a route. It will require funding to establish a path, and the design would have to prevent wandering into farmed land to prevent harm to crops.

# SITE 4

## Dog Run

Colinsburgh Dog Run is an enterprise proposal that could also be used as a means of fundraising for Colinsburgh Community Trust. It will require funding for fencing, equipment and maintenance, or can be established as a business in order to apply for start up loans. Community support for this project is very high, provided a subscription model could be established to allow local residents slots for a lower monthly fee than a single visit charge.



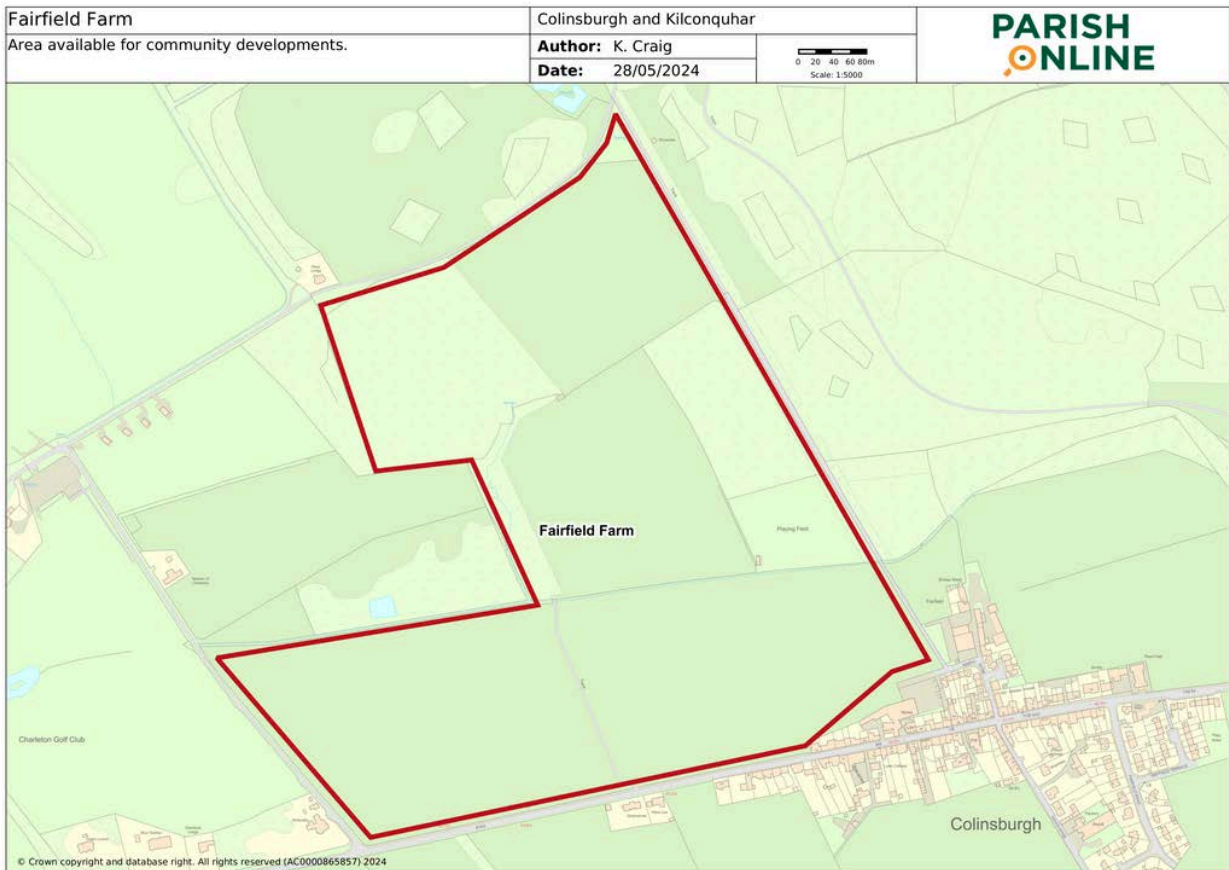
## Land Use

Residents in the community appreciate their unspoiled views across farmland and woodland to the south of Colinsburgh. Though not designated as a garden or designed landscape there is little support for any development that spoils the view such as housing developments, tall trees or buildings of any kind. In order to retain the value of our local farmland, land that does not become allocated to community projects should continue to be farmed. No project on any Fairfield Farm land should hinder the access of farming equipment. No land should be removed from the landowners control, unless the community project has an established volunteer group, plans for succession of roles and a constitution that outlines the terms of use of the land allocated. No project should permanently prevent the ability for farming in the future without the landowners consent.

# SITE 5

## FAIRFIELD FARM

The fields north of Main Street and west of North Wynd surround the community playing field that is defined as a protected open space in the FIFEplan Local Development Plan. The community would like this area to remain farmland and woodland, with the option to add a short road from the west to North Wynd

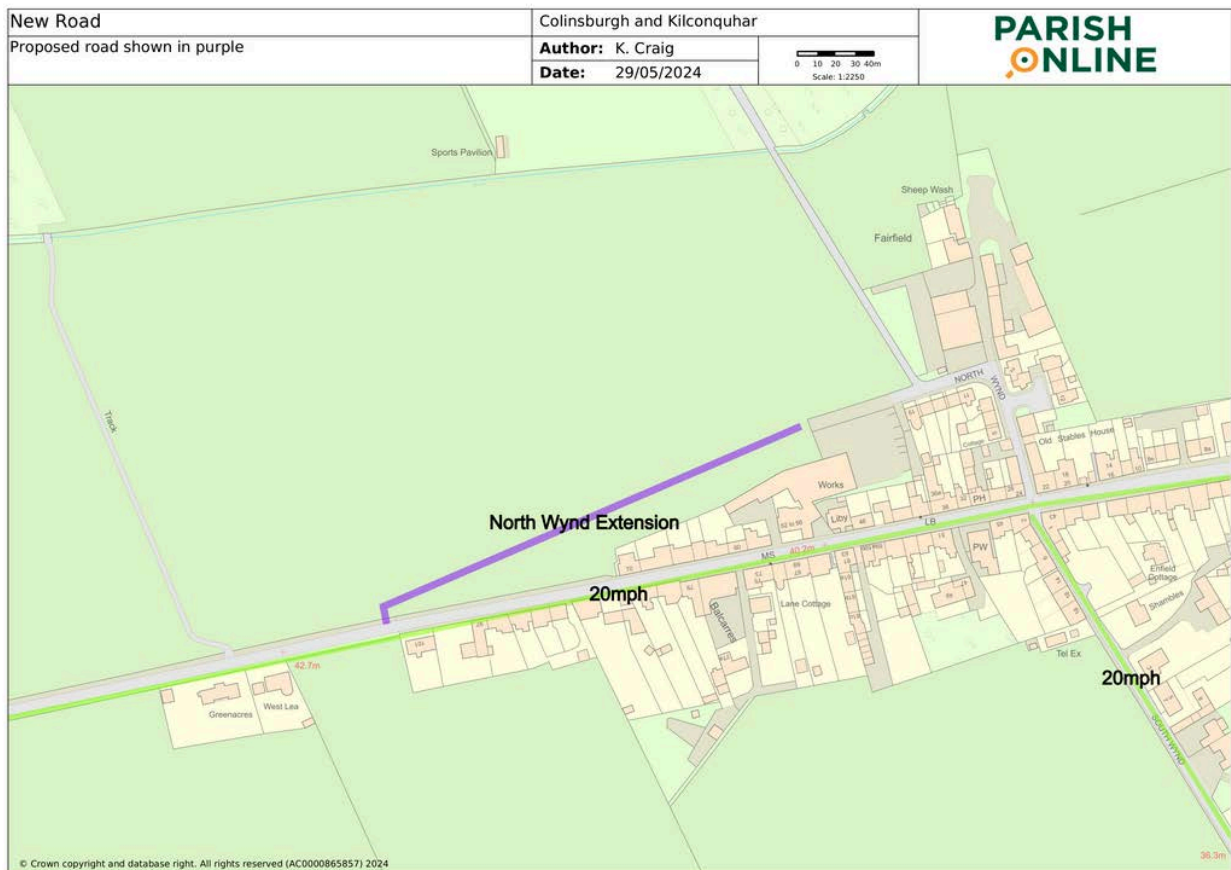




# SITE 5

## New Road Connection

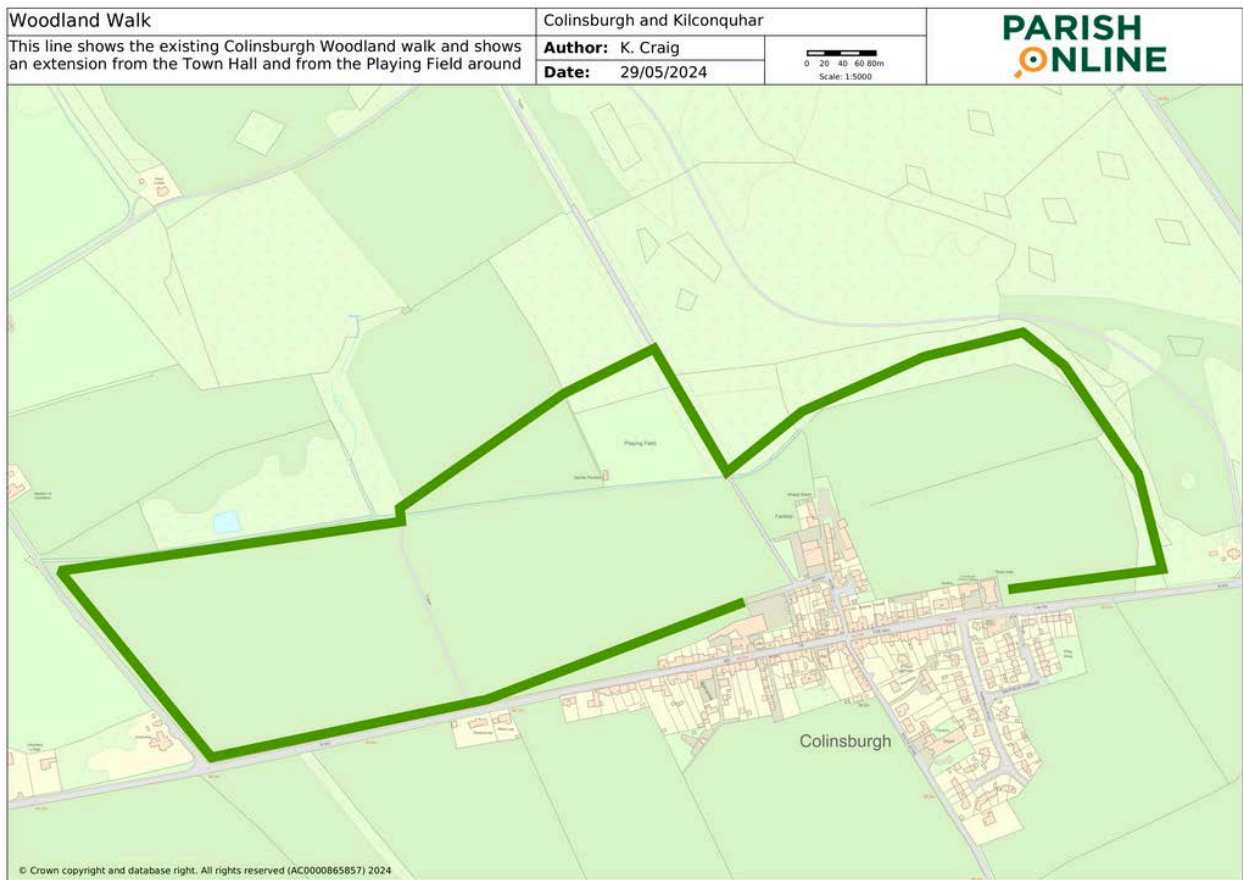
As North Wynd only has one point of entry and the field surrounding it is available for proposals, we believe an extension would have many benefits. Small amounts of off road parking could be added to give a parking option for Main Street residents behind their houses, parking for the library and to be a second point of access for emergency vehicles. This is in line with planning guidelines for new housing, where two access roads are considered essential wherever possible. Also shown on the map below is an extended 20mph limit to the west to allow for safer conditions for pedestrians.



# SITE 5

## Extended Woodland Walk

An extension to the length of the Woodland Walk has been proposed by the landowner and the community supports this. It would give a walkable route around the north of the village, away from Main Street.



# SITE 5

## **Playing Field Improvements**

Renovation of the pavilion building is underway by Colinsburgh Community Trust and if suitable grants can be found the goalposts will be upgraded. The Playing Field is defined as a protected open space in the FIFEplan Local Development Plan.





# SITE 6 – CHARLETON

## Eco Lodges

Four eco lodges are available for visitors to the area, and ten more are planned. This will bring increased tourism related opportunities to the community. As the eco lodges sit in beautiful countryside their design has been skillfully blended into their surroundings. Having accommodation that is both very functional and unobtrusive is supported by NPF4 Policy 30 - access to the natural environment.



## Equestrian Centre

There is currently a livery yard at Charleton and in the future there will be expanded equestrian services such as riding for visitors.

## Charleton Golf Course

All of the current and future developments surround the 18 hole golf course. The community encourages any development that improves accessibility to local businesses, which is why we have suggested an extension to our 20mph speed limit to the west, and a 40mph limit beyond that.



# SITE 6 – CHARLETON

## **Charleton Clubhouse**

The new Charleton Clubhouse will become an attractive hub for visitors and residents. With a design that boasts environmentally friendly features and offers food and beverages in a scenic setting it will become a site of particular significance to the community. Proposals for new tourist facilities are supported in NPF4 Policy 30 - new or extended tourist facilities.



## **Enjoyment of wildlife**

The feedback from the children of the community shows great enthusiasm for outdoor learning and exploration. Charleton Estate can provide locals and visitors access to diverse habitats and through community collaboration will be connected to Colinsburgh via the extended woodland paths proposals, offering a safe walking route for all, away from the busy B942.



# SITE 7 - KILCONQUHAR

## Kilconquhar Church and Cemetary

*“Need meeting space in Kilconquhar - perhaps a community buy out when church is sold?”*

— Kilconquhar (412)

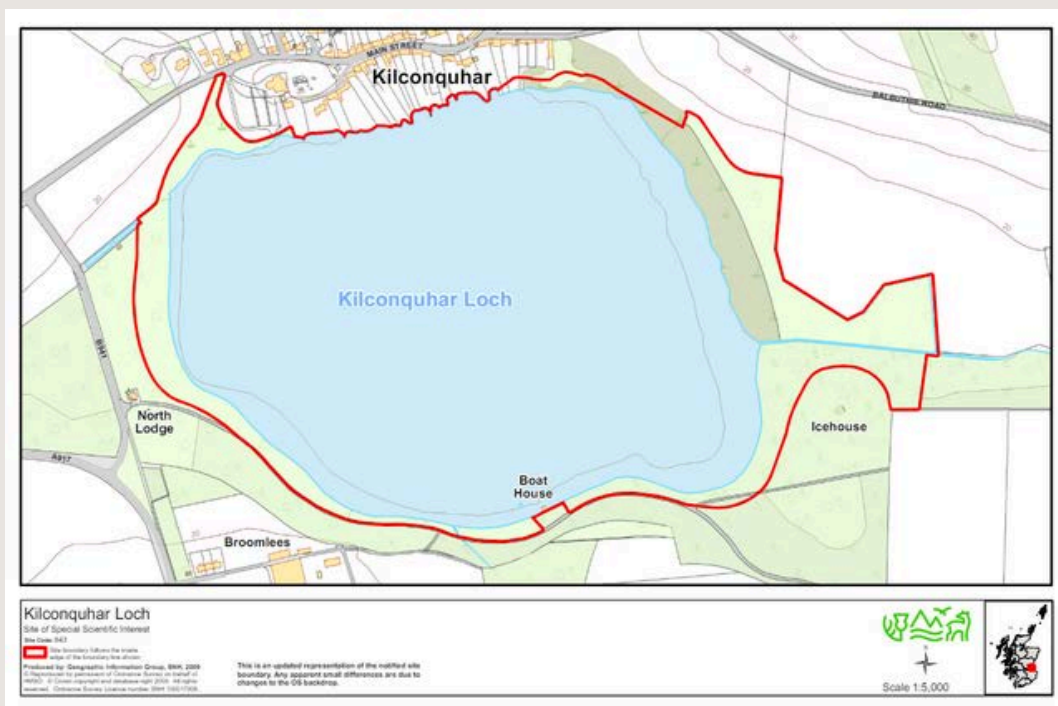
*“Only indoor meeting place in the village is the church hall which is currently threatened with closure.”*

— Kilconquhar (503)



## Kilconquhar Loch

Kilconquhar Loch is an important natural feature of the area and the cumulative impact of human development and recreational disturbance should be closely monitored to protect the environmental and ornithological features of the Loch. There are guidelines on [nature.scot](http://nature.scot) that detail the operations on the Loch that require consent from Scottish Natural Heritage.



# PROPOSALS FOR SPORTS FACILITIES

There have been many proposals for sports facilities by all age groups in Colinsburgh. These will be explored by a dedicated committee for feasibility and funding as well as assessing suitable land within Fairfield Farm, site markers 1, 4, 5 and 8.

- PUTTING GREEN**
- BOWLING GREEN**
- SKATE PARK**
- RUNNING TRACK**
- TENNIS COURTS**
- PUMP TRACK**

- BASKETBALL COURT**
- DRIVING RANGE**
- RUGBY**
- ASTRO TURF**

art by Colinsburgh children



# PROPOSALS FOR RENEWABLE ENERGY

Given the extensive complexities of renewable energy projects, especially in a small rural area, we do not have aspirations for developing vast energy solutions without significant investigation. We do however have a very enthusiastic younger generation who have been imagining and designing projects as part of their Lego coding club. Their ground source heat pump proposal is on page 34.

Some residents in the community have proposed plans for projects, and some have opposed projects. These are:

**SOLAR FARM**

**GROUND SOURCE HEAT PUMP**

**TOWN HALL AIR SOURCE HEAT PUMP**

**WIND ENERGY**

The issues facing the country and the planet overall are of great importance to the younger members of our community, and we will continue to support their exploration of solutions to these issues.

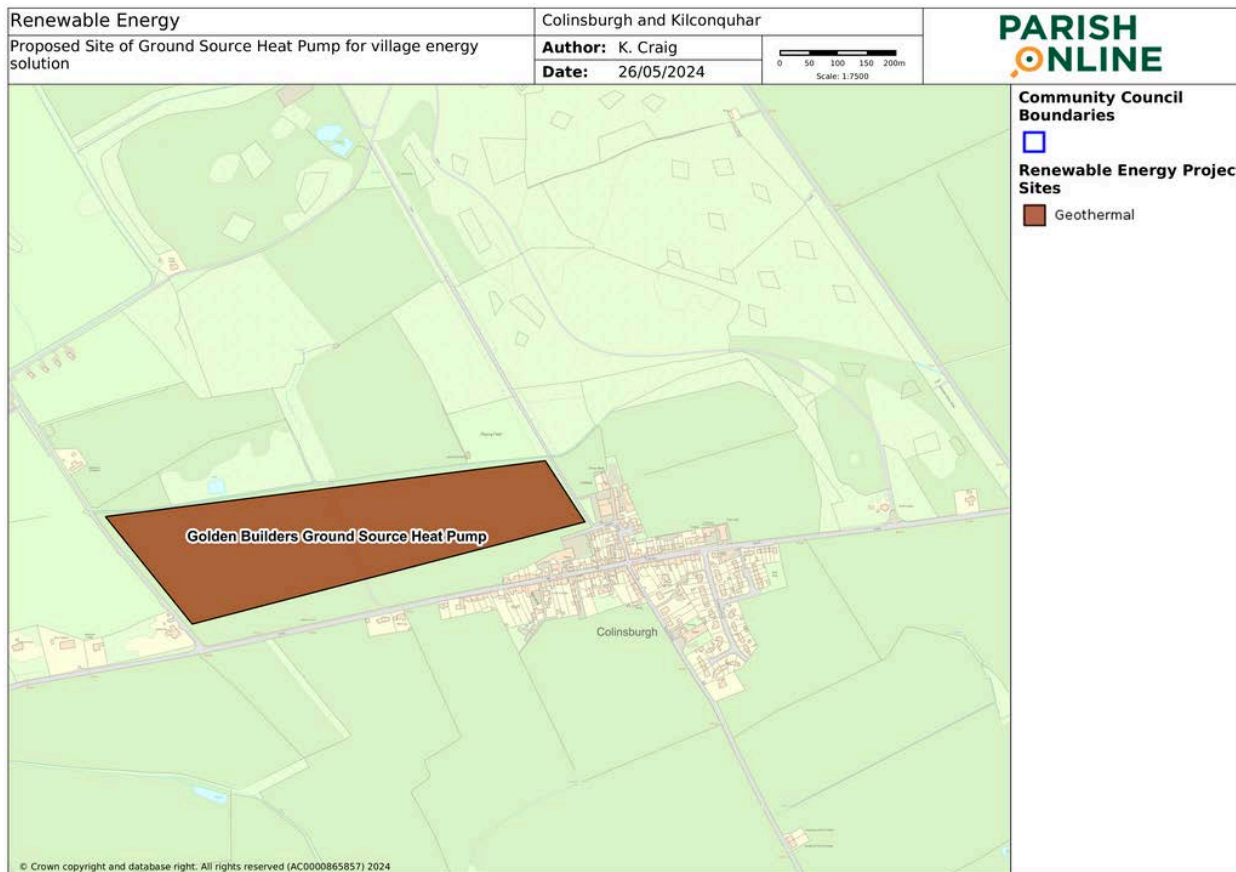


# SITE 8

## Ground Source Heat Pump

An idea for the vast field in this area has been proposed by the local children's Lego club:

Hello, we are the Golden Builders from the village of Colinsburgh, and we gather after school in our community library for Lego Club. Here are our thoughts and feelings on our energy journey solution: It's crucial to address the energy crisis and move away from fossil fuels. We aim for a sustainable solution. In our village with many old stone buildings, heating is costly due to inefficiency and heat loss. To combat this, we considered using geothermal energy. Geothermal energy, derived from the Earth's core, could be the answer to our heating needs. Exploring geothermal energy options, we found various methods, including ground source heat pumps. While traditional geothermal plants may not suit our village, a community ground source heat pump could be a collective solution. This large-scale pump would involve deep boreholes and a network of pipes to distribute heat efficiently. Consulting with villagers, we received valuable input on the practical aspects and feasibility of the project. Learning from other communities, we discovered the depth and length requirements for effective geothermal heating systems. Professionals advised us on the best practices, emphasising the importance of underfloor heating for optimal results. Understanding the need for occasional high-temperature water circulation, we explored additional electricity sources to support the system.



## NON DEVELOPMENT PROPOSALS

The feedback received during the consultations in the villages overwhelmingly support the **reduction of traffic volume, weight and speed** through Colinsburgh. The residents are doing all they can to mitigate the impact of the traffic along Main Street, and now we have the opportunity to improve the provision of off road parking. Following this, different opportunities may emerge to enable Fife Council departments to provide us with a better traffic calming solution.

Much of the feedback surrounding energy efficiency was regarding the **limitations on energy efficiency upgrades** to homes within conservation areas.

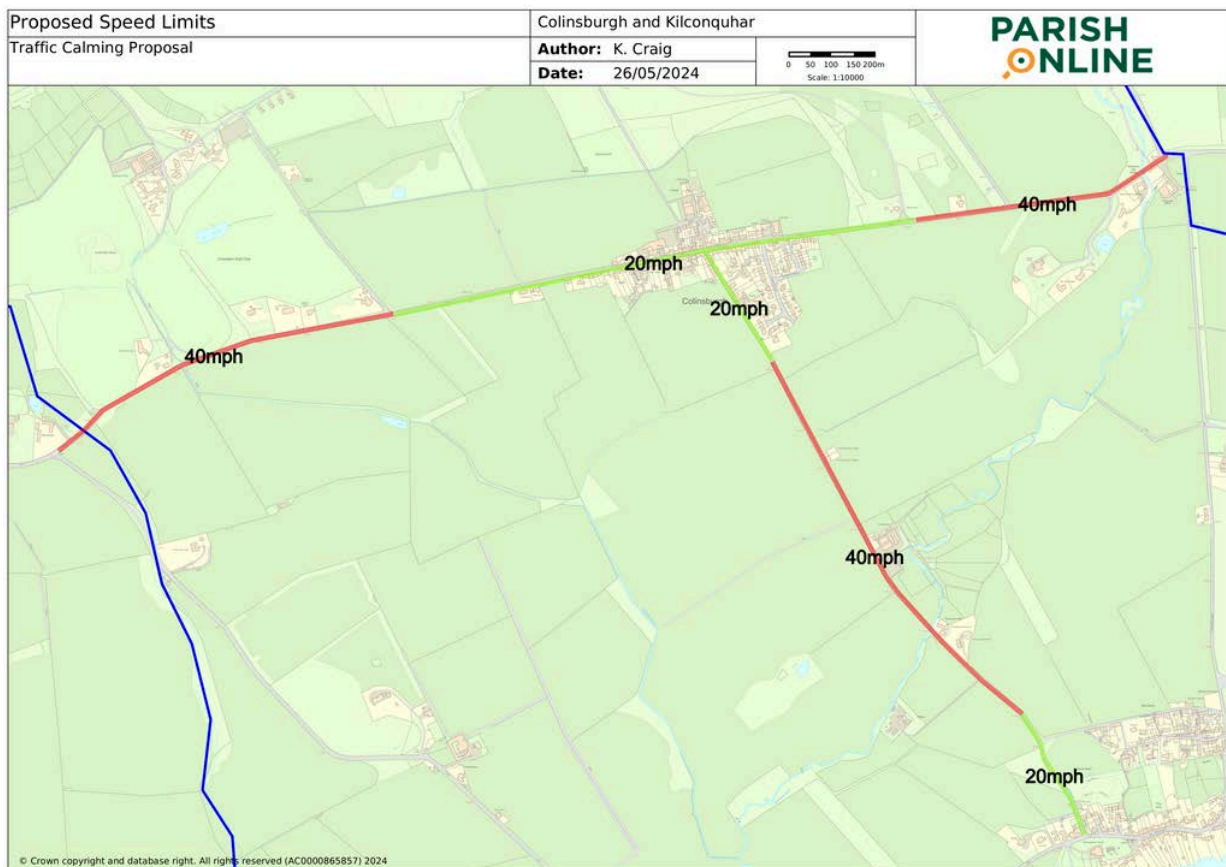
During the consultations many concerns arose that are the distinct responsibility of various Fife Council departments. While the community themselves take responsibility for their villages in many ways, this collection of feedback should be given the appropriate attention as it was carefully collected in order to better inform our governing bodies of the robustness of our evaluation of the public services in our area.

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CAN [CLICK HERE](#) TO VIEW THE FULL  
COMMUNITY FEEDBACK DOCUMENT**

# TRAFFIC MANAGEMENT

The measures proposed here will support the NPF4 Policy 2 - reduce emissions. They will also improve the air quality around Colinsburgh Primary School as this point is where cars frequently begin acceleration into the current 60mph stretch.

The community suggests that all roads in our community council area that are 60 mph are reduced to 40mph. We suggest the length of the 20mph stretch of the B942 is extended to the Charleton Golf Course bus stop on the west and to the Balcarres Estate office on the east, with speed indicator signs.



**We also suggest a weight limit on vehicles along the B942 of 7.5 tonnes in order to reduce the effects of vibrations of the buildings along Main Street in Colinsburgh.**



# TRAFFIC MANAGEMENT

**We suggest that parking outwith marked bays is reduced by additional double yellow line areas. This will improve the safety for pedestrians crossing the road.**

The current traffic calming measure of using parking areas to force traffic to pause and give way is unfortunately not beneficial to the car owners and causes frequent damage to their cars, particularly to wing mirrors. This causes these residents to prefer parking partially on the pavement.

When a driver has been given the opportunity to pass a parking bay by another driver giving way, the typical response is to make it through that area as quickly as possible to not further inconvenience other drivers. This is unsafe and is contributing to increased emissions and noise. Priority at the pause and give way points should be indicated to prevent this urge to rush.



# TRAFFIC MANAGEMENT

**We suggest that each parking area be closed on both ends with a triangular pavement on the road as is used around typical give way traffic calming solutions.**



*“Enforce no parking on double yellow lines for greater visibility.”*

*— Colinsburgh (404)*

*“Traffic calming. 20mph not being adhered to in Colinsburgh. Cars mounting pavements on a regular basis.”*

*— Colinsburgh (415)*

*“Heavy traffic affecting buildings and taking its toll on gas pipes under road. Main Street was never designed for the heavy lorries and tankers coming through Colinsburgh. The should be diverted via Elie which has a wide main street to cope with them.”*

*— Colinsburgh (404)*

*“Reduce lorry size and weight travelling along Main Street (due to sat nav directions?) Definitely ensure speed limit observance.”*

*— Colinsburgh (417)*

*“Repair of drains on road through village which takes a lot of heavy traffic.”*

*— Colinsburgh (407)*

*Enforce parking restrictions on pavements”*

*— Colinsburgh (411)*

*Stop cars parking on pavements (603)*

*stop parking on pavements as it makes them quite narrow (612)*



# CONSERVATION AREA

There is a significant amount of community feedback regarding restrictions on window upgrades in the conservation area. It's important to note that the traffic on Main Street in Colinsburgh is a threat to the stability of properties in the conservation area. The lack of suitable traffic mitigation efforts by Fife Council contradicts the restrictions regarding the changes a property owner can make to mitigate these issues themselves - for example windows that can handle the vibrations and reduce the noise. As part of our Local Place Plan we propose an adjustment to the legislation surrounding the Colinsburgh Conservation area given the weight, volume and speed of traffic along Main Street in Colinsburgh.



**A weight restriction on the B942 of 7.5 tonnes would assist in protecting the conservation area as vibrations from are causing damage to buildings. HGVs of up to 44 tonnes regularly drive through the village, as shown in this picture.**

There has also been similar requests from residents of Kilconquhar, suggesting that these changes should apply to both conservation areas in our community council area.



# CONSERVATION AREA

*“Grants of insulation properties. Retain sash and case or original windows but allow double glazing. Again grants should be made available to fund this.”*

— Colinsburgh (406)

*“Council must aid better insulation and double glazing. Conservation conditions need to be relaxed but replacement windows must match existing profiles and design.”*

— Colinsburgh (408)

*“Abolish the conservation area statutes so that modern materials can be used.”*

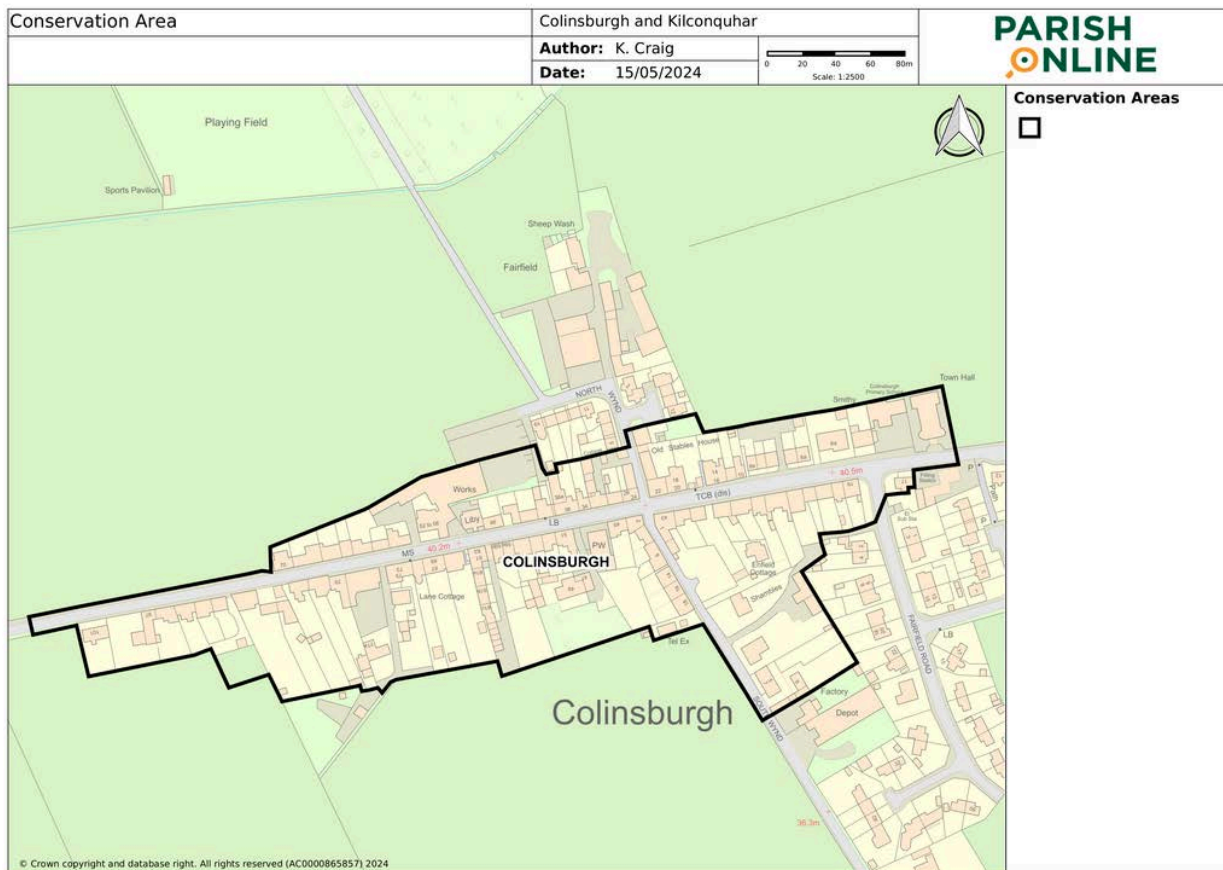
— Colinsburgh (411)

*“We live on the Main Street we are classed as being in a conservation area and therefore not allowed normal double glazed windows. With wooden double glazing being expensive, windows are quite rotten! Scrap this rule against double glazing.”*

— Colinsburgh (414)

*“Allow Main Street homeowners to put uPVC windows and doors in at the front of their properties keeping within the guidelines on style”*

— Colinsburgh (501)



# CONSERVATION AREA

Kilconquhar conservation area changes are proposed below.

*“Make it easier to get permission to install double glazing in conservation area, so long as design is same as original frames. Unlike council/social housing where different rules seem to apply - unfairly.”*

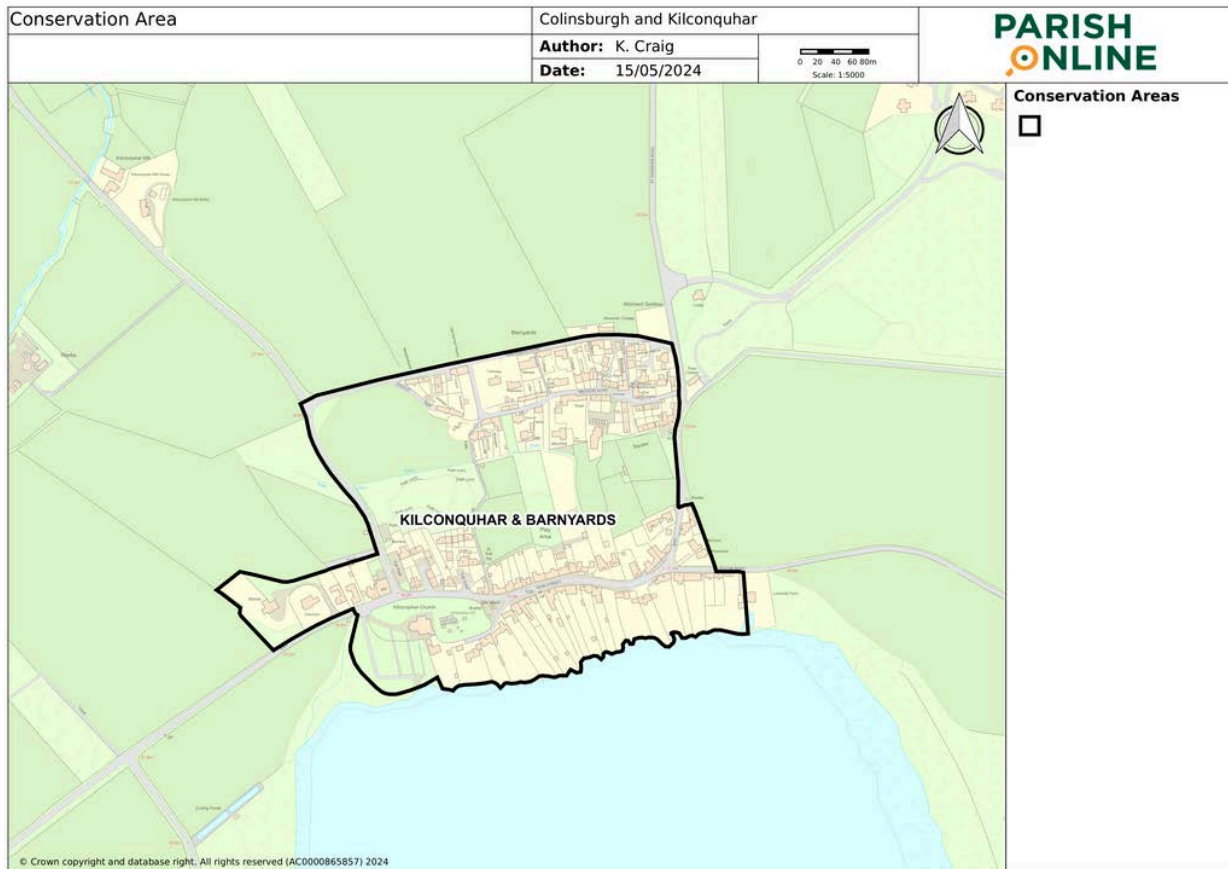
— Kilconquhar (402)

*“Fife Council should move with times and allow UPVC in all properties not just their own. Make planning easier to navigate and assist rather than prevent applications to modernise.”*

— Kilconquhar (412)

*“Changes in planning regulations are required to enable some improvements to be made. Provision of grants? Interest free loans for people on lower incomes.”*

— Kilconquhar (505)



# HOUSING DEVELOPMENT

## Mayfield Terrace and the housing development

The community felt incredibly let down by the Fife Council Planning Department when the application for the new housing development in Colinsburgh was approved to include the access road at Mayfield Terrace. If there is any opportunity to make adjustments to this despite the approved status the community is willing to join negotiations.





# PAVEMENT IMPROVEMENTS

The patchwork nature of the pavements in our area are a hazard to the residents and visitors. Rather than continual temporary repairs the community would like to see an approach that can establish a more resilient pavement network that would include a system to prevent parking on pavements.



*“The footpaths and pavements need completely redone. They are old and cracked and uneven causing trip hazards”*

*— Colinsburgh (501)*

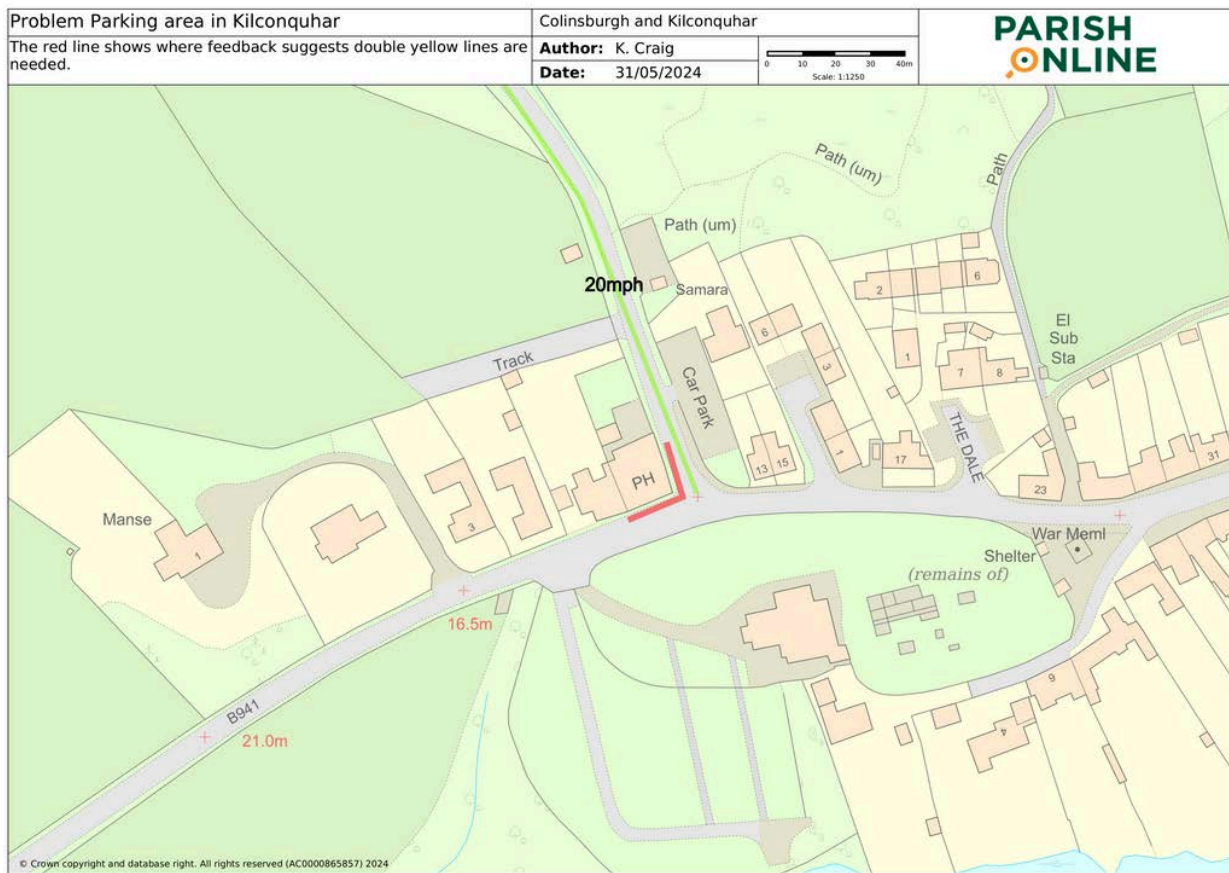
*“Pavements uneven so tripping is a common factor. Not able to walk with head straight ahead but with back bent down. Replace all pavements.”*

*— Colinsburgh (414)*

*Ideally wider pavements. Pavement parking also causes issues (602)*

# PARKING IN KILCONQUHAR

Feedback from residents in Kilconquhar shows that the junction at Kinneuchar Inn has limited visibility when cars are parked there. Double yellow lines have been suggested, as shown in the map below.



*“Double yellow lines outside the south/north side of Kinneuchar Inn. Cars parked in area create problems is very dangerous”*  
 — Kilconquhar (416)

*“Something need to be done about parking outside the Kilconquhar Inn - one’s view is regularly blocked turning right and is an accident waiting to happen.”*  
 — Kilconquhar (506)



# CYCLING

Residents of Colinsburgh and Kilconquhar are limited in their ability to cycle due to the nature of our roads. In order to meet various targets in NPF4 we need solutions to this issue. We hope that our new paths in the area can be suitable for cycling, and we ask that safer systems on roads are considered.



*"No room in Colinsburgh for cycle paths but slowing down traffic would help."*

— Colinsburgh (403)

*"Cycle track bypassing village."*

— Colinsburgh (407)

*"Better speed limits more cycleways lower the speed and enforce the speed limit to a 20mph very few people adhere to the speed limit. 40mph throughout the East Neuk would help."*

— Colinsburgh (410)

*"Create a bypass"*

— Colinsburgh (411)

*"I am a cyclist and so this is of interest. However we should not be reducing road width to make cycle lanes. The roads are too narrow as is. Off road paths should be considered working with landowners, farmers etc. the in-village roads are fine but the main roads outside are small and fast so need something to allow bikes off these roads"*

— Kilconquhar (504)

*"We require proper cycleways which are distinctly separate from road traffic, this obviously means purchasing land and a budget to do this. "*

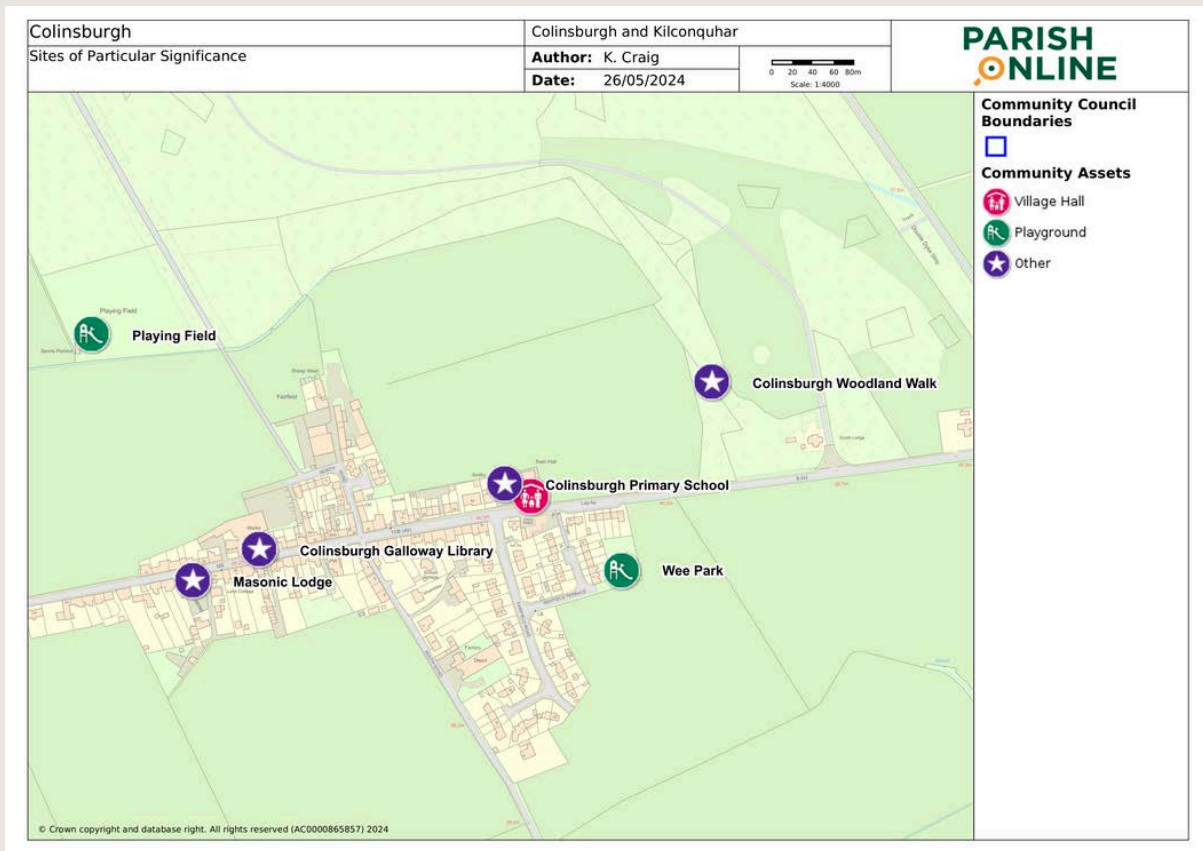
— Kilconquhar (505)



# SITES OF PARTICULAR SIGNIFICANCE TO THE COMMUNITY

## Colinsburgh

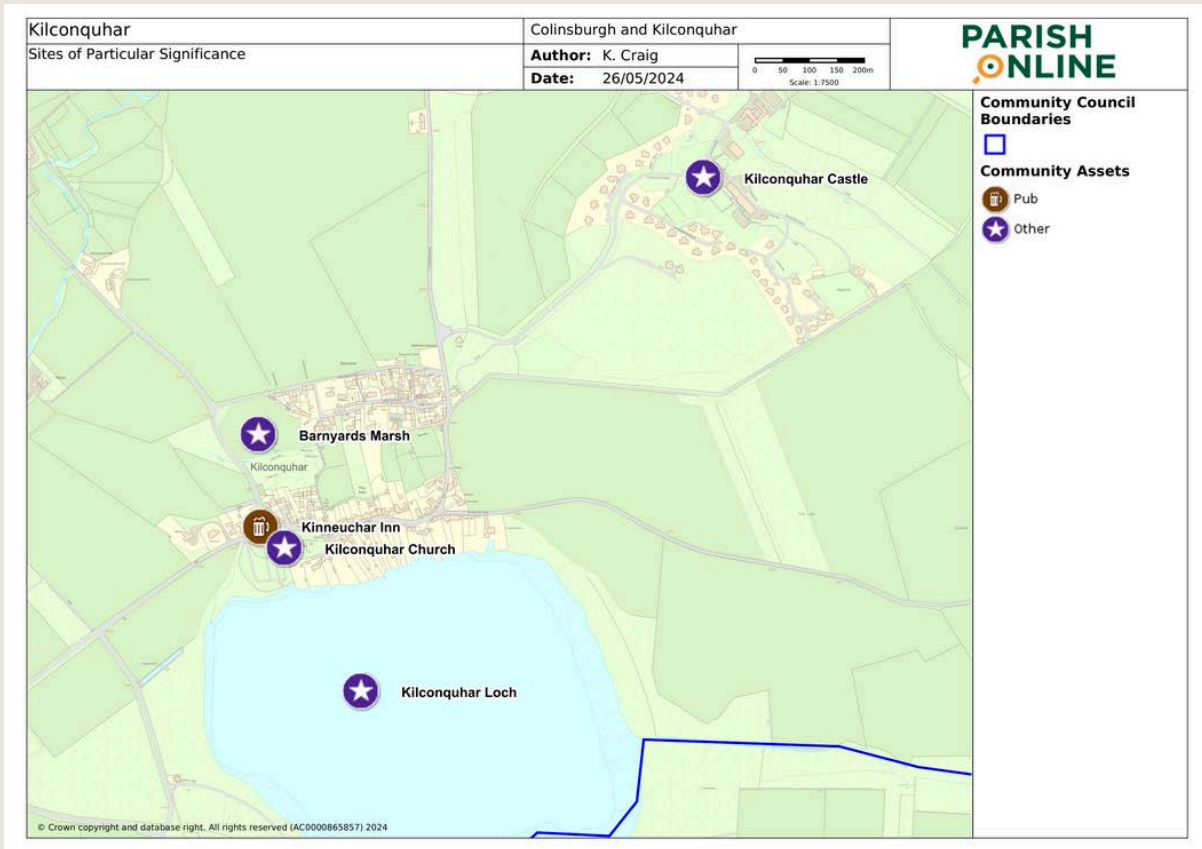
- Colinsburgh Town Hall
- Colinsburgh Galloway Library
- Masonic Lodge
- Colinsburgh Primary School
- Colinsburgh Woodland Walk
- The Wee Park
- The Playing Field



# SITES OF PARTICULAR SIGNIFICANCE TO THE COMMUNITY

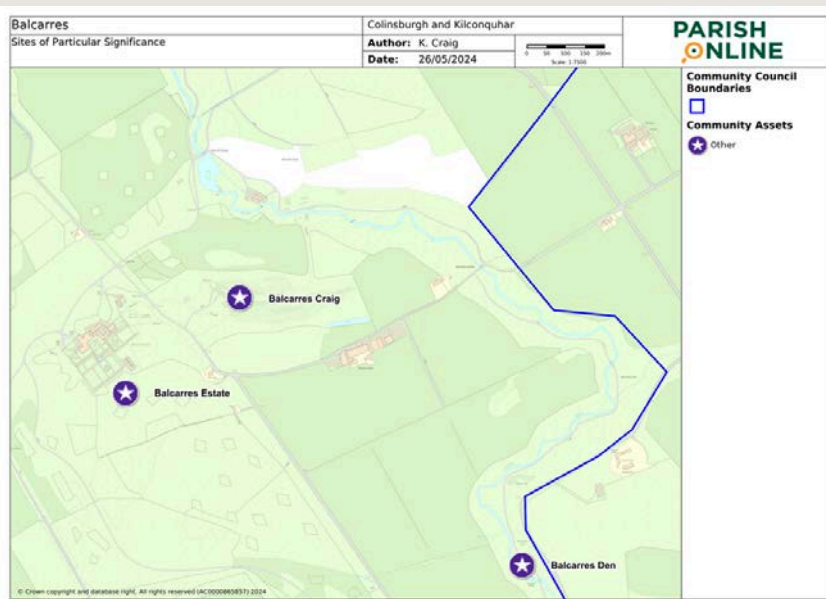
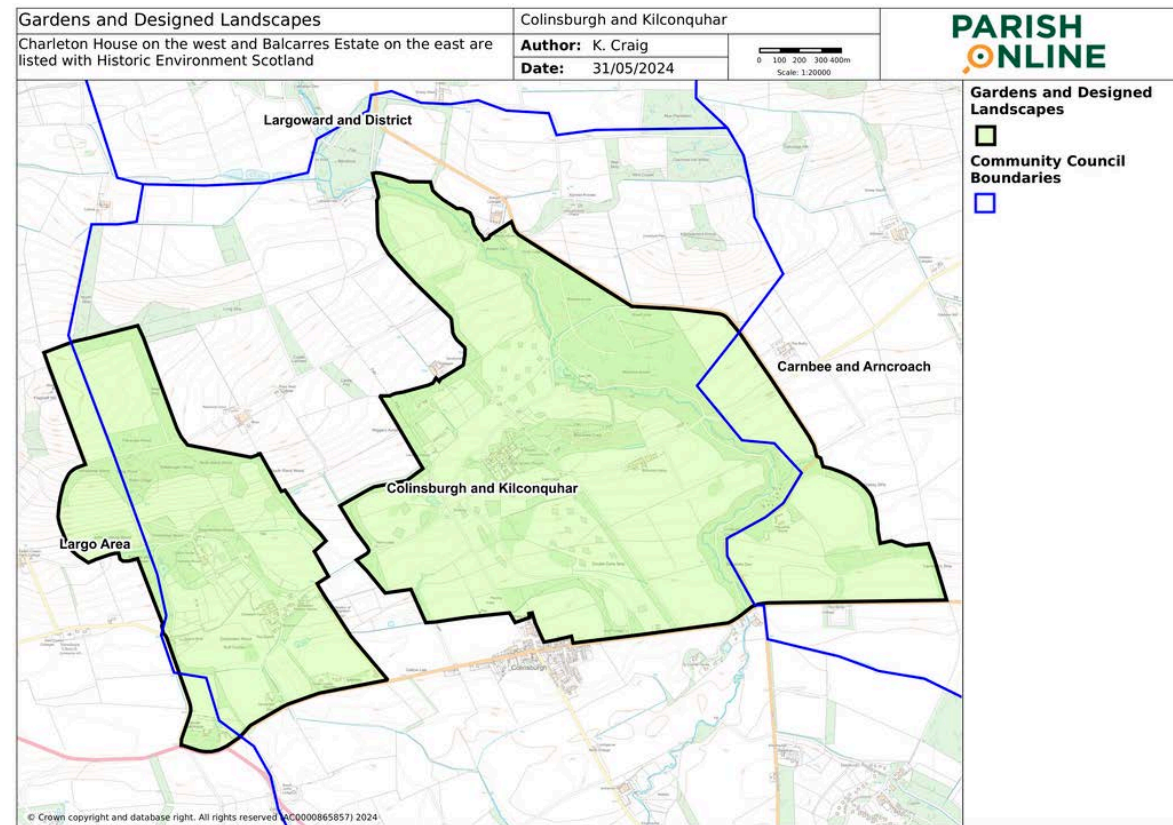
## Kilconquhar

- Kilconquhar Castle
- Barnyards Marsh
- Kinneuchar Inn
- Kilconquhar Church
- Kilconquhar Loch



# SITES OF PARTICULAR SIGNIFICANCE TO THE COMMUNITY

## GARDENS AND DESIGNED LANDSCAPES



### Balcarres

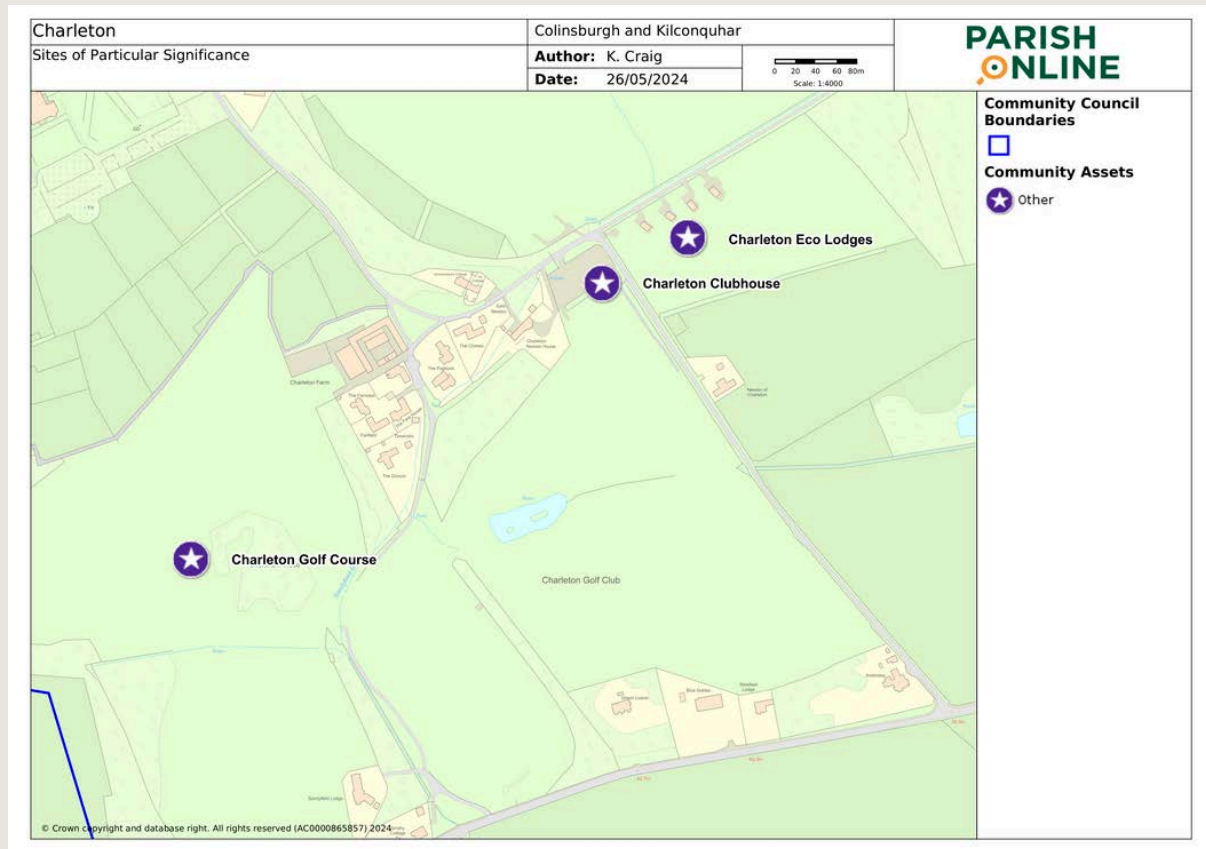
Balcarres Estate, Balcarres Craig, and Balcarres Den are enjoyed by many members of the community.



# SITES OF PARTICULAR SIGNIFICANCE TO THE COMMUNITY

## Charleton

Charleton Eco Lodges,  
Charleton Golf Course and  
the future Charleton  
Clubhouse



## OUR LOCAL PLACE PLAN IN RELATION TO THE LOCAL DEVELOPMENT PLAN FOR FIFE AND NATIONAL PLANNING FRAMEWORK

The adopted FIFEplan contains three proposals for Colinsburgh: COB001, COB002 and COB003

Kilconquhar and Barnyards have no proposals. Where they differ and align are detailed below

Many of the proposals in our Local Place Plan specifically align with NPF4 Policy 25 as the community has a strong sense of responsibility for their area and the sharing of skills between generations. The Colinsburgh Community Trust successfully manages the Colinsburgh Town Hall and Library and are committed to reducing inequalities through their many food hub initiatives and regular events. Future developments managed by Colinsburgh Community Trust have strong support in the community and from the Balcarres Estate.

## HOW OUR LOCAL PLACE PLAN DIFFERS OR ALIGNS WITH THE FIFE DEVELOPMENT PLAN

**COB001** - The new housing development has started.

**COB002** - The community has expressed the desire for this area to be developed as workshops for community use, with agreement of the landowner. This differs from the current FIFEplan entry.

**COB003** - The Colinsburgh Primary School expansion into the smiddy area may not be required as land to the north of the school has become available for expansion, but should be kept in the FIFEplan.

## OUR LOCAL PLACE PLAN IN RELATION TO NORTH EAST FIFE LOCALITY PLANS

Many of the issues in our community are echoed in the Locality Plans for North East Fife. There is a significant level of worry in the community regarding the levels of hidden poverty and the vast inequalities that are disguised by the view of NE Fife as a prosperous place. When we consider taking our proposals forward we should prioritise those that are anti-poverty, reduce social isolation, improve mental health, improve digital inclusion, increase affordable housing, mitigate climate change, improve transport and access to services to all, support the economy and employability and encourage whole community participation.

Living and Learning in Fife point 8.5 Community Resilience details how positive and inclusive community engagement can improve the lives of all. The document overall gives valuable insight to the obstacles faced by those who face either sudden or lifelong economical struggles.

Looking at the opportunities of a child in our community, unless they are born into a family with a very secure socioeconomic background they will not have equal opportunities to engage with further and higher education easily due to fractured and expensive public transport routes. This will lead to children leaving the community when they reach adulthood to take their education prospects further, potentially never returning to the community.

It will be important for us as a community to implement plans to encourage those raised here to have opportunities to engage with their area through learning, recreation and skill building in a way which will lead to them achieving their personal goals and then contributing to the community in the future. This way we would be able to create a population of lifelong residents who do not have to leave to fulfil their potential.



## SUPPORTING STATEMENTS FROM STAKEHOLDERS IN THE COMMUNITY

*"I would like to thank the Colinsburgh Community Trust for putting so much preparatory work into seeking your views as to how together we can create a better living environment. I would also like to thank all those that have come up with project proposals.*

*Last Summer my wife and I attended an inspirational presentation from some of the local children proposing an energy solution for the village and this made me aware that there is real interest from all generations in how the village could develop and more importantly a real desire to make things happen.*

*The idea of this engagement with the community came about due to a change in the management of the land around Colinsburgh late last year. The land has always been owned by Balcarres Estate and for as long as I have been around it has been leased as farmland. Now Balcarres Estate has full control of what is and can be done around the village. This includes the agricultural land as well as the farm buildings on both the North and South Wynds. Back in 2016 you, as a community, came together and created a Community Action Plan. Reading through the themes that were put forward then, they are really no different from those of today; recreation, the environment, the local economy, housing and of course the traffic issues. Now, we have an opportunity to make real progress on these themes because the Estate is more than happy to make some of the land around Colinsburgh available in order to achieve the aims of the Community Action Plan. Of course the Estate will continue to farm the land but there are certainly opportunities that the Estate would be more than happy to explore with the community as a whole."*

**LORD CRAWFORD  
EARL OF BALCARRES**

*Charleton Estate*  
*Colinsburgh, Leven, Fife. KY9 1HG*  
*Telephone: +44 7830340752*  
*E-mail: michael@charleton.co.uk*  
*www.charletonestate.com*

31.05.24

**Letter of support for the new local place plan for Colinsburgh & Kilconquhar.**

On behalf of the Charleton Estate, that owns land to the west and north of Colinsburgh, this is a statement in support of the aims of the new local place plan for Colinsburgh & Kilconquhar.

After having reviewed the detailed document, as well as attended the local community council meeting, many well thought out proposals for use of the surrounding land has been put forward which has our full support.

Your Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Bonde', with a small flourish at the end.

Michael Bonde  
Beneficiary of the Charleton Discretionary Trust