

Benarty

Local Place Plan:

Supporting Statement

Prepared by: *Benarty Community Council*

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Introduction

This Supporting Statement forms part of the Local Place Plan submission to Fife Council and is accompanying the **Benarty** Local Place Plan dated **26/06/24**.

Contact details

Email address: benartycc@gmail.com

Regard given to the Local Development Plan

Fife's current Local Development Plan was approved in 2017 and sets out policies and proposals for the development and use of land across Fife. A copy of the LDP for Benarty is included in the local place plan for reference purposes.

Regard given to the National Planning Framework

Scotland's National Planning Framework 4 was published in 2023 and sets out spatial principles, regional priorities, national developments and national planning policy.

Throughout the production of the Benarty Local Place Plan reference was made to NPF4 policies which helped to create alignment with a themed approach to the local place plan of Sustainable, Productive and Liveable Places.

Regard given to any relevant Locality Plan

Locality Plans, usually cover smaller areas with a focus on areas that will benefit most from improvement. In Fife, they are often referred to as Neighbourhood Plans. The NE Fife Rural Poverty Action Plan is also a Locality Plan.

* If you are unsure whether a Locality Plan covers your area please contact LPP@fife.gov.uk for more information. The our.fife.scot/lets-talk-local web-pages provide links to locality plans.

Throughout the Local Place Plan development and consultation phases regard was made to the following plans and policies:

Fife Local Development Plan 2017 Local development plan (FIFEplan) | Fife Council

Local Outcome Improvement Plan for Fife 2017-2027

A Plan for Fife | Our Fife - Creating a successful, confident and fairer Fife

Benarty Community Action Plan 2020

The Fourth National Planning Framework (NPF4) was consulted throughout the same period. <https://www.gov.scot/publications/national-planning-framework-4/>

Reasons for amendments being sought to the Local Development Plan

Set out below are the supporting statements for proposed amendments to the Local Development Plan 2017:

Benarty Local Place Plan

NPF4 / 2 Climate Mitigation and Adaptation

Proposal: Implement sustainable urban drainage systems (SUDS) and improve drainage infrastructure to mitigate flooding from Lochty Burn.

Introduction: This proposal aims to address the severe flooding issues in Benarty by implementing sustainable urban drainage systems (SUDS) and improving the quality and maintenance of existing drainage infrastructure.

Background and Context: Benarty has experienced increasing flooding problems, particularly from Lochty Burn. The existing drainage infrastructure is inadequate, with many drains and pipes in poor condition, contributing to frequent flooding.

Community Engagement and Support: Community engagement has highlighted the urgency of addressing flooding. Key points include:

- **Flood Impact:** Residents have reported significant property damage and disruption due to flooding.
- **Infrastructure Concerns:** There is widespread concern over the poor condition of drainage systems.

Justification for the Proposition:

1. **Flood Mitigation:** SUDS help manage surface water, reducing flood risk.
2. **Infrastructure Improvement:** Upgrading drains and pipes will enhance resilience against future flooding.
3. **Community Safety:** Reducing flood risk improves the safety and quality of life for residents.

Alignment with NPF4 Policies:

- **NPF4 Policy 2: Climate Mitigation and Adaptation:** This proposal aligns with the policy's focus on enhancing resilience to climate change impacts, including flooding.

Technical Considerations:

- **SUDS Design:** Developing effective SUDS tailored to local conditions.
- **Infrastructure Upgrades:** Assessing and prioritising areas for drainage improvements.

Conclusion: Implementing SUDS and improving drainage infrastructure will mitigate flooding, aligning with NPF4 policies on climate adaptation. Approval is recommended to enhance community safety and resilience.

NPF4 / 9 Brownfield, Vacant, and Derelict Land and Empty Buildings

Proposal 1: Develop Benarty Square as a rain garden.

Introduction: This proposal aims to transform Benarty Square into a rain garden to manage storm water and enhance the aesthetic appeal of the area.

Background and Context: Rain gardens are effective for managing storm water runoff, reducing flood risk, and improving urban green spaces. Benarty Square's central location makes it ideal for such a development.

Community Engagement and Support: Community consultations indicate strong support for enhancing green spaces and managing storm water. Key points include:

- **Environmental Benefits:** Residents value the ecological benefits of rain gardens.
- **Aesthetic Improvement:** There is enthusiasm for beautifying Benarty Square.

Justification for the Proposition:

1. **Storm water Management:** Rain gardens effectively manage runoff, reducing flood risk.
2. **Environmental Enhancement:** They support biodiversity and improve urban green spaces.
3. **Community Benefits:** Enhances the aesthetic and recreational value of the area.

Alignment with NPF4 Policies:

- **NPF4 Policy 9:** Brownfield, Vacant, and Derelict Land: Supports repurposing underutilised sites for environmental and community benefits.

Technical Considerations:

- **Design and Plant Selection:** Ensuring effective storm water management and biodiversity support.
- **Maintenance Plan:** Developing a sustainable maintenance plan.

Conclusion: Developing Benarty Square as a rain garden aligns with NPF4 policies, supports environmental, and community benefits. Approval is recommended.

Proposal 2: Zone the site of the demolished Martin Crescent flats for community use.

Introduction: This proposal aims to repurpose the site of the demolished Martin Crescent flats for community use, providing valuable space for local activities and services.

Background and Context: The demolition of Martin Crescent flats presents an opportunity to repurpose the site for community benefit, enhancing local amenities and services.

Community Engagement and Support: Community feedback indicates strong support for converting the site to community use. Key points include:

- **Community Needs:** Residents highlight the need for more community spaces.
- **Local Development:** There is enthusiasm for enhancing local amenities.

Justification for the Proposition:

1. **Community Space:** Provides essential space for local activities and services.
2. **Revitalisation:** Enhances local amenities and supports community development.
3. **Resident Benefit:** Directly benefits residents by improving local facilities.

Alignment with NPF4 Policies:

- **NPF4 Policy 9:** Brownfield, Vacant, and Derelict Land: Supports repurposing vacant sites for community use.

Technical Considerations:

- **Site Assessment:** Evaluating the best uses for the site based on community needs.
- **Development Plan:** Creating a plan for sustainable community use.

Conclusion: Zoning the site for community use aligns with NPF4 policies and supports local development and community needs. Approval is recommended.

Proposal 3 & 4: Develop remaining derelict sites as community green spaces.

Introduction: This proposal aims to transform remaining derelict sites in Benarty into community green spaces, enhancing local biodiversity and recreational opportunities.

Background and Context: Repurposing derelict sites into green spaces can significantly improve urban environments, supporting biodiversity and providing recreational areas for residents.

Community Engagement and Support: Community consultations reveal strong support for developing green spaces. Key points include:

- **Environmental Improvement:** Residents value the ecological benefits of green spaces.
- **Recreational Opportunities:** There is enthusiasm for creating more recreational areas.

Justification for the Proposition:

1. **Biodiversity:** Green spaces support diverse species and enhance urban ecology.
2. **Community Recreation:** Provides valuable recreational areas for residents.
3. **Aesthetic Enhancement:** Improves the visual appeal of the community.

Alignment with NPF4 Policies:

- **NPF4 Policy 9: Brownfield, Vacant, and Derelict Land:** Supports repurposing derelict sites for environmental and community benefits.

Technical Considerations:

- **Site Assessment:** Identifying the best locations and designs for green spaces.
- **Maintenance Plan:** Developing a sustainable maintenance plan.

Conclusion: Developing derelict sites as community green spaces aligns with NPF4 policies and supports environmental and recreational benefits. Approval is recommended.

NPF4 / 7 Historic Assets

Proposal: Protect, restore, and maintain the Mary Pit Head at Lochore Meadows Country Park.

Introduction: This proposal aims to protect, restore, and maintain the Mary Pit Head at Lochore Meadows Country Park, a well-loved local landmark and scheduled monument.

Background and Context: The Mary Pit Head is a significant historic asset in Benarty, reflecting the area's industrial heritage. Its preservation is essential for maintaining local cultural heritage and promoting tourism.

Community Engagement and Support: Community feedback shows strong support for preserving the Mary Pit Head. Key points include:

- **Cultural Heritage:** Residents value the historical significance of the site.
- **Tourism Potential:** There is enthusiasm for enhancing the site to attract visitors.

Justification for the Proposition:

1. **Heritage Preservation:** Ensures the protection and maintenance of a significant historic site.
2. **Tourism:** Enhances the site's potential to attract visitors and support local tourism.

3. **Community Identity:** Strengthens local cultural heritage and identity.

Alignment with NPF4 Policies:

- **NPF4 Policy 7: Historic Assets:** Supports preserving and enhancing historic assets.

Technical Considerations:

- **Restoration Plan:** Developing a detailed plan for restoration and maintenance.
- **Funding:** Securing funding for preservation efforts.

Conclusion: Protecting and restoring the Mary Pit Head aligns with NPF4 policies and supports cultural heritage and tourism. Approval is recommended.

NPF4 / 11 Green Energy / Infrastructure

Proposal: Oppose the battery storage site and seek further information on the underground cabling energy grid site.

Introduction: This proposal expresses opposition to the battery storage site due to health and safety concerns and requests further information on the underground cabling energy grid site.

Background and Context: The proposed battery storage site has raised health and safety concerns among residents. Additionally, the underground cabling energy grid site requires further information to assess potential disruption.

Community Engagement and Support: Community feedback indicates significant concerns regarding the battery storage site. Key points include:

- **Health and Safety:** Residents are concerned about the potential health risks associated with the battery storage site.
- **Information Needs:** There is a need for more information on the underground cabling project.

Justification for the Proposition:

1. **Health and Safety:** Addressing potential health risks associated with battery storage.
2. **Community Concerns:** Reflecting community concerns and seeking transparency.
3. **Disruption Assessment:** Evaluating the potential disruption from the underground cabling project.

Alignment with NPF4 Policies:

- **NPF4 Policy 11: Green Energy / Infrastructure:** Supports ensuring health and safety in energy infrastructure projects.

Technical Considerations:

- **Risk Assessment:** Conducting a thorough risk assessment of the battery storage site.
- **Information Request:** Seeking detailed information on the underground cabling project.

Conclusion: Opposing the battery storage site due to health and safety concerns and seeking further information on the underground cabling project aligns with NPF4 policies. Approval is recommended to address community concerns and ensure transparency.

NPF4 / 13 Sustainable Transport

Proposal: Develop and enhance cycling routes and install wayfinding signage across Benarty.

Introduction: This proposal aims to develop and enhance cycling routes and install wayfinding signage across Benarty to promote sustainable transport and improve accessibility to local facilities.

Background and Context: Enhancing cycling infrastructure and installing wayfinding signage can encourage sustainable transport, reduce traffic congestion, and improve access to local amenities.

Community Engagement and Support: Community consultations indicate strong support for improving cycling infrastructure and wayfinding signage. Key points include:

- **Sustainable Transport:** Residents express a desire for more sustainable transport options.
- **Accessibility:** There is a clear demand for better connectivity and access to local facilities and amenities.

Justification for the Amendment:

1. **Environmental Benefits:** Promoting cycling reduces carbon emissions and supports climate change mitigation.
2. **Health and Wellbeing:** Cycling offers significant health benefits, encouraging physical activity.
3. **Traffic Reduction:** Enhanced cycling infrastructure can help reduce traffic congestion and improve road safety.

Alignment with NPF4 Policies:

- **NPF4 Policy 13:** Sustainable Transport: Supports the development of sustainable transport options, including cycling infrastructure.

Technical Considerations:

- **Route Planning:** Identifying key routes that connect residential areas with local amenities.
- **Signage Design:** Ensuring wayfinding signage is clear, visible, and informative.
- **Safety Measures:** Implementing safety measures such as dedicated bike lanes and traffic calming features.

Conclusion: Developing and enhancing cycling routes and installing wayfinding signage across Benarty aligns with NPF4 policies on sustainable transport. This initiative will provide

environmental, health, and accessibility benefits, promoting a more connected and sustainable community. Approval is recommended to support these goals and address community needs.

These supporting statements provide a comprehensive justification for each proposed amendment, demonstrating alignment with NPF4 policies and emphasising the benefits for the Benarty community.

Community support for the Local Place Plan

A series of consultations, consisting of community engagement events and online surveys, were conducted over a twelve-month period.

These activities have enabled us to gather people's views and helped inform this Local Place Plan.

Consultations included:

- A public consultation event held in Benarty Centre (October 2023).
- CRT attendance at the community Gala Day to canvas views and promote engagement with the Place Standard Tool.
- A 3 Wishes Campaign offered residents the opportunity to contribute individual feedback via a postcard, online survey option and in person at local events. The 3 Wishes campaign highlighted the community's aspirations around improvements relating to infrastructure, amenities, activities, and recreational opportunities as well as community safety and helped inform the community priorities for the Action Plan section of their Place Plan.
- Community Engagement using the Place Standard Assessment Tool took place at a public event in April 2024.

Evidence relating to the Information Notice

The following Information Notice was sent out :

Benarty Local Place Plan Information Notice 7th May 2024

From John Purdie, Secretary, Benarty Community Council.

Local Place Plans (LPPs) are plans produced by and for local communities and have a focus on development and land use. Their main role is to help inform and shape the Fife Local Development Plan.

Area covered by this LPP:

The boundary and scope of the LPP (Local Place Plans) covers the Benarty Community Council area and follows the Benarty Community Council boundary.

A full detailed boundary map is included within the LPP document.

In accordance with the requirements set out in the Town and Country Planning (Scotland) Act 1977 as amended by the Planning Act 2019 and the Town and Country Planning (Local Place

Plans) (Scotland) Regulations 2021. Regulation 4, I attach here a draft copy of the Benarty Local Place Plan for consultation.

This Local Place Plan will be submitted by Benarty Community Council on behalf of the Benarty community. The consultation period will run from 7th May 2024 – 4th June 2024.

A copy of this letter and the draft copy of Benarty Local Place Plan has been sent to:

- Cardenden Community Council
- Kinglassie Community Council
- Kelty Community Council
- Lochgelly Community Council
- Portmoak Community Council
- Cleish and Blairadam Community Council
- Ward Councillor Darren Watt
- Ward Councillor Alex Campbell
- Ward Councillor Allie Bain
- Ward Councillor Bailey-Lee Robb
- Ward Councillor Mary Bain Lockhart
- Ward Councillor Linda Erskine
- Ward Councillor Rosemary Liewald
- Ward Councillor Lea McLelland
- Ward Councillor Altany Craik
- Ward Councillor Julie Ford
- Ward Councillor Craig Walker
- Ward Councillor Dave Cuthbert
- Ward Councillor Neil Freshwater
- Ward Councillor Willie Robertson
- Ward Councillor Richard Watters

Please contact Benarty Community Council if you have any questions.

Please send any representations you wish to make on the draft Local Place Plan to the following email address by 4th June 2024.

Email John Purdie Secretary Benarty CC benartycc@gmail.com

Statement on Engagement (to meet Para71-73 LPP Circular)

The Benarty Local Place Plan sets out the consultation process along with levels of participation.

The Steering Group which had representatives from Benarty Community Council and Benarty Forum were given a regular report on the progress of the consultations and a vote was taken on the wording of the final LPP by the Benarty Community Council members in May 2024.

The steering group were responsible for planning the consultations before they took place.

Members had full sight of all consultation documents, survey monkey polls and the final draft. They were asked to approve, or amend, the wording of contents of any public consultation document or poll. Their decision was final in all cases.

The view of The Benarty Community Council is that the Benarty Local Place Plan provides an accurate (and evidence backed) view of Benarty residents and should be treated as representing 'the voice of the people'.

Points of Reference:

Key Proposals included in the LPP relate to:

- Sustainable urban drainage to protect Ballingry
- Protecting our green spaces, parks, paths, and ensuring and facilitating access to nature and the outdoors
- Recognising and preserving our built history and heritage
- Recognising community areas and spaces and community assets
- Ensuring all new housing has renewable energy and water harvesting and that developments include adequate social housing element
- Building small units for self-employed/small business

These proposals are mapped, detailed, and set out within the LPP document.

Appendix

None.