

FIFE LOCAL DEVELOPMENT PLAN 2

EVIDENCE REPORT

March 2024



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Glossary

FTTP – Fibre to the premises – providing fibre cables for digital communications direct to premises.

Green and blue network – The green and blue network comprises the network of green and blue spaces within and around our towns and cities, and in the wider countryside, which underpins Fife’s quality of life and sense of place and provides eco-system services. It is made up of interconnected and multi-functional networks of **green and blue infrastructure** including:

1. Woodlands;
2. Other terrestrial natural and semi-natural habitats (e.g. species rich grassland; raised bogs and heathland);
3. Watercourses, wetlands and other blue spaces;
4. Formal and informal greenspace in and around urban areas; and
5. Active travel routes (including footpath and cycle routes).

HMA – Housing market area. A geographical area which is relatively self-contained in terms of reflecting people’s choice of location for a new home (that is, a large percentage of people buying a home in the area will have sought a house only in that area). Fife is divided into five HMAs: Dunfermline and West Fife; Kirkcaldy, Glenrothes and Central Fife; St Andrews and East Fife; Greater Dundee; Cupar and North West Fife.

HNDA – Housing Need and Demand Assessment. HNDAs are undertaken by local authorities or groups of authorities every five years to estimate the number of additional housing units needed to meet existing and future housing need (social housing) and demand (market housing). It also captures information on the operation of the housing system to assist local authorities to develop policies on new housing supply, management of existing stock, specialist housing provision, and the provision of housing related services.

LDP – Local development plan. The part of Fife’s statutory Development Plan prepared by Fife Council as planning authority). The new local development plan is being prepared over the period 2024-27 and will set out a 20-year development strategy for Fife.

LHLR – Local housing land requirement. The amount of land required for housing, as identified by the local development plan. The Local Housing Land Requirement (LHLR) is expected to exceed the 10 year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in the National Planning Framework.

Living Well Locally – The concept of providing people with the opportunity to meet most of their daily needs within a reasonable distance of their home, either on-foot/wheelchair, or by bike. In more rural areas, this will involve using public transport or cars and services and facilities being available in a cluster of locations such as a grouping of villages.

LPP – Local place plan. A LPP is a community-led plan setting out proposals for the development and use of land and a community’s aspirations for its future development. Once registered they are to be taken into account in the preparation of the relevant LDP.

LWS – Local Wildlife Site.

MATHLR – Minimum all-tenure housing land requirement.

NPF4 – National Planning Framework 4 (2023). Part of Fife’s statutory Development Plan.

RAMSAR – Sites designated as internationally important wetlands.

SEPA – Scottish Environment Protection Agency.

SPA – Special Protection Area.

SSSI – Site of Special Scientific Interest.

Part 1 – Introduction

1 Introducing Fife's Evidence Report

About Fife's new Local Development Plan

- 1.1 Fife's new Local Development Plan will replace the current FIFEplan.
- 1.2 It will also replace the Supplementary Guidance on Affordable Housing, Low Carbon Fife, Making Fife's Places, and Minerals.
- 1.3 Together with the Scottish Government's National Planning Framework 4, the new Local Development Plan will form the statutory development plan for Fife. Applications for planning permission across Fife must be in accordance with the policies and proposals of the statutory development plan unless there are material considerations for diverging from the development plan.
- 1.4 National Planning Framework 4 contains 33 policies for use in determining planning applications. These do not need to be repeated in the new Local Development Plan so it is likely that the new Plan will look very different to the current FIFEplan. Instead, the new Local Development Plan will have a focus on sites, design briefs and masterplans, as well as a small number of place-specific policies meeting local needs and topic-based policies to complement NPF4 national policies with those needed to address Fife-specific issues.
- 1.5 The new Local Development Plan will plan for a period of 20 years post adoption, but statutorily must be reviewed within ten years of adoption. This means that the new Plan will cover the period 2027 to 2047 but must be replaced itself by 2037.
- 1.6 The LDP is often described as the spatial expression of the Local Outcome Improvement Plan – Plan4Fife (LOIP) but the link between the two sets of objectives has been diluted because of the transition from the Council Plan 2017 to the LOIP. This is an important lesson to apply to the new Local Development Plan which will be prepared at the same time as a refresh of the Plan4Fife.
- 1.7 The alignment of the preparation of the new Local Development Plan and the refresh of the LOIP offers an opportunity to:
 - Establish the LOIP as the overarching policy documents for other Fife-wide plans; and
 - Develop measurable and monitored objectives so the LDP Delivery Programme can report on progress on the LDP's contribution to achieving these Council aims.
- 1.8 The aim would be for all key corporate plans to have the same view of the world and describe that from respective points of view.
- 1.9 Strategies evolve to take account of changing circumstances and policy priorities over time. The new LDP is the time to revisit the spatial strategy in FIFEplan and that will happen as part of its preparation.

What is the Evidence Report

- 1.10 The Evidence Report is the first stage in preparing a new Local Development Plan and was introduced by the Planning (Scotland) Act 2019.
- 1.11 The Town and Country Planning (Scotland) Act 1997 requires Planning authorities to prepare an Evidence Report that contains sufficient information to enable the planning authority to prepare a local development plan. The legislative requirements, including engagement with specified groups of people, and the Council's views on matters specified in the Act have been met as stated in the Evidence Report Annex 1.
- 1.12 In plain English this means that the Evidence Report has two main functions. The first is that it should set out the evidence that will be used to inform and prepare a new Local Development Plan. Its second function is for local authorities to say what they think the issues are that the evidence suggests need to be addressed by a new Local Development Plan (what to plan for), and for other interested parties to express what they think are the issues.
- 1.13 The Act also requires Evidence Report must be approved by the full Council before it is submitted to the Scottish Ministers. Cabinet Committee is asked to recommend the Local Development Plan Evidence Report for final approval by the full Fife Council.
- 1.14 This Evidence Report was approved by the full Fife Council at its meeting held on 21 March 2024.
- 1.15 The report has been prepared by reviewing the adopted Local Development Plan (FIFEplan), canvassing opinions and ideas from stakeholders, reviewing related plans and strategies including community feedback, identifying national and regional policy themes and priorities, and researching land use issues.
- 1.16 Engagement and participation has involved community planning partners, key agencies, communities, and interest groups specified by legislation – section 2 provides more information on this.
- 1.17 Lessons and implications for the next local development plan are highlighted throughout the Evidence Report and prefixed with the heading “**Implications for Fife’s new Local Development Plan**”. These are also brought together in section 12.
- 1.18 Evidence sources do not form part of the Evidence Report but are linked to websites which open in new windows on digital versions of this document. These are shown in Links and sources information boxes throughout the Evidence Report. Annex 2 lists the data sources and links for tables and figures in the Evidence Report.
- 1.19 There are specific matters that the Evidence Report must cover; these are set out in the Planning (Scotland) Act 2019 and listed in this Evidence Report’s Annex 3. The Act also

sets out specific groups that Fife Council must engage with in preparing the Evidence Report.

1.20 More information on Fife's new Local Development Plan, what the Evidence Report covers, and how to use it can be found on the following pages.

Links/Resources

- [Annex 1 – Meeting legislative requirements](#)
- [Annex 2 – List of data sources used in the Evidence Report](#)
- [Annex 3 – Matters required to be included in Evidence Report](#)

Evidence Report Structure and how to read it

1.21 The Evidence Report is in four main parts illustrated on the next page. This section is part one.

1.22 **Part two** covers evidence and topics which is not specific to a particular area of Fife. Data for topics such as housing and carbon emissions does not exist at a smaller scale than Fife-wide so it is presented for the whole of Fife.

1.23 **Part three** looks at evidence and topics for each of Fife's seven localities. This report uses the seven 'localities' (which are groupings of council wards) to present the data. To get a picture of the issues for any given area of Fife you have to read both the Fife-wide part of the Evidence Report and the Area-specific part as they cover different topics and evidence.

- Details of which topics are covered in which part of the Evidence Report are shown on the following pages and in the introduction to each Area.
- Both of the first two parts of the Evidence Report only provides a summary and short illustration of the evidence presented. **Links to full studies, or a more detailed explanation of the evidence are provided throughout the Evidence Report.**

1.24 **Part four** summarises the issues that need to be addressed (the implications for the Local Development Plan) and sets out the criteria that will be used to assess potential development sites in Fife. These criteria take into account the issues identified in the Evidence Report.

1.25 The **annexes** to this Evidence Report provide a more detailed explanation of the evidence for some topics. The annexes can be accessed via links on the pages for individual topics. All annexes form part of this Evidence Report. Topics contained in annexes include:

- Linking the content of the Evidence Report with legislative requirements (Annex 1);
- Engagement on the Evidence Report and areas of agreement and dispute (Annexes 4 and 5);
- Implementation of FIFEplan (Annex 6);
- Living Well Locally in Fife (Annex 7);
- More detailed information on housing evidence and issues in Fife (Annexes 8 to 12); and
- Waste management in Fife (Annex 13).

1.26 The diagram on the next page illustrates this structure.

Part 1 - Introduction

- Introduction to the Evidence Report
- Involving others in preparation of Evidence Report
- Annex 1 – Meeting legislative requirements
- Annex 2 – List of data sources used in the Evidence Report
- Annex 3 – Matters required to be included in Evidence Report
- Annex 4: Summary of engagement during preparation of Evidence Report
- Annex 5: Summary of known areas of disagreement
- Annex 6: Implementing FIFEplan (Delivery Programme)

Part 2 - Fife-wide

- How Fife will need to change because of the climate and biodiversity emergencies
 - Climate change and carbon emissions in Fife
 - Biodiversity in Fife
- How past development has shaped how Fife is today
 - Living well locally in Fife
 - Data on past development
- The housing issues that need to be addressed across Fife within the lifetime of the Plan
 - Housing need and demand in Fife
 - Need for specialist housing including Gypsy and Traveller accommodation
 - Local Housing Land Requirement
 - Projected housing delivery as of 2023
- The infrastructure issues that need to be addressed across Fife within the lifetime of the Plan
 - Capacity of transport networks across Fife
 - Carbon emissions from transport
 - Utilities
 - Waste treatment
 - Digital infrastructure
- How Fife’s economy is performing and how resilient it is to the future
 - Overview of Fife’s economy
 - Community Wealth Building
 - Minerals in Fife
- Annex 7: Living Well Locally
- Annex 8: Housing Issues Introduction & Legislative Requirements
- Annex 9: Housing need in Fife
- Annex 10: Fife’s Local Housing Land Requirement
- Annex 11: Technical Paper on Local Housing Land Requirement
- Annex 12: Localised housing issues
- Annex 13: Waste management in Fife

7-areas of Fife

- How past development has shaped how [the specific area] is today
 - Issues for each area in transitioning to lower carbon development
 - Heritage and risks to historic assets
 - Quality of play spaces and open spaces
- How [the specific area] will need to adapt because of the climate and biodiversity emergencies
 - Flooding and coastal erosion
 - Water quality and scarcity
 - State of local habitats and biodiversity
- The housing issues that need to be addressed in North East Fife within the lifetime of the Plan (North East Fife only)
 - Issues surrounding short term lets, second homes and student accommodation
- The infrastructure issues that need to be addressed across [the specific area] within the lifetime of the Plan
 - Education provision
 - Healthcare provision
 - Leisure and sports facilities
 - Quality of play spaces and open spaces
 - Accessibility
- How [the specific area’s] economy performing and how resilient it is to the future
 - Provision of employment land
 - Issues for town centres, local shopping centres and retailing
 - Local tourism (not all areas)

Summary of Evidence Report

- Summary of issues and implications for Fife’s new Local Development Plan
- Site Assessment Criteria
- Introducing the Strategic Environmental Assessment

Involving others in the preparation of the Evidence Report

1.27 Fife Council has worked and engaged with many people and organisations in preparing this Evidence Report, including:

- A general survey seeking views on what works well, what does not, and what issues need to be tackled in resident's communities across Fife and a similar survey aimed at Fife's business community (details of the findings can be found under each locality in Part 3 of this Evidence Report);
- Specific engagement with Fife's disabled residents, Fife's young people, and Fife's Gypsy and Traveller communities on the issues that they face living in Fife (details of the findings can be found on the following pages of this Evidence Report);
- A more specific survey was carried out with some communities supporting work on three case studies on Living Well Locally in practice in different types of settlement in Fife. Workshops took place in six primary schools across Fife with children about what it means to Live Well Locally for them;
- Several workshops with Key Agencies and internal stakeholders looking at both Fife and specific localities in Fife seeking to identify issues from the evidence; and

- Workshops with children and young people and related survey with those groups and carers to support preparation of Fife's Play Sufficiency Assessment (details of the findings can be found on the following pages of this Evidence Report).

1.28 Engagement has also taken place with community Councils and Fife Council's Area Committees on the issues that have been identified in preparing this Evidence Report.

1.29 The feedback from this work is included in the relevant parts of this Evidence Report. The participation and engagement summary forms Annex 4.

1.30 Areas where there is known agreement and dispute identified through engagement are set out in Annex 5.

Links/Resources

- [Annex 4: Summary of engagement during preparation of Evidence Report](#)
- [Annex 5: Summary of known areas of agreement and dispute](#)

Engaging young people in the preparation of the Evidence Report

1.31 Between June and September 2022, Fife Council worked with Planning Aid Scotland (PAS) to engage with over 200 young people (16-25 years old) to better understand their perception of Fife.

1.32 Young people identified a lack of well-maintained facilities for outdoor play, such as play parks, as well as insufficient provision for indoor recreation and entertainment. Sport and leisure clubs are much desired facilities, as are other active entertainment options such as bowling, mini-golf, arcades, and skate parks. Frequency and reliability of public transport services were a concern, as was the lack of direct linkage for commonly travelled routes.

1.33 Young people across Fife report that their places do not have the general amenity infrastructure to support the population. Education and health facilities are said to be overcrowded. Many stated that they were living in a home that did not suit the needs of their family size, while others indicated that the provision of student accommodation was inadequate. Several participants referenced feeling left out in the development of new housing. Finally, the perception of safety was identified as an underlying issue that prevents young people from actively enjoying places.

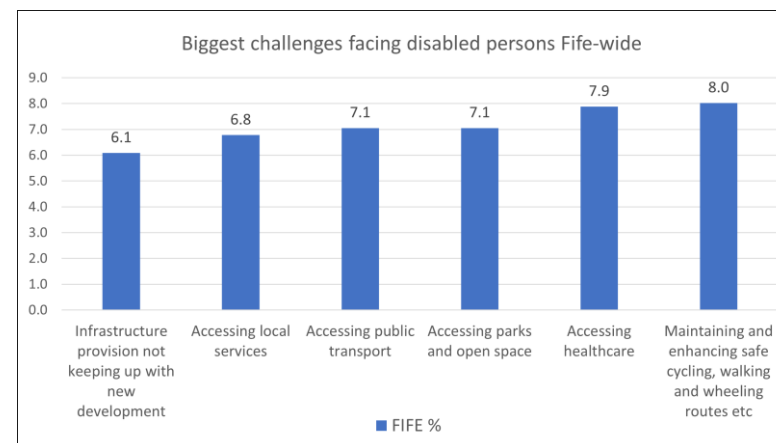


Links/Resources

- [Planning Aid Scotland \(PAS\) - Focus on Fife Report published \(2022\) Young Persons aged 16-25](#)

Engaging Fife's disabled residents in the preparation of the Evidence Report

- 1.34 In collaboration with Fife Centre for Equalities and Fife Council Communities Services, Fife Council Planning Services held an online survey to engage with disabled persons about access and place (February-March 2023). The survey results have been uploaded to the Evidence Report data sources pages (links below).
- 1.35 Maintaining and enhancing safe cycling, walking and wheeling routes and accessing healthcare were the two biggest challenges facing disabled persons across Fife. Parked cars on pavements are a real issue for a lot of individuals, even with the provision of dropped kerbs and there is not enough enforcement to ensure that they are kept clear.
- 1.36 Lack of mobility options for those with issues getting around, e.g. giving people small electric scooters. There is a lack of lighting in some areas which can cause anxiety and make people feel unsafe. There is a lack of walkable community spaces within newer housing developments for people to make new connections within their communities. Play areas are good however more accessible equipment is required.
- 1.37 Historical and listed sites, due to their status, have limited scope for change however it was suggested that minor adjustments should be permitted to improve accessibility. Community Centres are closing due to cuts/funding constraints. Cost of living is a huge barrier, people do not have the money to pay for memberships, one-off activities etc.



Links/Resources

- [Online survey results – City of Dunfermline Locality](#)
- [Online survey results – Cowdenbeath Locality](#)
- [Online survey results – Glenrothes Locality](#)
- [Online survey results – Kirkcaldy Locality](#)
- [Online survey results – Levenmouth Locality](#)
- [Online survey results – North East Fife Locality](#)
- [Online survey results – South & West Fife Locality](#)

Inviting communities to prepare Local Place Plans



Links/Resources

- [Invitation to create Local Place Plans | Fife Council](#)
- www.pas.org.uk/ruralfife

- 1.38 An invitation to develop Local Place Plans (LPPs) was issued in May 2022 through a range of channels including: contacting community councils; Planning Services' website; a news release; social media; Planning Services' e-newsletter, and; the e-newsletter of Fife Voluntary Action (an independent charity with links to community groups, voluntary organisations and social enterprises across Fife).
- 1.39 A deadline was set at January 2024 for submission of LPPs to guarantee that they would be in time to inform Local Development Plan preparation, but in November 2023 the submission deadline was extended until the end of June 2024 to allow communities time to finalise their LPP. As part of the invitation, an online form was created for interested groups and individuals to highlight their needs or information requirements. The feedback helped to create short advice notes to guide communities.
- 1.40 In September 2022 an information session offering groups the chance to talk through their issues and questions about LPPs. Using the presentation given at the session a video was created, which helps to explain what LPPs are and aims to help communities decide whether a LPP is right for their community.
- 1.41 Since the start of 2023 with funding from the Fife Rural Development Fund (funded by the Scottish Government), the Council arranged for Planning Aid Scotland to run in-depth training comprising seminars, mentoring and a 'cohort group' bringing community groups together to share their experience. Mentoring has focussed on rural areas due to the nature of the funding but there have been opportunities for community groups in urban areas to benefit from the wider training programme (www.pas.org.uk/ruralfife).
- 1.42 Support has also been available through the Climate Action Fife project to help develop climate informed LPPs in Fife.

2 Setting the Scene

Strategic Overview

2.1 Fife's new LDP is not being prepared in isolation. It supports and will help implement other national and local plans and strategies.

2.2 Together these strategies seek to help Scotland and Fife move towards net zero carbon emissions, protect against the impacts of the climate emergency, ensuring no community is left behind, whilst tackling inequalities and improving outcomes for all.

2.3 The Evidence Report sets out, in areas that planning can influence, where Fife finds itself now on the route to realising these national, regional, and local strategic objectives. It also sets out the broad issues that the new LDP will need to address if these objectives are to be met.

2.4 The findings of this Evidence Report, together with national, regional and local strategies will help to inform the strategy of the new Local Development Plan. This will ensure that the new plan both addresses the issues that Fife faces, and works towards realising the collective goals of national, regional and local strategies.

National strategies	Regional strategies	Fife strategies
<ul style="list-style-type: none">• National Planning Framework 4• National Transport Strategy• National Strategy for Economic Transformation• Infrastructure Investment Plan for Scotland 2021-26	<ul style="list-style-type: none">• Interim Edinburgh and SE Scotland Regional Spatial Strategy• Regional Prosperity Framework• SEStran Regional Transport Strategy• Tactrans Regional Transport Strategy• City Deal for Edinburgh and SE Scotland	<ul style="list-style-type: none">• Plan4Fife Local Outcome Improvement Plan• CLIMATE Fife• Local Economic Strategy• Fife Local Transport Strategy• Local Heat and Energy Efficiency Strategy• Fife Food Strategy

Figure 2.1 Examples of the national, regional, and local strategies that inform Fife's new Local Development Plan

3 Review of FIFEplan (2017)

3.1 Fife Council, as part of the preparation of the Evidence Report, should evaluate whether the previous plan has delivered on its outcomes, and allocations, identify any lessons learned for the preparation of the new plan, and consider the appropriateness of the previous spatial strategy.

3.2 FIFEplan, Fife's current LDP, was adopted in 2017. It was prepared in the context of the Council Plan objectives and corporate goals at that time. These are reflected in the LDP where each policy includes a reference to the Council Plan 2017 links (Growing a Vibrant Economy, Increasing Opportunity and Reducing Poverty and Inequality, Improving Quality of Life in Local communities, and Promoting a Sustainable Society).

3.3 Council objectives changed in during the life of FIFEplan and are now in the Local Outcome Improvement Plan – Plan4Fife 2017-17: Opportunities for All, Thriving Places, Inclusive Growth and Jobs, and Community Led Services.

3.4 These changes introduce some complexities in comparing the Council Plan 2017 objectives with those in the Plan4Fife but the two sets of corporate objectives have been mapped as a best fit.

3.5 A review of Plan4Fife in 2021 took account of how that plan was working combined with experience gained during the COVID-19 pandemic and recognised progress was not as fast as the Council would like. The review identified three key priorities for recovery and renewal, all supported by an overarching approach of community wealth building:

- leading economic recovery;
- tackling poverty and preventing crisis; and
- addressing the climate emergency.

These also map against the Council Plan objectives.

3.6 The extent to which these objectives have been met and to which FIFEplan policies and proposals contributed to meeting them cannot readily be established. It is reasonable to say that development proposals consistent with the plan have been part of delivering the plan and will have at least contributed to the 2017 objectives. Annex 6 is the full assessment in which the adopted FIFEplan policies have been assessed against their intended outcomes.

Council Plan 2017	Plan4Fife 2017-27	Plan4Fife 2021-24 review
Growing a Vibrant Economy	<ul style="list-style-type: none"> Inclusive Growth and Jobs 	<ul style="list-style-type: none"> Leading economic recovery
Increasing Opportunity and Reducing Poverty and Inequality	<ul style="list-style-type: none"> Opportunities for All 	<ul style="list-style-type: none"> Tackling poverty and preventing crisis
Improving Quality of Life in Local communities	<ul style="list-style-type: none"> Community Led Services Thriving Places 	<ul style="list-style-type: none"> Leading economic recovery Tackling poverty and preventing crisis Addressing the climate emergency
Promoting a Sustainable Society	<ul style="list-style-type: none"> Thriving Places 	<ul style="list-style-type: none"> Addressing the climate emergency

3.7 The spatial strategy items have been assessed to describe the status of proposals at the time of writing the evidence report under the headings of infrastructure, environment, place (including the strategic development areas), and movement.

3.8 The assessment finds the adopted FIFEplan is meeting its objectives. The long-term nature of the plan means delivery is ongoing and the strategy is steering decisions through the development management process and in informing corporate decisions. The strategic development proposals in

FIFEplan have often taken many years to gain traction, including periods pre-dating the plan, but steady progress has been made in most of these areas as described in this annex and the plan has supported investment decisions and funding applications such as the City Deals funding for the Dunfermline Northern Link Road.

3.9 The FIFEplan Action Programme has been updated as a Delivery Programme to meet new legislation. It provides information on:

- the status of each FIFEplan proposal (20% of proposals are complete, 15% in progress and 65% not started but including proposals with planning permission still to start).
- Employment land – 7.4% of LDP allocated employment land has been developed (total allocated employment land in FIFEplan (Employment Allocated Sites plus SDA/SLA employment land allocations amounts to 1,476.8 ha of which 109.1ha has been developed as proposed, and 96 ha has been developed for non-employment land uses).
- A commentary on house building from the latest agreed Housing Land Audit

3.10 Looking forward to the new Local Development Plan and the delivery of infrastructure through planning obligations there will be greater scrutiny on their use in the light of the UK Supreme Court decision ([Aberdeen City and Shire Strategic Development Planning Authority \(Appellant\) v Elsick Development Company Limited \(Respondent\)](#) (opens in new page)). The decision has informed subsequent appeals and

will be taken into account in the next iteration of planning obligations guidance and the new Local Development Plan.

- 3.11 The financial requirements within obligations policy or guidance will be considered ahead of the new Local Development Plan given pressures on public and private finances. This will include a further review of the assumptions underpinning the policy guidance, the scope of matters to be covered by planning obligations, the expectations for contributions to be made and the methodology that will be followed to establish this.
- 3.12 In addition to the review of planning obligations, the role of the housing land audit will be repurposed as a housing delivery audit to monitor the housing delivery pipeline for the new Local Development Plan.

Links/Resources

- [Annex 6 – Review of FIFEplan \(2017\)](#)

Part 2 – Fife-wide

4 Fife-wide evidence and issues



Introducing the Fife-wide part of the Evidence Report

This part of the Evidence Report covers the following topics. Each section includes a summary of the implications of the evidence for Fife's new Local Development Plan.

How Fife will need to change because of the climate and biodiversity emergencies

- Climate change and carbon emissions in Fife
- Biodiversity in Fife

How past development has shaped how Fife is today

- Living well locally in Fife
- Data on past development

The housing issues that need to be addressed across Fife within the lifetime of the Plan

- Housing need and demand in Fife
- Need for specialist housing including Gypsy and Traveller accommodation
- Projected housing delivery as of 2023

The transport and infrastructure issues that need to be addressed across Fife within the lifetime of the Plan?

- Capacity of transport networks across Fife
- Carbon emissions from transport
- Utilities
- Waste treatment
- Digital infrastructure

How Fife's economy is performing and how resilient it is to the future

- Overview of Fife's economy
- Community Wealth Building
- Minerals in Fife

Fife's population

- 4.1 Scotland's Census 2022 shows Fife's population is estimated to be 370,400. This is an increase of around 1% since 2011. Compared to mid-year estimates, the actual population has been overestimated by around 4,300 people.
- 4.2 Projections to 2028 show that the population is expected to decline, and Fife's age structure continues to change with fewer children and working age people than in 2011, and significant increases in its older population.
- 4.3 The number of Fife households has reached 169,600 and has increased at a faster rate than its population. This continues the trend for smaller numbers of people in each household.
- 4.4 Birth rates have been falling steadily for several years. Fewer children were born in Fife in 2020 than any other year since records began in 1855. There are more deaths than births each year. More people are projected to move to Scotland than leave each year, but beyond 2028 this will no longer offset the gap between births and deaths.
- 4.5 The more rural areas of North-East Fife and South & West Fife will see a slight increase and decrease, respectively. There are no rural areas in Fife where population decline is expected to be a significant issue.
- 4.6 The City of Dunfermline locality has seen its population grow for several decades, however, unlike other localities in Fife, its population is estimated to continue to increase.
- 4.7 The Glenrothes locality's population is expected to reduce the most in future years.



Figure 4.1 Summary of population statistics for Fife

Fife population projections (2018 based) for each broad age group from National Records of Scotland sub-national population projections 2018-based detailed datasets

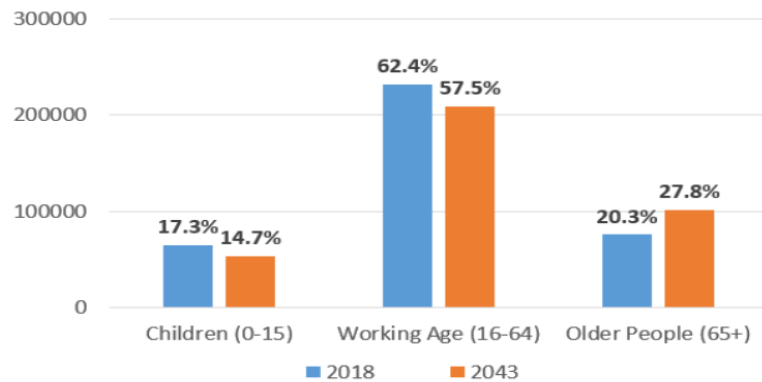


Figure 4.2 Population projections for Fife (2018 - 2043)

Links/Resources

- [Fife-Census-2022-Infographic.pdf](#)
- [Small Area Population Estimates: National Records of Scotland](#)

Deprivation in Fife

4.8 Fife has a varied socio-economic profile that mirrors that of Scotland under the Scottish Indices of Multiple Deprivation 2020.

4.9 As with previous indices, Fife's most deprived areas continue to be concentrated in Mid-Fife, across the Levenmouth, Kirkcaldy, Cowdenbeath, and Glenrothes localities. However, some areas are now showing as more deprived relative to other areas of Scotland compared to previous indices. It is also recognised that there are localised pockets of deprivation in even the most affluent areas of Fife, such as North East Fife.

4.10 23.2% of children in Fife (14,796 aged under 16) are living in relative poverty before housing costs. This is above 20.8% for Scotland. Relative poverty increased in Fife from 16.1% to 23.2% between 2015/16 and 2021/22.

4.11 Within Fife, child poverty remains highest in the Glenrothes, and Kirkcaldy and Cowdenbeath Constituencies, and lower in the North East Fife constituency.

Links/Resources

- [Scottish Index of Multiple Deprivation 2020](#)
- [Interactive mapping of Scottish Index of Multiple Deprivation](#)

How are Fife's most deprived datazones distributed across Areas?

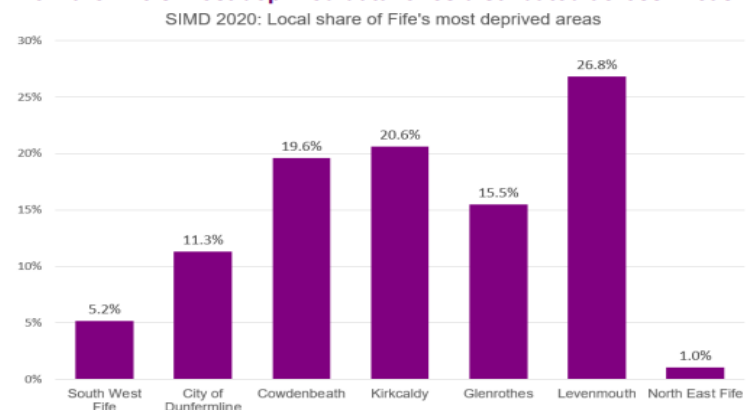


Figure 4.3 Deprivation across Fife's 7-localities

Table 4.1 Change in distribution of 20% most deprived datazones in Fife (2016 to 2020)

Area	2020	2016	Change
South and West Fife	5	5	0
City of Dunfermline	11	8	+3
Cowdenbeath	19	19	0
Kirkcaldy	20	23	-3
Glenrothes	15	16	-1
Levenmouth	26	23	+3
North East Fife	1	1	0
FIFE	97	95	+2

How is SIMD changing over time by Area?

Table 1: Area distribution of 20% most deprived datazones, showing change from 2016 to 2020

Area	No of datazones in 20% most deprived		Change
	2020	2016	
South and West Fife	5	5	0
City of Dunfermline	11	8	+ 3
Cowdenbeath	19	19	0
Kirkcaldy	20	23	- 3
Glenrothes	15	16	- 1
Levenmouth	26	23	+ 3
North East Fife	1	1	0
Fife	97	95	+ 2

Figure 4.4 Change in levels of deprivation in Fife's 7 localities (2016 - 2020)

Public health and wellbeing in Fife

4.12 Fife has adopted the Scottish Government Public Health priorities which reflect the most pressing health and wellbeing concerns which we should focus on over the next decade to improve the health and wellbeing of the population. They focus on the upstream determinants of health which are shared 'risk factors' for many of the leading causes of poor health and wellbeing in Fife (DPH annual report 2020-2021).

4.13 There is increasing awareness of the relationship between place and health and wellbeing in areas such as greenspace, play, and physical activity. Land use planning can assist in creating environments which lend themselves to healthier, more resilient communities and, in doing so, improve individual wellbeing. The Director of Public Health's Report 2023 states that addressing structural issues such as housing and environment will help create positive places for families now and for the next generation (DPH annual report 2023).

4.14 The ScotPHO profiling tool is the main source of health data at Fife area (locality) and Neighbourhood level (intermediate zone). It shows that in Fife, over the last fifteen years, the health inequality gap in life expectancy has widened. Men in the most affluent areas of Fife will live, on average, 13.9 years longer (it was 10.7 years) than men in the most deprived areas, while for women the difference is 10 years (was 6.3 years).

4.15 The community map of vulnerability identifies neighbourhoods with poorest outcomes where they might benefit from a neighbourhood action plan.

4.16 The Map of community vulnerability (Figure 6) is from the Community Planning Outcomes Profiling Tool. The tool identifies neighbourhoods with poorest outcomes.

4.17 Health data from NHS Fife and Public Health Scotland is available and is used by the health agencies to prioritise land both for specialist and community health facilities and support in different localities and communities. Housing and transport links also play an important role in addressing health needs. The Evidence Report provides some information on health for each of the localities.

Links/Resources

- [KnowFife Briefing - Census 2022](#)
- [Small Area Population Estimates: National Records of Scotland](#)
- [Scottish Index of Multiple Deprivation 2020](#)
- [Interactive mapping of Scottish Index of Multiple Deprivation](#)
- [ScotPHO profiling tool](#)
- [Director of Public Health Report 2023 | NHS Fife](#)
- [Fife Health and Social Care Locality Profiles](#)
- [Know Fife Community Profiles](#)
- [Fife Health and Social Care Partnership Strategic Plan 2023- 2026](#)

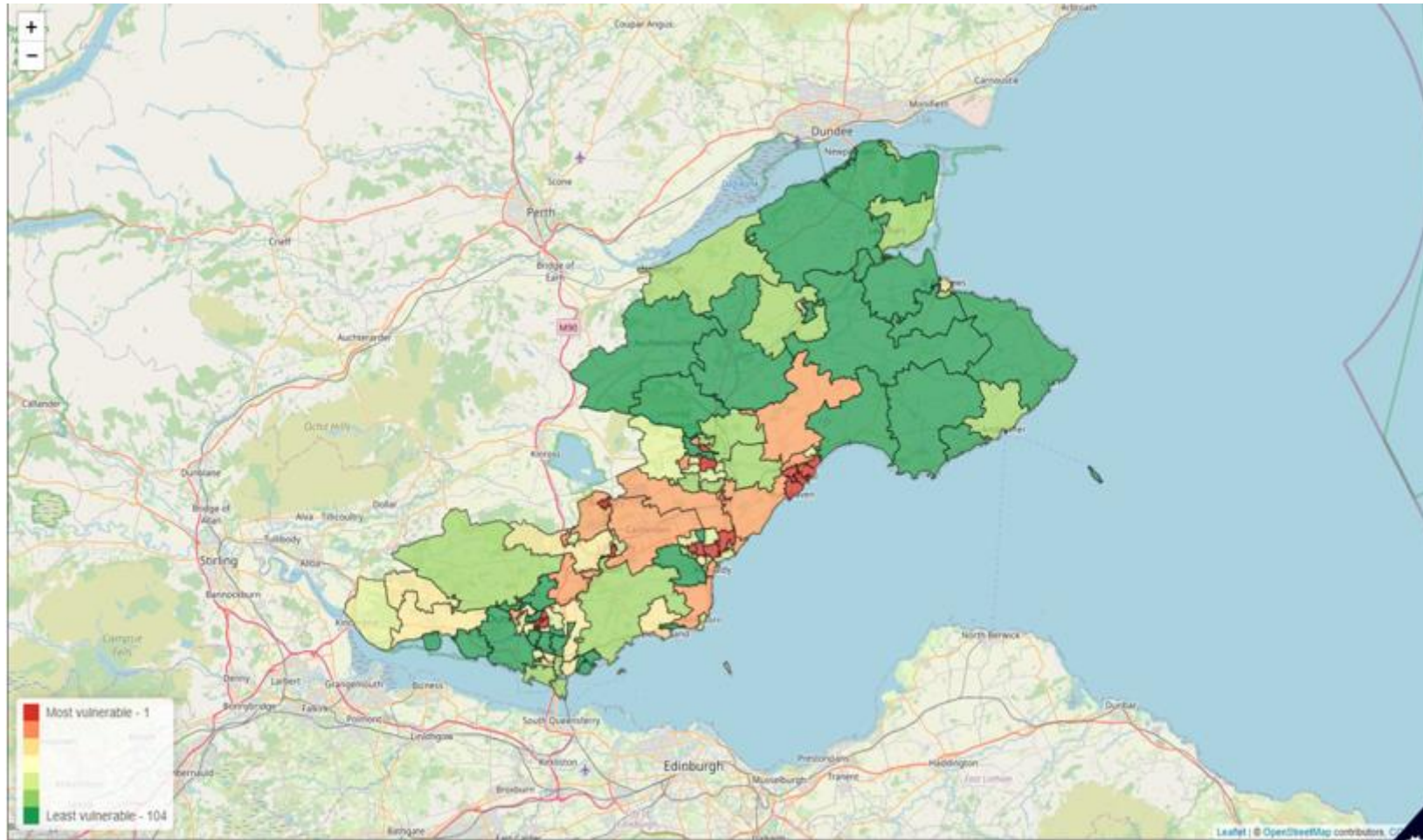


Figure 4.5 Map of community vulnerability

Implications for Fife's new Local Development Plan of Fife-wide evidence on population, social inequality and public health

- 4.18 Projections to 2028 show that the population is expected to decline, and Fife's age structure continues to change with fewer children and working age people than in 2011 and significant increases in its older population. However, this masks differences across Fife; for example, the City of Dunfermline locality is expected to see an increase in its population.
- 4.19 Health and economic outcomes vary considerably across Fife. Parts of Mid-Fife are amongst the 20% most deprived areas in Scotland with corresponding poor health outcomes. Conversely, other areas in Fife are amongst the least deprived in Scotland. This will have implications for the overall strategy of the new Local Development Plan.
- 4.20 Engrained deprivation impacts on individuals and communities. It also adds costs to the public purse and places strains on social and community infrastructure such as health facilities and education. Planning decisions can influence the look of an area and help to improve pride in local environments and how people feel about their area. Planning outcomes can also support job creation to improve the people's life and economic prospects. These decisions and the policies they are based on need resources and effective co-ordination across agencies supporting economic and social strategies.
- 4.21 The new Local Development Plan offers an opportunity to provide the spatial planning basis for community initiatives to address these issues and support the Local Outcome Improvement Plan.
- 4.22 Fife Council will continue to work closely with NHS Fife and other relevant stakeholders to promote the creation of healthy places, including but not limited to acknowledging locations of concern for suicide as stated in NPF4.
- 4.23 Joint working with health agencies should identify the health and social care services and infrastructure needed in the area, including potential for co-location of complementary services.

How Life will need to change because of the climate and biodiversity emergencies



4.24 Fife faces twin emergencies:

- a changing climate is accelerating the rate of biodiversity loss; and
- a decline in biodiversity is exacerbating climate change.

4.25 Both raise significant issues that will need to be addressed in Fife's new Local Development Plan.

4.26 Fife Council declared a climate emergency in 2019 and along with the rest of Scotland is working to be carbon neutral by 2045, as well as assisting communities in becoming more resilient to the impacts of climate change.

4.27 As a result of climate change, Fife is predicted to experience warmer, wetter winters, dryer summers, and more extreme weather. The effects of this are shown on Figure 4.6 which shows how Fife will need to plan for a range of future climate change impacts, including rising sea levels, and increased risks of flooding.

4.28 Water scarcity has been an issue in Fife, as recorded by SEPA's water scarcity reports.

Links/Resources

- [Climate change challenges in Fife](#)
- [Climate change background paper](#)
- [SEPA flood maps](#)
- [Dynamic Coast 2 mapping](#)
- [SEPA water scarcity web-pages](#)
- [Fife Strategic Flood Risk Assessment](#)

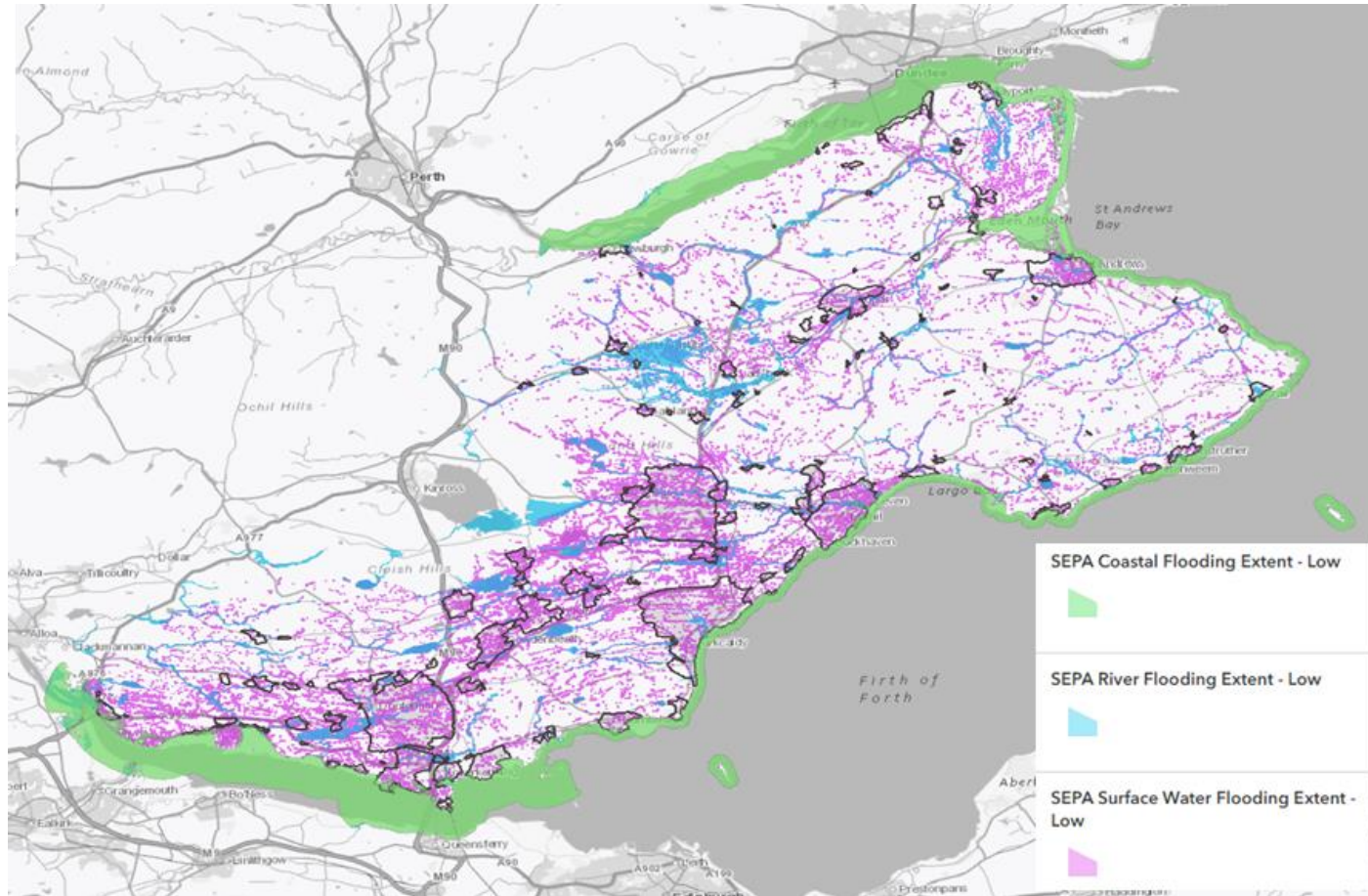


Figure 4.6 [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#) – Source: SEPA flood maps, Dynamic Coast 2 and SEPA geomorphic risk buffer data

*Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. **It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.***

Caveat for use of Dynamic Coast maps. The Dynamic Coast maps should not be used to assess coastal risk to individual properties.

Biodiversity emergency

4.29 Climate change, along with loss of land to urbanisation, industrialisation, and agriculture, has resulted in a significant loss of biodiversity in Fife and continued local action is required to protect, conserve, restore, and enhance biodiversity. This notwithstanding, Fife has a wide variety of natural assets and existing nature networks, and many opportunities have been identified in Fife's updated green and blue network audit to restore and regenerate biodiversity across Fife.

4.30 There are no comprehensive records for the existence (or absence) of species in Fife; however, loss of biodiversity in the area can be illustrated by absence and presence records for water voles, which show how the number of recorded sightings have fallen.

4.31 An audit has been carried out of green and blue networks across Fife, this identifies key assets and opportunities for enhancing the network. The audit also includes information on ecosystem services provided by nature. The audit is presented in a [storymap](#) with detail in an [interactive map](#) and a series of settlement reports. Fife has been part of a pilot for Scottish Government and NatureScot which mapped nature networks - this information is included on the [Green and Blue Networks and ecosystem services interactive map](#) the intention is to carry out additional work which looks in more detail at nature network opportunities in Fife to inform the new Local Development Plan. Fife Council is also in the process of updating the existing Fife Forestry and Woodland Strategy. The updated strategy should be in place to inform the next

stage of the new Local Development Plan (the proposed plan).

Links/Resources

- [Fife Local Biodiversity Action Plan](#)
- [Draft Framework for 30x30 in Scotland](#)
- [Draft Framework for Nature Networks in Scotland](#)
- [State of Nature report](#)
- [Water Vole Presence records – Fife Nature](#)
- [Water Vole survey absence records – Fife Nature](#)
- [Interactive map – Fife's Green and Blue network and ecosystems services](#)
- [Fife Green and Blue Network Audit Storymap](#)

Scotland abundance indicator (352 species)

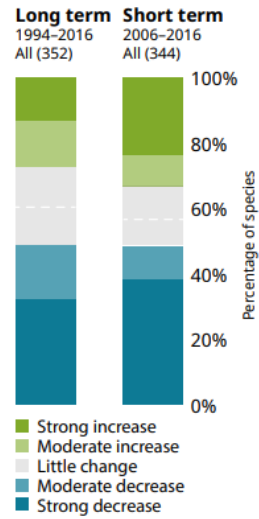
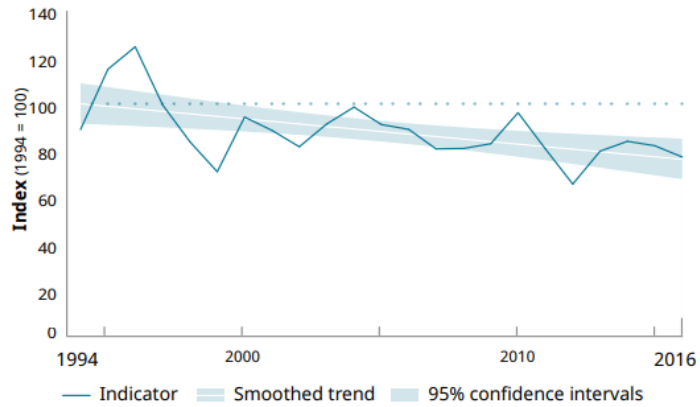


Figure 4.7 Abundance of species in Scotland (1994 - 2016)

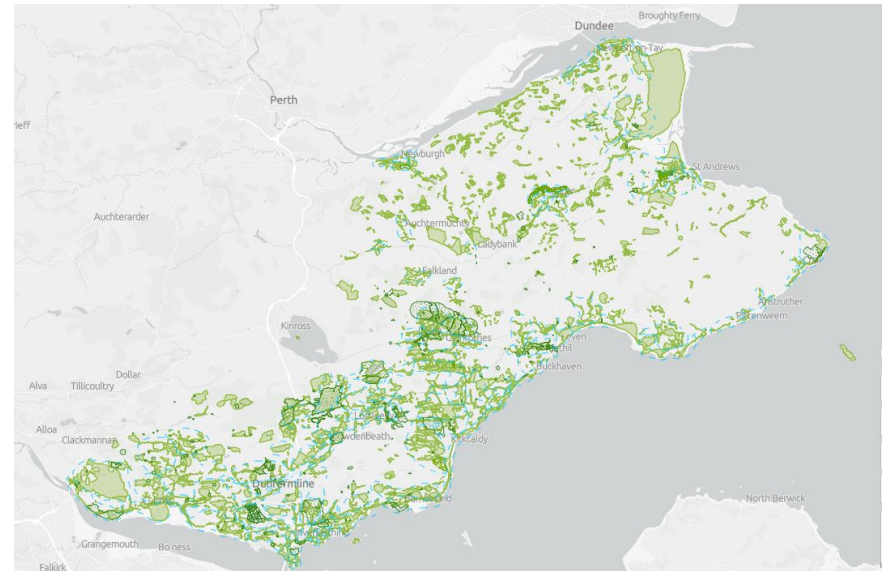


Figure 4.8 Example image from the [2023 Green and Blue network audit interactive map](#)

Climate emergency

- 4.32 There has been progress on reducing greenhouse gas emissions in Fife. However, much of this has been through changes such as decarbonising the electricity grid. Much more needs to be done to meet the net zero 2045 target.
- 4.33 There are three significant areas of existing emissions – industrial, domestic, and transport – which provide a challenge for the Local Development Plan to address.
- 4.34 New development needs to avoid adding to existing emissions, and support changes to help the existing places decarbonise such as through new energy infrastructure.
- 4.35 The need to think about whole-life greenhouse gas emissions will impact both on design and location of development.
- 4.36 Locally specific issues including flood risk are set out in the sections of the Evidence Report on each of Fife’s seven localities.

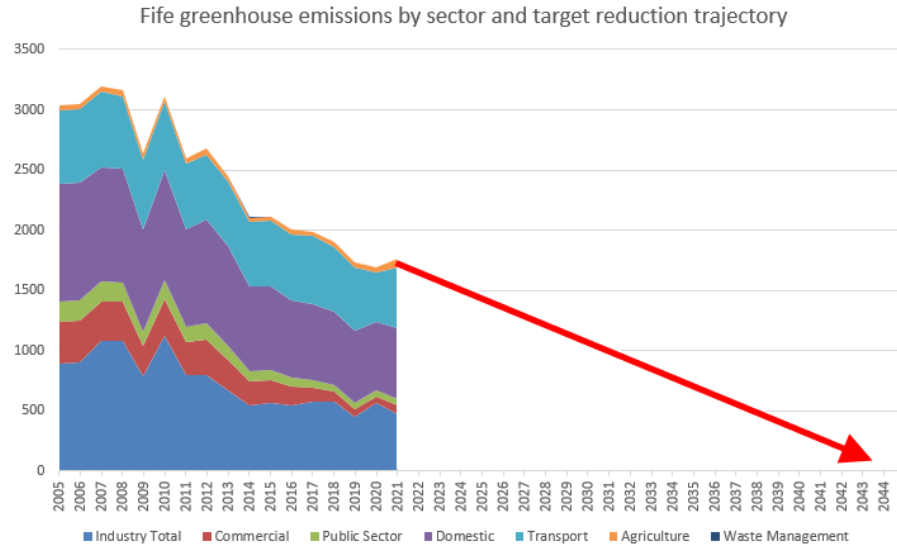


Figure 4.9 Local Authority territorial carbon dioxide (CO₂) emissions estimates within the scope of influence of Local Authorities (Source: [UK local authority and regional greenhouse gas emissions national statistics: 2005-2021](#))

Links/Resources

- [CLIMATE Fife](#)
- [UK local authority and regional greenhouse gas emissions national statistics: 2005-2021](#)

Implications for Fife's new Local Development Plan of Fife-wide evidence on the climate and biodiversity emergencies

4.37 Across Fife, there are many challenges in adapting to climate change and cutting carbon emissions to net zero by 2045.

4.38 It is predicted that Fife will experience warmer, wetter winters and increased frequency of extreme weather events, all increasing the risk of flooding across Fife.

4.39 There are some gaps between the existing green and blue made up of paths, spaces, and features within Fife. Preservation and enhancement of these networks, including addressing connectivity issues, will be key to support the planning and delivery of sustainable places within Fife.

4.40 Fife has a diverse mix of habitats which support a wealth of wildlife including various European Protected Species. It will be essential to safeguard these priority habitats and species to combat biodiversity loss and promote nature recovery.

4.41 Land use and planning policy measures to address the issues raised by climate change and biodiversity loss require the new Local Development Plan to embed within its development site appraisal process an assessment of the likely impact on impact of proposed new development. This means updating the site assessment methodology and developing a toolkit to measure carbon and climate impact. Collaboration with similar work nationally will be pursued where it exists.

4.42 Other measures that the new Local Development Plan may need to consider to address and adapt to the impacts of the climate and biodiversity emergencies include:

- Designing and laying out new developments to minimise impact on existing homes, businesses, and assets, and to provide shelter from weather extremes;
- Assessing the potential for woodland planting to offset climate impact and minimise water run-off (which may require additional local policies);
- Setting out further guidance to those applying for planning permission to advise on the information needed to identify the information needed to support planning applications on including publish guidelines and principles to show how the LDP can protect, conserve, restore, and contribute to biodiversity in line with the mitigation hierarchy; and
- Reviewing the policy guidance and principles applying to coastal areas which have experienced storm damage and flood risk, noting a strong presumption by Scottish Government that engineering solutions to protect areas at risk are no longer appropriate.

How past development has shaped how Fife is today

4.43 Fife faces the twin challenges of reducing carbon emissions to achieve net zero emissions by 2045, and still meeting need for new development (which intrinsically produces more carbon emissions).

[Local Living and 20 Minute neighbourhood interactive map](#)

4.44 The Scottish Government advocates local living, including 20-minute neighbourhoods within settlements to help address this. In Fife, this has been called *Living Well Locally* – the concept of providing people with the opportunity to meet most of their daily needs within a reasonable distance of their home, either on-foot/wheelchair, or by bike. This reduces the need to travel which in turn cuts down on private car usage and the consequent need for more road infrastructure.

4.45 In an area like Fife with a mixture of larger and small towns and more rural areas with smaller settlements there are challenges in rolling out Living Well Locally.

4.46 We have developed high-level interactive mapping showing the locations of key services and facilities across Fife and plotting related walking/cycling distances. In addition, three qualitative case studies have been carried out to look in detail at the access to services in facilities in three locations in Fife, an urban area, a rural cluster and a more remote rural area.

4.47 Further details of issues at a local level are set out in the Evidence Report sections reporting on the each of Fife's seven localities. Annex 7 provides more information on Local Living and 20 minute Neighbourhoods in Fife.

4.48 The low density of housing typically built on the edges of settlements impacts on the viability of providing new services to these areas and their layout in the form of culs-de-sac, for example, often results in a lack of permeability in the layout of the housing which increases walking, wheeling, and cycling travel distances. Less frequent bus services to these areas exacerbates the issue.

4.49 Closures of public services and their consolidation in fewer locations has reduced local provision of services in some areas.

4.50 Most rural areas in Fife have poor access to public transport and more limited access to services and facilities. In some areas clusters of villages share services between them (such as in the west Howe of Fife). It is not possible to provide easy walking and cycling distances to all everyday services and facilities in rural areas so there will be some reliance on private vehicles. However, providing safe and attractive active travel routes from more rural settlements to larger neighbours would make walking and cycling slightly longer distances more attractive.

4.51 The viability of providing additional services and facilities in rural areas is challenging and locating services strategically to serve a group of settlements would be important.

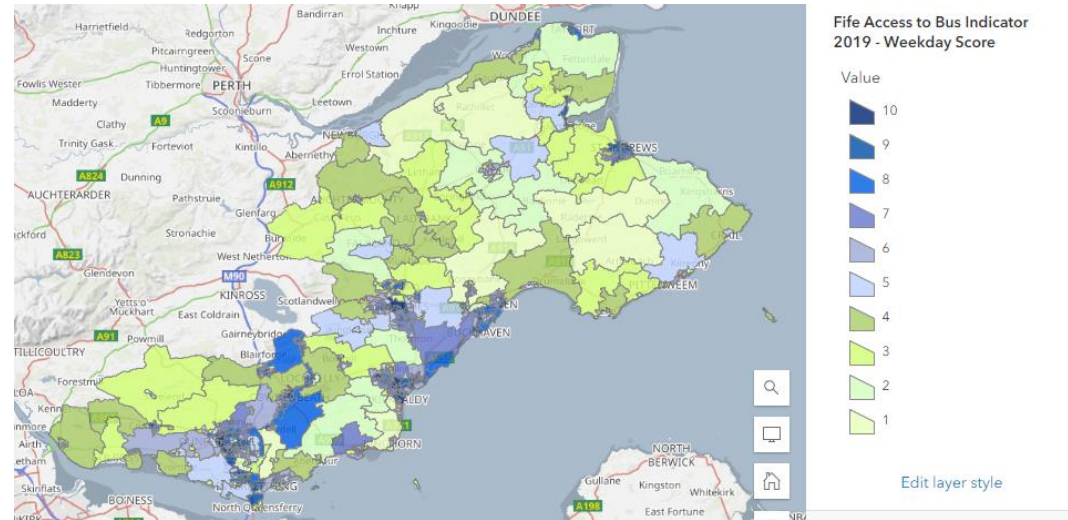


Figure 4.10 Map showing the [weekday accessibility to buses in Fife](#). Source: [Scottish Government Bus Accessibility 2019](#)

4.52 A place quality assessment of all the town centres and key local centres in Fife was carried out in summer 2023. Some centres such as Dunfermline and Kirkcaldy have been impacted by infrastructure such as large roads which have cut through the historic street patterns, creating a barrier to pedestrian movement resulting in buildings and structures which do not present active or attractive frontages. The centre of Glenrothes was designed around an internal shopping street with access by car given priority; as a result, pedestrian access is often circuitous, and the active streets are hidden and privately owned. It is, nevertheless, considered to be to be one of Scotland's most resilient town centres.

4.53 The overall quality of place in many settlements has been reduced by poor long-term maintenance and lack of investment over the years as economic pressures have impacted in investment and spending decisions. Most of the centres assessed retain their historic centres and traditional buildings; however, in some towns, such as Cowdenbeath and Lochgelly, many of these buildings have been significantly altered impacting on the appearance of the historic core. The Council has, however, made economic interventions in both towns – Cowdenbeath being shortlisted for a high street award and Lochgelly winning the most improved town award.

4.54 St Andrews, Burntisland, Dunfermline and Anstruther was found to have the highest quality of place in Fife with good quality, well maintained public spaces, greenspace and buildings in their centres and attractive landscape settings and approaches.



Cowdenbeath High Street – showing the impact on place quality of unsympathetic changes to traditional buildings. Source Google Streetview

Links/Resources

- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Living Well locally case study - Cowdenbeath](#)
- [Living Well Locally case study – West Howe Area](#)
- [Living Well Locally case study – Saline and Steelend](#)
- [Stories of Fife's Places site visit summary report summer 2023](#)
- [Stories of Fife's Places site visit assessment sheets summer 2023](#)
- [Fife centres retail value assessment summaries summer 2023](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

Implications for Fife's new Local Development Plan of Fife-wide evidence on the evolution of Fife's places

4.55 The application of national planning policy on Living Well Locally through Fife's new Local Development Plan may require changes to the strategic approach applied by FIFEplan. There will need to be an increased focus on new development being centred around access to services by sustainable means, which is reflected in the site assessment criteria in section 13.

4.56 Consideration will also need to be given to how to plan for Fife's town and local shopping centres to increase their resilience and reduce their vulnerability to changes in shopping patterns and the accessibility of other retail and leisure opportunities. This may include a gradual changing of role of town centres seeing more facilities and services for local residents, supporting the Living Well Locally approach.

The housing issues that need to be addressed across Fife within the lifetime of the Plan

Introduction to housing in Fife

4.57 Since its adoption in 2017, FIFEplan has resulted in the delivery of 7,857 homes up to 2021/22 across Fife with the Dunfermline and West Fife Housing Market Area (HMA) consistently delivering the highest level of completions.

4.58 The Dunfermline and West Fife HMA is a strong market given the services and facilities of Scotland's newest city. Its proximity and good transport connections to Edinburgh, and the offer of more affordable family housing north of the Forth, are additional key attractors to those settling in Dunfermline.

4.59 Some marketability challenges lie in the adjacent Kirkcaldy, Glenrothes and Central Fife HMA. These relate to pockets of deprivation which result in some areas being less attractive to the private sector housing building industry. In addition, the mining legacy of these areas can increase build costs due to greater land stabilisation costs. However, as the data illustrates, in recent years, the level of house completions, compared to other areas of Fife, has been increasing.

4.60 The HMAs of North-East Fife (the remaining HMAs) continue to be a very popular location to live. However, due to its rural nature and many small settlements which have traditionally grown around fishing and agriculture, fewer opportunities for house building (especially at scale) exist. This is reflected in the existing LDP allocations and housing completions data. The popularity of North-East Fife as a place to live, coupled with the fewer development opportunities, create affordability challenges.

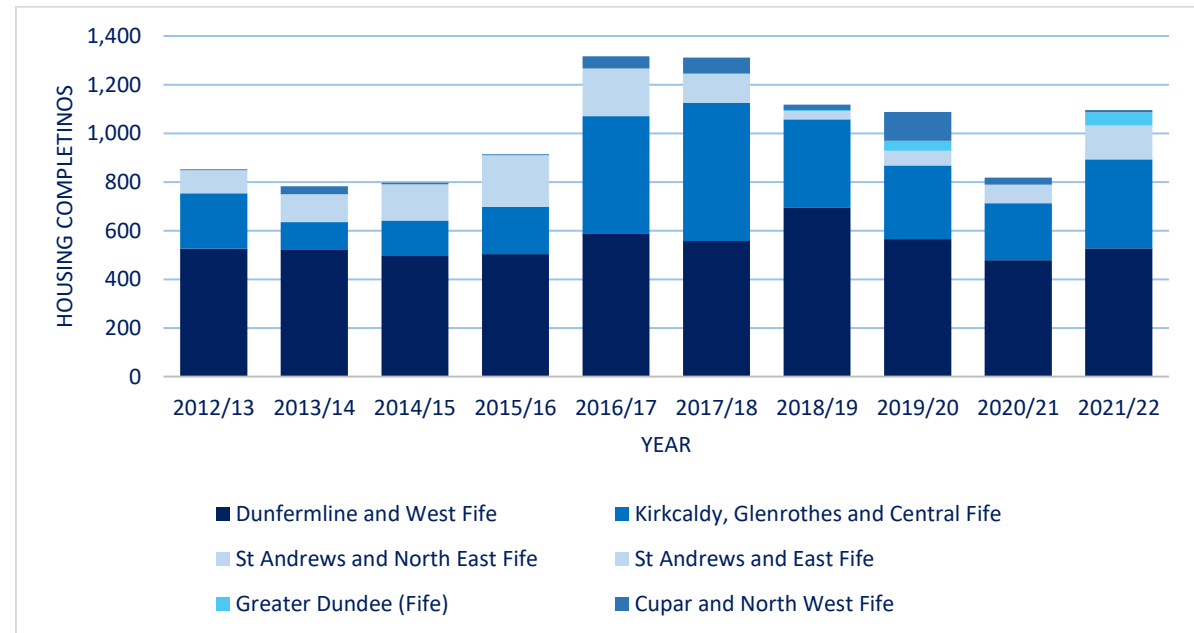


Figure 4.11 Completions on sites of capacity greater than 4 units Source: Fife Council - House Completions Surveys and BSS data ([Fife Housing Land Audit 2022](#))

4.61 As the topic of housing is a wide-ranging subject, it has been broken down into three sections, each with a supporting Annex:

- Housing Need (including existing and future general need and specialist housing needs);
- Local Housing Land Requirement (setting Fife's Indicative Local Housing Land Requirement)¹; and
- Localised Housing Issues (including empty homes, second homes, short term lets and houses in multiple occupation).

4.62 The following pages provide high-level evidence and the analysis of housing data for Fife. Further detail can be found in the links to the appendices on this and future pages.

Links/Resources

- [Fife Housing Land Audit 2022](#)
- [Annex 8: Housing Issues Introduction & Legislative Requirements](#)
 - [Annex 9: Housing Need](#)
 - [Annex 10: Local Housing Land Requirement](#)
 - [Annex 11: Local Housing Land Requirement Technical Paper](#)
 - [Annex 12: Localised Housing Issues](#)

¹ A technical paper that outlines how the Indicative Local Housing Land Requirement has been calculated has also been prepared to support the Local Housing Land Requirement topic paper as [Annex 11](#).

Housing need in Fife

4.63 The combined Housing Need and Demand Assessments (HNDAs) for Fife indicate 2,392 households are in existing housing need and require social rented housing to meet that need.

4.64 This existing need figure informed a range of HNDA scenarios from 'strong growth' through to 'no growth' in income, house prices and rents. The preferred scenario for Fife was agreed as 'steady growth' where 470 new homes are required per annum over a 20-year period (see tables on next page). This comprises of 253 (54%) affordable homes and 217 (46%) market homes.

4.65 For housing supply purposes in Fife, the estimates are examined over a 10-year period from 2021-30 as it is anticipated existing need will be cleared during this timeframe (7 years clearance in South East Scotland, 5 years clearance in Tayside). Between 2021-2030, it is estimated that 673 new homes will be required on an annual basis in accordance with the HNDA steady growth scenario. This comprises of 401 (60%) affordable homes and 272 (40%) market homes (see tables on next page).

4.66 Within the HNDA, housing estimates have been disaggregated down to Housing Market Area level in Fife. The combined affordable and market estimates are shown in five-year bands on the tables on the following pages along with the disaggregated estimates by tenure, over a 10-year period by HMA.

4.67 Further details on housing need and associated issues can be found in Annexes 8-12. This housing need is fed into the Local Housing Land Requirement calculation.

Table 4.2 Households in need by Housing Market Area

Households	Fife (West & Central)	Fife (North)	Fife Total
Homeless/ housing insecurity	1,246	485	1,731
Both overcrowded and concealed	171	157	328
Requiring specialist housing	263	70	333
Total existing need	1,680	712	2,392

Links/Resources

- [Annex 9: Housing Need](#)
- [Local Housing Strategy | Fife Council](#)
- [South East Scotland HNDA3](#)
- [Tayside HNDA3](#)
- [Fife SHIP 2023/24 - 2027/28](#)
 - [Fife Wheelchair Specialist Housing Study](#)
- [PAS Gypsies & Travellers Engagement](#)

Table 4.3 20 Year HNDA Housing Estimates for Steady Growth Scenario in Fife

Steady Growth Scenario	2021 - 2025	2026 - 2030	2031 - 2035	2036 - 2040	20 Year Total	20 Year p.a.
Social rent	489	153	58	48	3,738	187
Below market	102	58	56	47	1,316	66
Private rent	140	68	59	43	1,551	78
Owner occupied	213	123	122	102	2,796	140
Total p.a.	944	402	295	239	9,401	470
Affordable p.a.	592	211	114	95	5,054	253
Market p.a.	352	191	181	145	4,347	217

Table 4.4 10 Year HNDA Housing Estimates by Steady Growth Scenario and Housing Market Area

Housing Market Area	St Andrews and North-East Fife	Cupar and North-West Fife	Dunfermline and West Fife	Kirkcaldy, Glenrothes & Central Fife	Fife Total & % tenure split
Affordable p.a 2021-30	55	42	135	170	401 (60%)
Market p.a 2021-30	27	23	110	111	272 (40%)
Total p.a. 2021-30	82	66	245	280	673

Housing need – specialist housing

4.68 The challenge for the new Local Development Plan is not simply allocating sufficient supply to meet the Local Housing Land Requirement, but also addressing Fife-wide issues of affordability and meeting the housing needs of older people, the Gypsy/Traveller community and those in further/higher education. Table 6 provides a high-level summary of need and/or existing gaps. Further detail and analysis of specialist need can be found in Annex 9 - Housing Need.

4.69 The Scottish Government's draft budget announcement in December 2023 stated that Councils should expect a cut of 26% to the support for their Affordable Housing Programmes. This will have a negative impact on the number of new affordable houses Fife Council and the Fife Housing Association Alliance can provide to support homelessness needs and how quickly affordable housing need backlog can be addressed.

4.70 Fife Council has committed to building a further 1,250 Council houses in Fife over the next five years, as part of the Affordable Housing Programme. Since 2012, Fife has had one of the largest social house-building programmes in Scotland and even the UK, delivering 7,400 houses. Fife's ability to keep building is at risk if this proposed cut is applied to the Affordable Housing budget.

4.71 In January 2024, Fife Council sought urgent support from the Scottish and UK governments to mitigate housing pressures in Fife. Failure to take urgent action will lead to Fife

Council having no alternative than to declare a Housing Emergency.

Links/Resources

- [Annex 9:Housing Need](#)
- [Local Housing Strategy | Fife Council](#)
- [South East Scotland HNDA3](#)
- [Tayside HNDA3](#)
- [Fife SHIP 2023/24 - 2027/28](#)
- [Fife Wheelchair Specialist Housing Study](#)
- [PAS Gypsies & Travellers Engagement](#)

Table 4.5 Need for specialist housing in Fife

Specialist Housing Type	Provision	Need / Gap	Source
Accessible housing	22% of households say their home is accessible to a wheelchair user visiting the property	2,689 accessible homes required across private and social housing tenures	Wheelchair & Accessible Housing Study including household survey 2022. Carried out by Arneil Johnston consultants
Wheelchair housing	1% of homes are wheelchair adapted housing	612 wheelchair homes required across private and social housing tenures	Wheelchair & Accessible Housing Study including household survey 2022. Carried out by Arneil Johnston consultants
Adapted housing	18.5% of homes have adaptations / 35% of social housing	2% of homes require adaptations / 8% in social housing. Low level of adaptations in private housing	Scottish House Condition Survey 2017-19
Non-permanent housing	969 households in temporary accommodation Around 4,181 purpose-built student bedspaces in St Andrews for 10,360 students	2,502 households presenting as homeless Identified need for around 1,000 additional bed spaces in St Andrews	Fife Council April 2021-March 2022 University of St Andrews
Supported provision	1,106 sheltered 387 very sheltered 237 community alarm	1,093 households requiring sheltered housing (nil points excluded)	Scottish Housing Regulator 2020-21 Fife Housing Register February 2022
Care and support for independent living at home	5% of households have one or more members receiving care	Low provision of care services in private housing	Scottish House Condition Survey 2017-19
Site provision	50 pitches for Gypsy/ Travellers across 3 sites	Site improvements required / underway	Fife Council February 2022

Local Housing Land Requirement

4.72 As [Annex 10](#) illustrates, the indicative Local Housing Land Requirement (LHLR) is ambitious, and evidence based. The evidence used to calculate the LHLR builds upon Fife's two Housing Need and Demand Assessments (HNDAs) and the two Minimum All Tenure Housing Land Requirement (MATHLR) figures for Fife defined by National Planning Framework 4. In addition, the Local Housing Strategy's Housing Supply Targets 2022-27 have been examined.

4.73 The calculation of the requirement includes the use of primary data for existing concealed and overcrowded need to uprate the HNDA tool defaults (that is, recalibrate the default settings to take account of Fife's research-based needs) and reflect wider need. This has informed the uplift, or increase in number, to be applied to the MATHLRs to define the LHLR and more accurately reflect existing need.

4.74 Further details on the Local Housing Land Requirement can be found in Annexes [10](#) and [11](#).

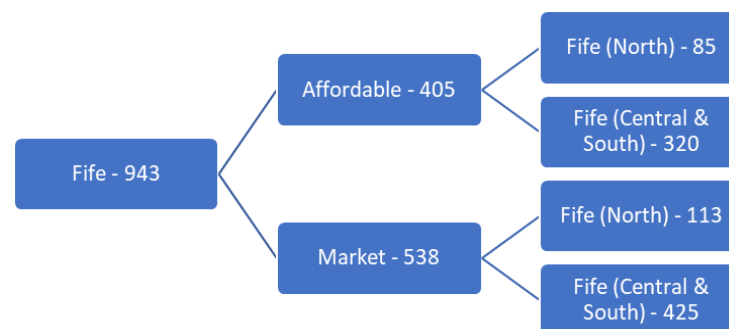


Figure 4.12 Local Housing Land Requirement per annum by tenure and area – Across the 10-year lifetime of the new LDP, 9,430 homes need to be built in Fife

4.75 The indicative 10-year Local Housing Land Requirement meets the Scottish Government's expectation by exceeding NPF4's 10-year Fife Minimum All Tenure Housing Land Requirement by 2,130 additional units (230 Fife (North) and 1,900 Fife (Central & South)). This represents an approximate 29% increase over the Fife-wide MATHLR.

4.76 This increased requirement reflects the additional analysis of primary data which reflects a wider housing need than that of the MATHLR (as discussed in the accompanying technical paper) and better reflects the past completions over the last 10 years than the MATHLR.

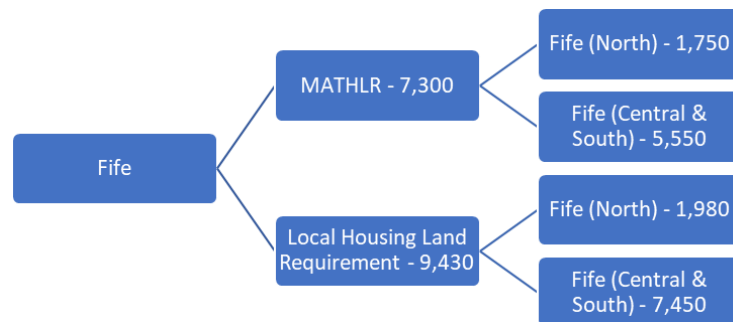


Figure 4.13 10 Year MATHLR vs 10 Year Local Housing Land Requirement

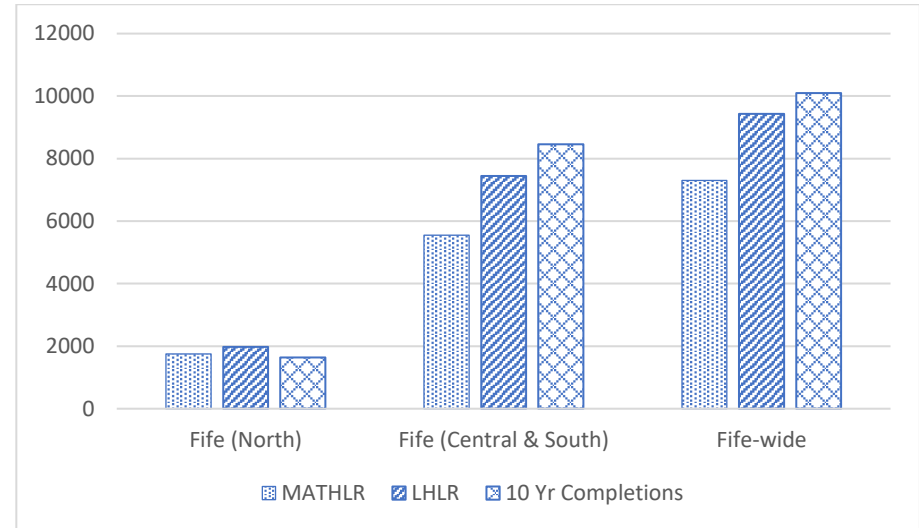


Figure 4.14 Ten Year Local Housing Land Requirement in Context of 10 Year MATHLR and Last 10 Years' Completions

Links/Resources

- [Annex 10: Local Housing Land Requirement](#)
- [Annex 11: Local Housing Land Requirement Technical Paper](#)
- [Local Housing Strategy | Fife Council](#)
- [South East Scotland HNDA3](#)
- [Tayside HNDA3](#)
- [Fife Housing Land Audit 2022](#)

The New LDP and the Local Housing Land Requirement

4.77 However, the new Local Development Plan is not starting with a blank canvas though. Homes are already planned and being delivered under the existing LDP (FIFEplan). Fife's 2022 housing land audit programmes shows that 15,296 homes are expected to be built across Fife over the next 10 years.

4.78 Existing sites which have no planning permission will be reassessed through the new LDP. Therefore, these sites will not automatically roll forward to the next LDP but will be assessed alongside any new sites promoted for development. This reassessment will include implementing the avoidance principle of NPF4 Policy 22 in relation to flooding. New climate change and flooding data could make some previously acceptable sites now undevelopable.

Links/Resources

- [Fife Housing Land Audit 2022](#)

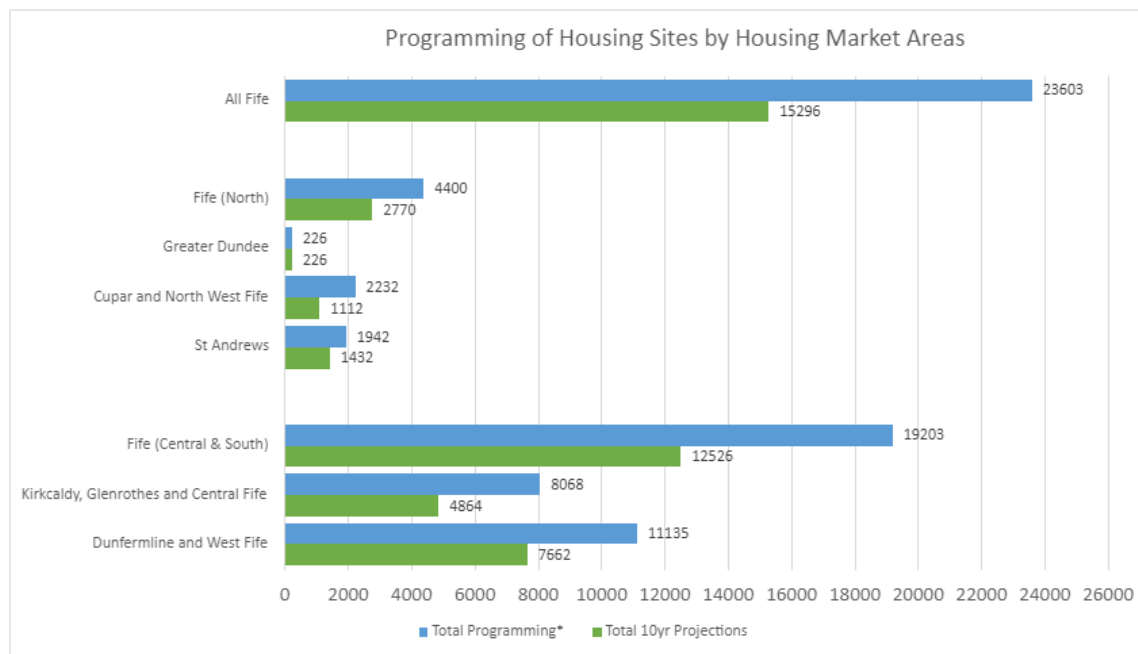


Figure 4.15 Programming of housing sites by Housing Market Area (Total programming consists of the 10 year programming plus any remaining capacity beyond the 10 years)

Localised housing issues

4.79 In addition, the new Local Development Plan requires to address more localised issues caused by empty homes, short-term lets, second homes and houses in multiple occupation (HMOs) which can cause housing supply and affordability issues for specific communities. This is especially an issue in North East Fife.

4.80 Further details on localised housing issues can be found in [Annex 12](#).

Table 4.6 Fife Council data on localised housing issues (Assessors & Housing Services)

LHS AREA	All Tenure	Short-term Let (STL)	Non-Domestic Rates (Self-Catering)	Second Homes	Empty Homes	HMO	Fife Council Stock	Private Registered
Cowdenbeath	17,249	16	7	49	155	6	4,811	1,396
Cupar & Howe	10,654	98	40	85	148	6	1,379	1,188
Dunfermline	43,955	215	69	185	415	40	4,645	4,830
Glenrothes	22,856	31	6	66	221	19	4,562	2,487
Kirkcaldy	35,385	108	49	170	441	34	7,910	4,017
Largo & East Neuk	8,942	675	294	790	187	1	764	861
Levenmouth	17,483	19	6	88	236	10	4,357	1,893
St Andrews	12,287	594	160	214	234	1,043	1,078	3,163
Taycoast	6,429	47	17	72	120	0	608	680
West Villages	8,147	33	11	43	99	1	813	568
Grand Total	183,387	1,836	659	1,762	2,256	1,160	30,927	21,083

Links/Resources

- [Annex 12: Localised Housing Issues](#)
- [HMO Public Register | Fife Council](#)
- [Short-term Lets Licence | Fife Council](#)

Table 4.7 Fife Council data on localised housing issues (Assessors & Housing Services)

LHS AREA	All Tenure	Short-term Let (STL)	Non-Domestic Rates (Self-Catering)	Second Homes	Empty Homes	HMO	Fife Council Stock	Private Registered
Cowdenbeath	17,249	0.09%	N/A	0.28%	0.90%	0.03%	27.89%	8.09%
Cupar & Howe	10,654	0.92%	N/A	0.80%	1.39%	0.06%	12.94%	11.15%
Dunfermline	43,955	0.49%	N/A	0.42%	0.94%	0.09%	10.57%	10.99%
Glenrothes	22,856	0.14%	N/A	0.29%	0.97%	0.08%	19.96%	10.88%
Kirkcaldy	35,385	0.31%	N/A	0.48%	1.25%	0.10%	22.35%	11.35%
Largo & East Neuk	8,942	7.55%	N/A	8.83%	2.09%	0.01%	8.54%	9.63%
Levenmouth	17,483	0.11%	N/A	0.50%	1.35%	0.06%	24.92%	10.83%
St Andrews	12,287	4.83%	N/A	1.74%	1.90%	8.49%	8.77%	25.74%
Taycoast	6,429	0.73%	N/A	1.12%	1.87%	0.00%	9.46%	10.58%
West Villages	8,147	0.41%	N/A	0.53%	1.22%	0.01%	9.98%	6.97%
Grand Total	183,387	1.00%	N/A	0.96%	1.23%	0.63%	16.86%	11.50%

Implications for Fife's new Local Development Plan of Fife-wide evidence on housing

- 4.81 Most (52%) of the homes built under the current FIFEplan Local Development Plan have been in Dunfermline and West Fife, the area of Fife closest to the Forth crossings (as part of the Greater Edinburgh housing market). However, both the Queensferry Crossing and the Forth Rail Bridge operate at capacity at certain times which needs to be considered when allocating new development land.
- 4.82 A total of 9,430 homes need to be built across Fife over the ten years of the new Plan (2027-37) to meet the indicative Local Housing Land Requirement.
- 4.83 The Evidence Report also acknowledges the likelihood that the Scottish Government affordable housing budget will reduce and that the Council is seeking urgent support from the Scottish and UK Governments to mitigate housing pressures in Fife.
- 4.84 These homes need to be accessible to services and in locations that reduce the need to travel. Fife's transport infrastructure has become road dominated and causes high levels of carbon emissions as well as issues with accessibility for people without vehicles.
- 4.85 Adopting an approach of Living Well Locally will help to address some of these issues, as well as enabling new development that provides an environment that makes walking and cycling a more attractive and increases sustainable transport routes to assist in reducing carbon emissions and increase place-based health benefits.
- 4.86 Estimated need (broken down to housing market area level), along with application of an infrastructure first approach coupled with Living Well Locally will guide and inform the spatial strategy and housing requirement of the new Local Development Plan. Sites will need to be allocated over a range of geographies and settlements, including a range of site sizes and tenures to meet the Local Housing Land Requirement. Deliverability will be key, testing sites using the site assessment criteria, to establish a deliverable housing land pipeline.
- 4.87 Annex 9 identifies the requirements for specialist housing (including wheelchair and accessible homes). The identification of targets and/or requirements for through local policy will be considered. Specific site allocations will also be considered. The implications (taken from Annex 9) to help meet specific local housing needs in Fife are listed below:
- Care Homes - no specific need for additional care homes identified other than the Fife Council/Fife Health & Social Care Partnership care home replacement programme.
 - Gypsy/Travellers - no clear need for additional land to be assigned for public sites. However, the existing sites could benefit from improved facilities and maintenance.
 - Self-build - the self-build register and the register of available land shall be reviewed to consider demand and available land. This process will inform the spatial strategy and potentially allocations of the Plan.

4.88 The data and evidence outlined highlights several more localised challenges that particularly affect the North East Fife locality (but extend into other parts of Fife too) that the new Local Development Plan will need to consider through the spatial strategy, site allocations and local policy:

- Addressing lack of housing for local residents and workers which have been lost to Short Term Lets (STLs), second homes and Houses in Multiple Occupancy (HMOs) through the LDP strategy and land allocations, including the identification of more sites in key areas to meet local housing demand. This includes reviewing the impact of the HMO moratorium and update LDP policy to reflect the over-provision policy.
- Short term lets - Any decision on a control area policy framework needs to balance the positive contribution of short term lets to the tourism sector and local economies, against the potential adverse impacts on the character and amenity of areas and the impact of further reducing the supply of permanent housing. Recent legal decisions also frame the planning approach to policy controls.



Links/Resources

- [Annex 9: Housing Need](#)
- [Annex 10: Local Housing Land Requirement](#)
 - [Annex 11: Local Housing Land Requirement Technical Paper](#)
- [Annex 12: Localised Housing Issues](#)

The infrastructure issues that need to be addressed across Fife within the lifetime of the Plan

4.89 Fife's infrastructure consists of transport, utility and waste treatment networks, and digital connectivity. National planning policy sets out an infrastructure first approach to new development, so understanding capacity constraints on Fife's infrastructure is important. New infrastructure also has an inherent carbon cost associated with it.

4.90 This section looks at Fife-wide issues related to transport, utilities, waste, digital connectivity, and cemeteries.

4.91 Details of issues to do with healthcare, education, leisure, and sports facilities (including open space), and local accessibility are set out in the sections of the Evidence Report looking at each of Fife's seven localities.

Fife-wide transport issues that need to be addressed across Fife within the lifetime of the Plan

4.92 Fife's transport infrastructure has become road dominated and causes high levels of carbon emissions as well as issues with accessibility for people without vehicles. Simply replacing petrol and diesel vehicles with electric ones will not be enough to reduce carbon emissions to where they need to be because of the carbon emissions associated with road building and vehicle manufacturing. The move to electric vehicles will require charging infrastructure.

Links/Resources

- [Local Transport Strategy](#)
- [Transport Usage and Carbon Emissions](#)

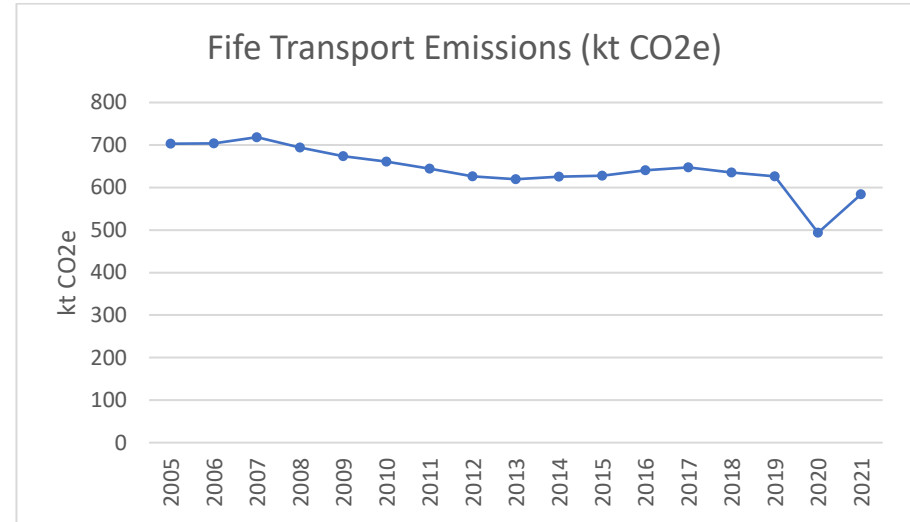


Figure 4.16 CO₂ emissions from transport in Fife (2005 - 2021)

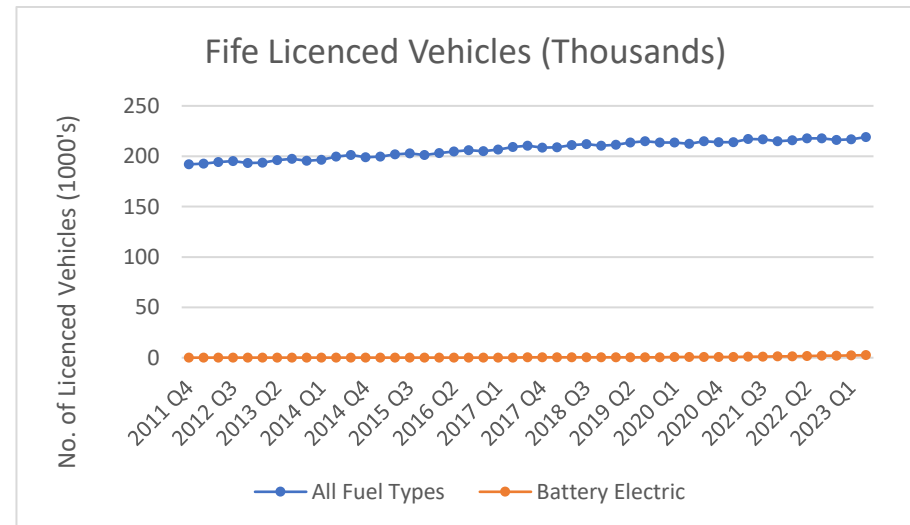


Figure 4.17 Number of licenced vehicles in Fife (2011 - 2023)

4.93 Road capacities are being pushed the most at the Forth crossings at certain times, with forecasted capacity breaches along this route (without interventions) on both the road and public transport networks.

4.94 Train capacity is breached within the Forth Rail Bridge area, with there being particular demand in the morning for journeys from Fife into Edinburgh. Most of the North Fife area is within capacity. The passenger rail link to Leven will open in 2024 and is included in section 10 (Levenmouth).

4.95 With regard to buses, there are only a few routes where capacity is being breached. The Tay area experiences the highest capacity issues with breaches predicted to continue. Services across Fife, as with Scotland, continue to be affected, however, by service changes and reductions as service operators give up routes.

4.96 It is not possible to say how capacity constraints may constrain development or result in a need for phasing as it depends on the use of a site and which sites in any given area are planned for development.

4.97 Further transport modelling will be undertaken as part of preparing the Proposed LDP to ensure that all capacity issues are identified.

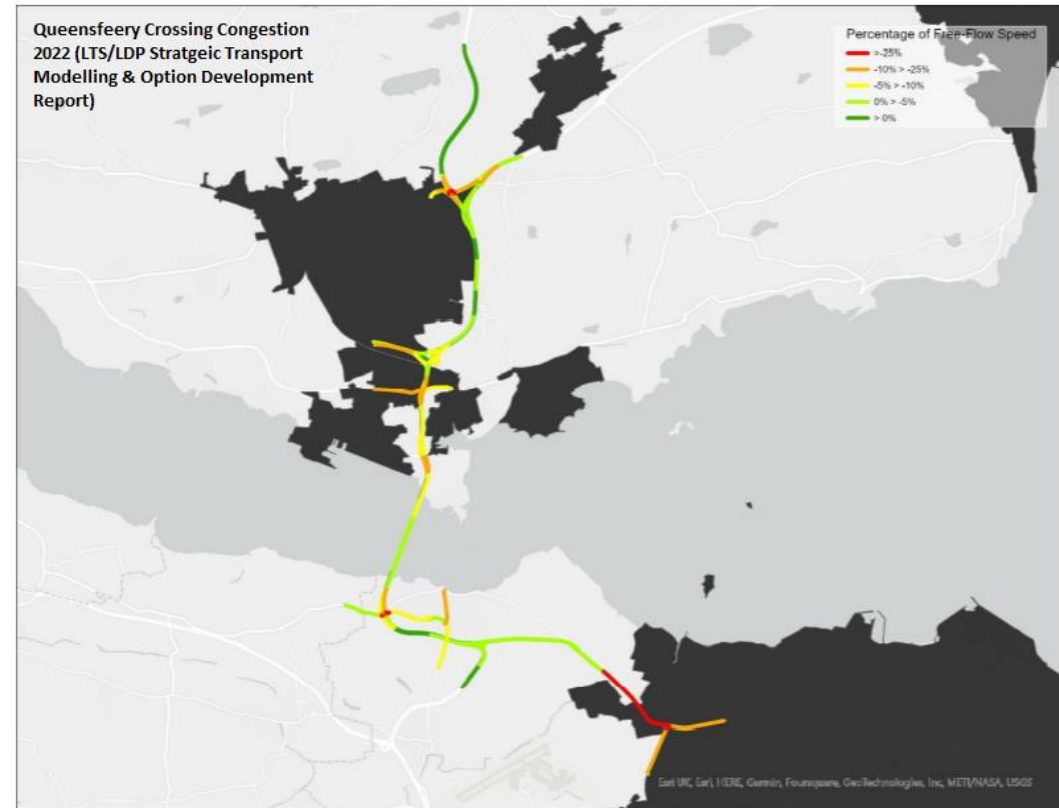


Figure 4.18 Map showing congestion around the Queensferry Crossing

Links/Resources

- [Local Transport Strategy](#)
- [LTS & LDP Strategic Transport Modelling and Option Development Report](#)

Electricity supply constraints in Fife

- 4.98 Energy use is changing because of the decarbonisation of energy networks and due to climate change. Presently in Scotland, only around 20% of energy supply is from electricity, with around the remaining majority (around 24% for transport and over 50% for heating) from carbon based fuels. A significant proportion of transport and building heating will need to be electrified.
- 4.99 The move to zero-carbon energy generation increases the demand for renewable energy generation and energy storage. Electricity supply will need to expand at significantly faster rates than it has over the previous 100 years.
- 4.100 All of these add pressure to the electricity grid which may affect the phasing of new development as extra grid capacity needs to be introduced to support both the transition for existing buildings and transport as well as new development. It is likely that alternative approaches to energy planning will be required to balance the needs of heating buildings, transport, business, and industry with other electrical demands.
- 4.101 It is not possible to say how capacity constraints may constrain development or result in a need for phasing as it depends on the use of a site and which sites in any given area are planned for development. However, co-operation and planning between different future electricity demands is likely to be a way of reducing risks from constraints.
- 4.102 Fife Council has liaised with SP Energy Networks and Scottish & Southern Energy Networks & SP Transmission in preparing this Evidence Report and will work closely with them to plan for meeting the electrical supply needs for existing and planned development.

Opportunities for renewable, low carbon and zero emission energy

4.103 The main existing sources of renewable energy across Fife include onshore wind turbines (concentrated in mid and south Fife), solar farms (throughout Fife), and biomass plants.

4.104 Substantial additional renewable generation will be required in Fife to support the transition to net zero. Potential future schemes in the pipeline appear to be predominantly for solar photovoltaics and battery storage.

4.105 Work on significant offshore wind generation has commenced off the eastern coast of Fife with more than 2.5GW of consented projects situated around the outer Forth and Tay estuaries within the Seagreen, Neart na Gaoithe and Inch Cape wind farms, and additional existing consents for turbines offshore from the Levenmouth area. Potential connections from offshore generators direct to Fife may need to be considered to support the energy supply and transition.

4.106 **Solar energy** – A large proportion of recent growth in renewable energy generation across Fife has been in the form of solar energy. Fife has good solar energy potential in comparison to the rest of Scotland, particularly in eastern parts of Fife such as the East Neuk.

4.107 **Wind energy** – Currently in Fife, demand for new windfarm development appears to have shifted from onshore to offshore locations. Low Carbon Supplementary Guidance linked to current Local Development Plan includes a spatial framework and identifies landscape capacity for new onshore wind turbines across Fife. It identifies areas where cumulative

impact of existing development had already reached capacity at the time it was produced. The Scottish Government Onshore wind: policy statement 2022 requires consideration of enabling additional wind generation as part of meeting the increased electricity demand.

4.108 **Heat** – The Scottish Government Heat Networks (Scotland) Act 2021 supports heat decarbonisation through creating heat networks and their management as a utility. The Council is required to develop Heat Network Zone proposals to guide this process. Fife has three large heat networks and numerous small community networks and communally heated buildings. This is expected to expand significantly and will require spatial planning.

4.109 **Hydrogen** – The Scottish Government's Hydrogen Policy Statement (2020) outlines the Scottish Government's support for the strategic growth of a strong hydrogen economy in Scotland. A Hydrogen Action Plan (2022) sets out actions to implement the Policy Statement. The Action Plan proposes a regional approach, with Regional Hydrogen Energy Hubs (geographic locations where hydrogen producers are co-located with multiple users and potential exporters). Fife is identified as one of the potential locations for Regional Hydrogen Hubs.

4.110 The Action Plan recognises the H100 Fife hydrogen project, which will install hydrogen into around 300 homes to provide customers with renewable hydrogen for their heating needs, produced using electricity from an offshore wind turbine. Other Fife-based hydrogen projects referred to in the Action Plan include: Eden Mill distillery, Guardbridge; and, the Scottish Hydrogen Train project (linked to the hydrogen accelerator project at the University of St Andrews).

4.111 **Geothermal opportunities** – Fife commissioned the Coal Authority to provide a heat opportunity dataset as part of wider decarbonised heat work. The Improvement Service has made available a dataset that shows where there are opportunities for creating geothermal energy from water in abandoned flooded mines.

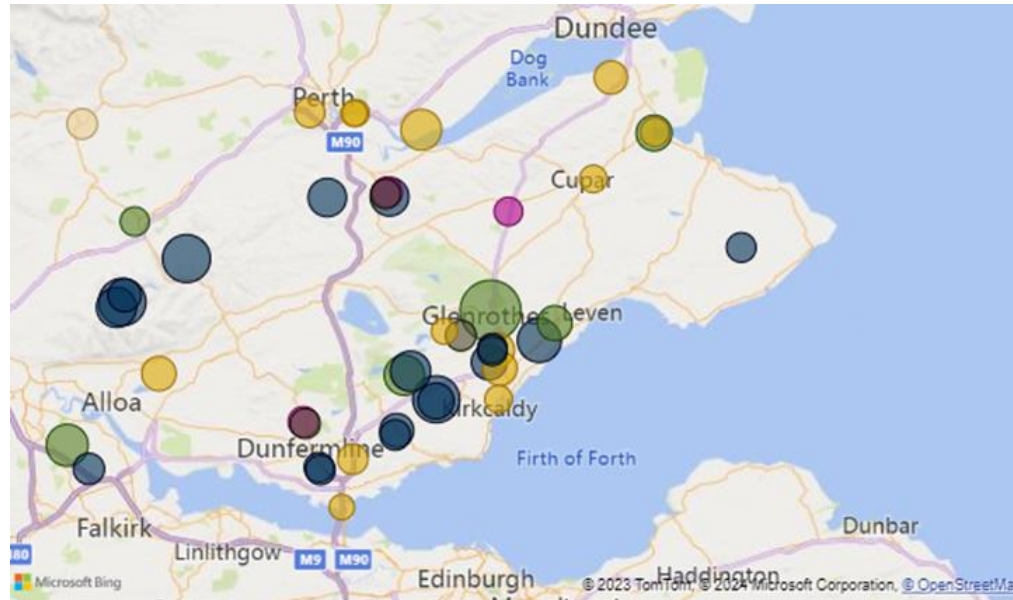


Figure 4.19 Renewable energy map (Fife extract) (Source: <https://spice-spotlight.scot/2023/05/18/renewable-energy-map-of-scotland/>)

Links/Resources

- [Potential future schemes in the pipeline](#)
- [The Scottish Government Onshore wind: policy statement 2022](#)
- [Heat Networks \(Scotland\) Act 2021](#)
- [The Scottish Government's Hydrogen Policy Statement \(2020\)](#)
- [Hydrogen Action Plan \(2022\)](#)
- [Dataset that shows where there are opportunities for creating geothermal energy from water in abandoned flooded mines](#)

Water supply and processing constraints in Fife

4.112 Scottish Water provides water to domestic and commercial properties in many parts of Fife (some rural areas have private water sources). Scottish Water also provides waste-water treatment services in most settlements in Fife. In rural areas, wastewater is treated on site via septic tanks or other means.

4.113 Scottish Water publishes data on which areas of Scotland may require further investment in either waste-water treatment or supply. Maps the position in Fife are shown on Figures 21 and 22. These maps only show high-level constraints and there may be localised issues in areas where no supply issues are identified.

4.114 It is not possible to say how capacity constraints may restrict development or result in a need for phasing as it depends on the use of a site and which sites in any given area are planned for development.

4.115 Fife Council will work closely with Scottish Water to plan new development so that it does not lead to supply issues or issues with the treatment of wastewater.

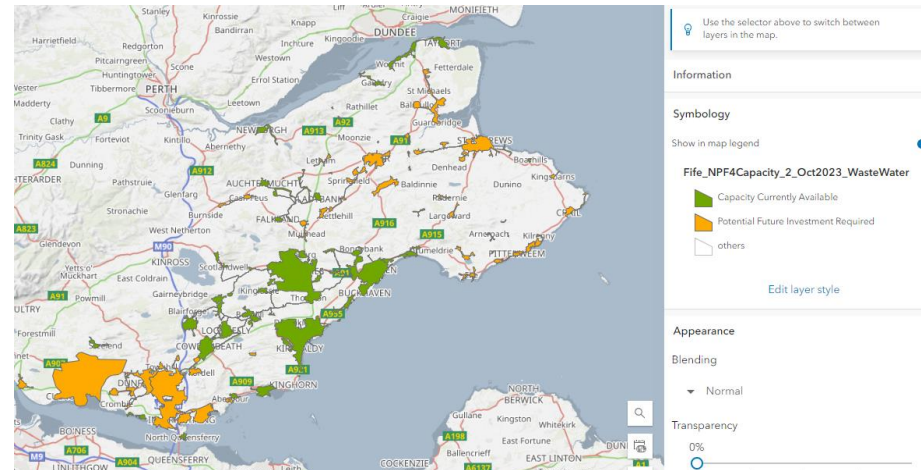


Figure 4.20 Waste water treatment capacity in Fife (source: Scottish Water public data)

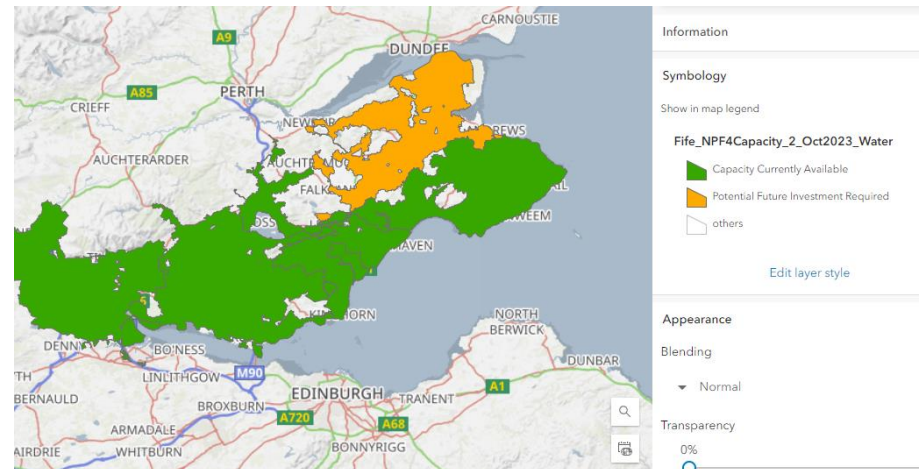


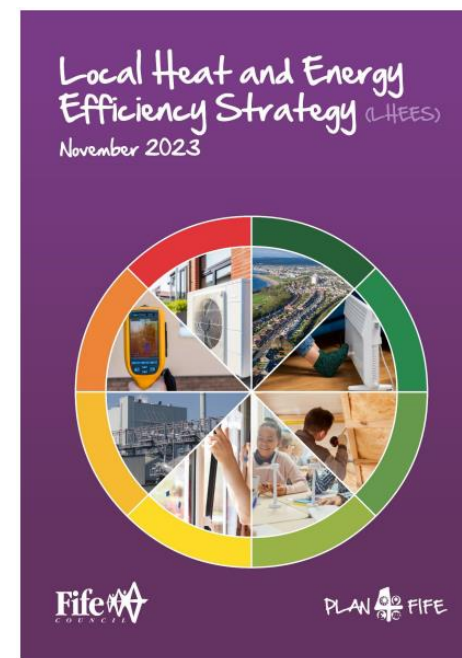
Figure 4.21 Water supply capacity in Fife (source: Scottish Water public data)

Heat at a Fife-wide level

- 4.116 The *Fife Local Heat and Energy Efficiency Strategy* will help identify potential energy efficiency and decarbonised heat interventions, including heat network opportunities. The Scottish Government’s Hydrogen Action Plan (2022) also identifies current and planned hydrogen projects.
- 4.117 Fife Council supports the Heat in Buildings Strategy vision *“that by 2045 our homes and buildings are cleaner, greener, and easy to heat, and no longer contributing to climate change, as part of the wider just transition to net zero”*.
- 4.118 The vision for Fife’s first Local Heat and Energy Efficiency Strategy is to Provide a focus for Fife to improve the energy efficiency and decarbonise heat sources of buildings in a climate friendly, ready, and just manner to meet targets.

Table 4.8 Key Heat in Buildings Strategy targets

2028	2030	2033	2040	2045
Private rented homes to be energy performance certificate band C	Emission from buildings must be 68% lower than 2020 levels Zero emissions heating in the equivalent of 50,000 non-domestic buildings	All homes to be energy performance certificate band C Zero emissions heating in 170,000 off-gas fossil fuel heated homes and 1 million on-gas homes	All homes in fuel poverty to be energy performance certificate band B	Buildings no longer contribute to climate change



Education provision at a Fife-wide level

4.119 Education provision in Fife covers primary and secondary provision, as well as early learning and childcare, special schools, and provisions in several establishments to meet the needs of the most vulnerable learners. The Council's Education Services manages the pupil estate across Fife by catchment areas. The school estate comprises of a mixture of buildings – dating back to the oldest Kingsbarns in 1822 and the newest in 2021. The condition and suitability of these buildings can be a challenge, with limited financial resources to refurbish accommodation within schools.

4.120 In terms of new school provision, the Council is developing a standard primary specification based on floor metric from the Scottish Futures Trust Learning Estate Investment Programme Guiding Principles and Metrics.

4.121 Further details on primary and secondary pupil capacity are covered in the sections of the Evidence Report looking at specific localities of Fife.

4.122 It should be noted that flexibility is required in the school estate buildings to adapt to new initiatives by the Scottish Government such as the expansion of free school meals and further expansion of childcare. The reduction in capacity long term will be required to deliver these programmes. Some schools also have site constraints and, therefore, these sites may also not be able to support temporary accommodation in the short to medium term.

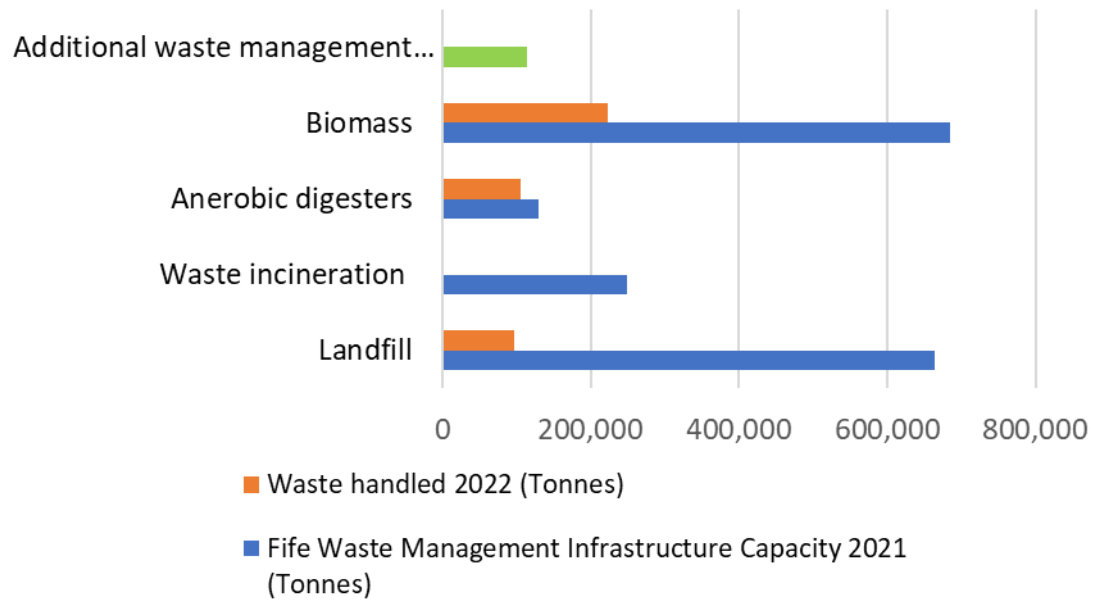


An aerial view of Dunfermline Learning Campus under construction

Managing waste in Fife

- 4.123 The way waste is managed is changing because of the necessity to cut carbon. Less waste will go to landfill from 2025 and there will be a focus on reducing waste creation and seeking to re-use waste before recycling options. Consequently, Fife will require new waste management infrastructure to meet Scottish Government objectives for waste and the circular economy.
- 4.124 The exact nature of the infrastructure required is unclear at present but is likely to include many smaller businesses reusing waste in different ways. There is also the potential need for some specialist larger plants which would serve wider areas. This may need more flexibility in employment area designations to allow these types of businesses to be located within them.
- 4.125 Fife Council currently operates a 4-bin system of waste collection for most domestic properties in Fife. Some rural areas do not have a food and garden waste collection so only have a 3-bin service.
- 4.126 There is to be a privately funded 2-year trial of underground bin storage as part of new development at St Andrews West – the outcomes of this trial may have implications for the design of waste storage in future developments.

- 4.127 More detail on waste managed and management infrastructure in Fife is available in Annex 13.



Links/Resources

- [Annex 13: Waste](#)
- [SEPA - Waste infrastructure capacity Fife 2021](#)
- [SEPA Waste Data Fife and Scotland](#)

† Based on applying a pro-rata figure for Fife to Table 1 from [SEPA Calculation Methodology for Waste Infrastructure Capacity Estimates \(Dec 2020\)](#). Shows the waste infrastructure management needed to support targets in Making Things Last – a Circular Economy Strategy for Scotland (2016).

Source: [SEPA Calculation Methodology for Waste Infrastructure Capacity Estimates \(Dec 2020\)](#).
 Anerobic digester data: [UK Anerobic digestion sites map](#) (does not include data from Peacehill Farm and Inchdairnie Farm)

Figure 4.22 Annual capacity of Fife's Waste Management Infrastructure and waste handled (2021) with additional waste management infrastructure needed to support circular economy targets (in green) (Waste Transfer Stations and Metal recycling operations not shown)

Digital connectivity in Fife

- 4.128 The UK Government aims to deliver nationwide gigabit broadband as soon as possible. Scotland's Digital Strategy aims include provision of high-quality connectivity across the whole of Scotland; ensure new buildings are digital ready. A digital fibre network is one of six national developments in NPF4 to support the delivery of liveable places and help to facilitate more sustainable ways of living including in rural and island communities.
- 4.129 Digital connectivity is important to a successful Fife both in terms of business and economic development and for community and social connectivity. The Regional Prosperity Framework's priority actions include a data-driven innovation led approach to visitor economy destination management to allow for the implementation of innovative digital assets to help work towards a truly responsible and sustainable visitor economy for the region. Investment in fibre broadband has ensured 99.3% of homes and businesses in Fife have access to fibre-enabled broadband.
- 4.130 Through its Digital Strategy the Scottish Government is looking at a range of technologies that can provide next generation connectivity, from fixed line broadband, to mobile, wireless, and satellite connections rather than just fibre. New fibre infrastructure will play a crucial role in the future deployment of 5G, which is likely to require extensive use of small cells (essentially mini base stations), connected to the core network by backhaul (usually a fibre connection). Mobile is particularly relevant for Fife's rural areas and for use of autonomous vehicles
- 4.131 Since the adoption of FIFEplan, Fife's fibre network has received significant private and public sector investment and the fibre footprint in Fife has spread significantly. All Fife's exchanges and Openreach cabinets are now fibre enabled. Building upon the success of the fibre footprint, the objective is to require fibre to the premises (FTTP) for most new developments.
- 4.132 Future residential/employment development can remain at the forefront of advances in digital connectivity, allowing Fife to be a market leader and remain a highly attractive location for businesses and residents. If no proactive policy is emergent, it is unlikely that new developments would be future-proofed by developers. This could result in retrospective investment with higher costs and poorer quality digital connectivity for residents and businesses, impacting upon quality of life, home working, and productivity.
- 4.133 Existing FIFEplan policy requires consideration of the visual and/or cumulative impact of the installing of mobile telecommunications equipment. Operators need to demonstrate consideration of site selection, alternatives considered, reasons for solutions chosen, visual assessments, and a declaration of conformity with regards to public exposure of emissions. The policy requires developers to demonstrate consideration of aspects such as mast sharing, location of equipment on buildings or visually disguised to minimise the visual impact of equipment within our communities and wider landscape.

Cemetery provision in Fife

4.134 Fife Council has 115 cemeteries but only 61 are active – that is, where there are still regular burials; the remaining 54 are historical or full and are maintained only. Within the next 20 years, 16 cemeteries will be nearing capacity; 11 cemeteries have less than 10 years, 7 cemeteries have less than five years.

4.135 A new Bereavement Strategy for 2023-28 has been proposed giving immediate priority to the sites which are running out of space.

4.136 An online consultation showed "growing interest" in 'green' burials. National statistics show that 78% of people express a preference for cremation but there was still a steady demand for burial.

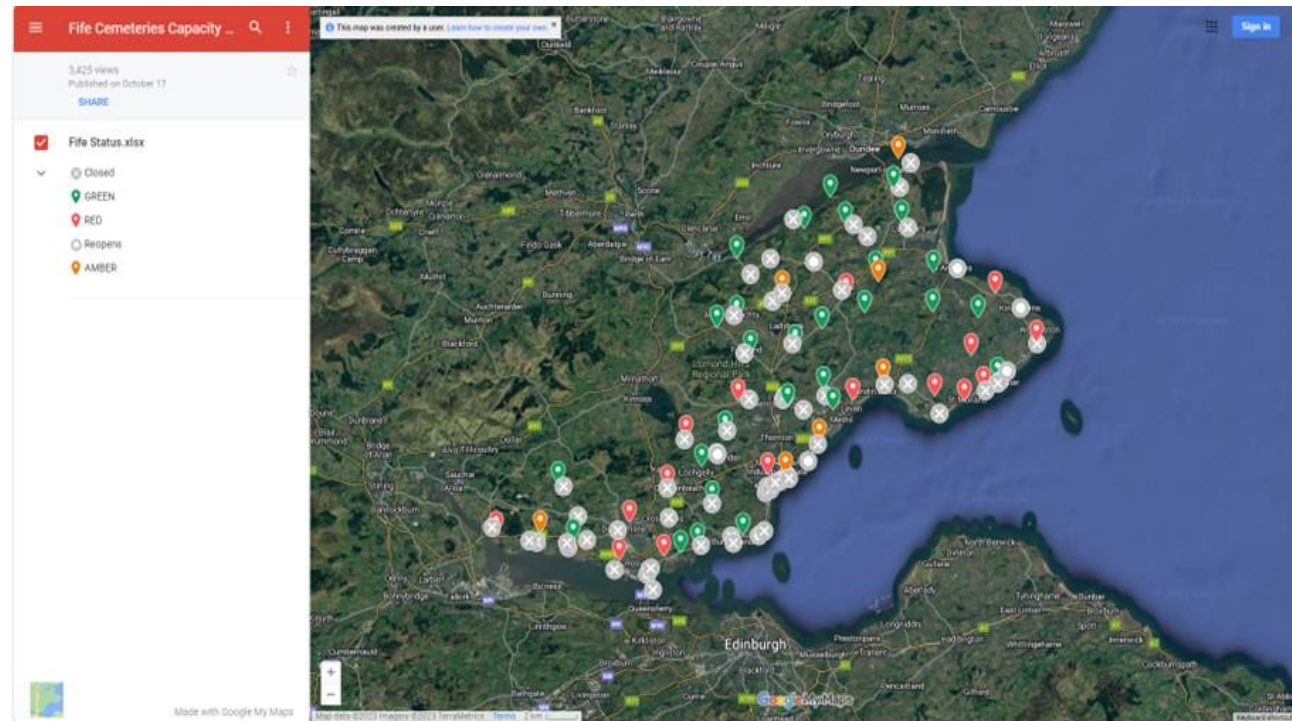


Figure 4.23 Cemetery capacity in Fife

Links/Resources

- [Fife Council Cemeteries Strategy 2022-2027](#)
- [Future Provision of Cemeteries in Fife - Community Consultation](#)
- [Fife Cemeteries Capacity Status - Google My Maps](#)

Implications for Fife's new Local Development Plan of Fife-wide evidence on infrastructure

4.137 At this stage of preparing the new LDP, it is not possible to say how much development Fife's infrastructure can accommodate. However, it is known that the transition to zero-emission electricity and the use of battery storage means that the electricity grid is at capacity in parts of Fife. This, along with other infrastructure requirements, is likely to require the phasing of development in the new LDP. Specific issues are set out in the following paragraphs.

4.138 Transport:

- Continue close working to complement the Fife Local Transport Strategy, and also both the Regional Transport Strategy and the National Transport Strategy 2 and align the strategy of the new Local Development Plan with them.
- Carry out a strategic assessment of transport impact as an integral part of the new Local Development Plan's site assessment stage, applying the latest development plan transport appraisal guidance published during that stage. Include carbon costs as part of that assessment.
- For electric vehicles charging points, review and update design guidance/principles for planning guidance and inclusion in policy or development requirements.

4.139 Energy:

- New and updated development allocations in the new LDP will need to show the development programming so that development does not lead to electricity supply issues and or lead to capacity issues on the transmission grid.
- The new LDP will need to consider how to realise the full potential of Fife for opportunities for renewable, low carbon, and zero emission energy in Fife. These are among several new demands for land in Fife. There may be the need to provide additional guidance on siting of low carbon energy infrastructure across Fife.
- Potential connections from offshore generators direct to Fife may need to be considered to support the energy supply and transition.

4.140 Water supply and treatment:

- New and updated development allocations in the new LDP will need to show the development programming so that it water supply-issues and the treatment of wastewater are managed withing infrastructure limits.
- Scottish Water is responsible for the main carrier systems that take surface water in built up areas. The drainage capacity is being stretched by climate change so the new Local Development Plan should give guidance on the role of blue-green infrastructure and possible disconnection of surface water from existing Scottish Water systems to relieve these capacity pressures.

4.141 Heat:

- Applying energy planning as part of the LDP strategy and in the site assessment methodology by taking account of considering the proximity of and potential for heat network zone designation in designating proposed development sites.
- Fife's just transition towards decarbonising heat will require the changing use of existing energy infrastructure. This will be influenced by where grid improvements and additional generation are required, and in the long-term moving away from natural gas. SP Energy Networks, Scottish Gas Networks, and Scottish Government must take the lead role in this (for upgrading the electricity grid, looking at alternative fuels, and providing national coordination, respectively). The LDP will have a role by providing local context based on the outputs of the Local Heat and Energy Efficiency Strategy.

4.142 Education provision:

- Education provision is a fundamental part of community infrastructure which requires to be considered as a core part of assessing land for housing as it will have an impact on additional school capacity needs and will have implications for existing school catchment areas.

4.143 Waste management:

- The continued collaboration with the Council's waste management operations will be necessary to understand the policy requirements across the range of waste management activities. This will include a review of policies to accommodate the location of specialist plant and how land designated for a mix of uses may accommodate waste management at a smaller or local scale.
- The move towards a circular economy will require additional waste management infrastructure to sort and process recyclable materials which have been separately collected; and manage the remaining residual waste in a way which maximises resource value and minimises the impact of disposal on the environment.
- The layout and design of future development will be a consideration in the development requirements and guidance for new Local Development Plan. Changes in practice and design will need to consider consequences for waste management collection and implications for the Council's waste management fleet.
- Development requirements are likely to need specified in the LDP to accommodate waste management changes as they are introduced.

4.144 Digital connectivity

- Identify what LDP policy or guidance is needed to support development management so that FTTP will be incorporated into developments of a certain scale
Applicants will be encouraged to work with network providers with infrastructure from the early stages of development planning to reduce delays in connecting to existing networks and reduce lead-in times if capacity upgrades are required.
- A 'FTTP Statement' provided at planning application stage can help demonstrate the developer's understanding of the digital infrastructure needs to be in place ahead of development.

4.145 Cemetery provision

- Identify the land use requirements emerging from the Bereavement Strategy.

How Fife's economy is performing and how resilient it is to the future

4.146 The composition and performance of Fife's economy varies significantly between the different areas. Unemployment rates are high in the Mid-Fife area (Cowdenbeath, Glenrothes, Kirkcaldy, and Levenmouth), making it a focus for intervention.

4.147 The number of registered businesses in the area has fallen every year since the onset of the COVID-19 pandemic. In overview, whilst there are more businesses and jobs in Fife than 10 years ago, the number of both fell between 2020 and 2022. Fife's business survival rates fell in both 2000 and 2021 and are now lower than national survival rates, having been higher before the pandemic.

4.148 The number and proportion of high growth businesses has fallen, and a large proportion of jobs are within the public sector supporting many of the jobs in three of the largest employing sectors – public administration, education, and health and social care. Seven sectors have a location quotient of over 1, suggesting that Fife has a specialisation in them: manufacturing; construction; wholesale and retail trade; transportation and storage; information and communication; education; health and social work; and arts; entertainment and recreation.

4.149 Fife's job density is lower than that for Scotland as a whole, which is to say there are fewer jobs per resident of working age. Job densities are lowest in the Cowdenbeath and North East Fife UK Parliamentary Constituency Areas.

4.150 The Scottish Government has given community wealth building a place in national planning policy to encourage, promote, and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional, and national levels. Community wealth building seeks to change the way that our economies have come to function by aiming to retain more wealth and opportunity for the benefit of local people.



Links/Resources

- [Fife Economic Strategy 2023-2030](#)
- [Fife's Economic Strategy 2023-2030 Evidence Report \(January 2023\)](#)

4.151 Fife's key employment sectors include tourism, accommodation and food services, manufacturing, and wholesale and retail. Businesses within these sectors need to be supported to increase their resilience as well as enabling them to grow. The manufacturing sector is still in decline nationally, so it would be unrealistic to expect that sector to grow in terms of employment numbers. There is potential to grow and new sectors such as energy, low carbon, and renewables which would help to make Fife's economy more resilient.

4.152 Since 2015 the levels of employment in the key sectors have remained steady. Transportation and Storage has seen an increase over the years which reflects the changes in area such as retail shopping. Figure 25 illustrates key sectors' employment figures between 2015-21 but the table does not examine productivity levels or financial turnover which also indicate sectoral importance to Fife's economy.

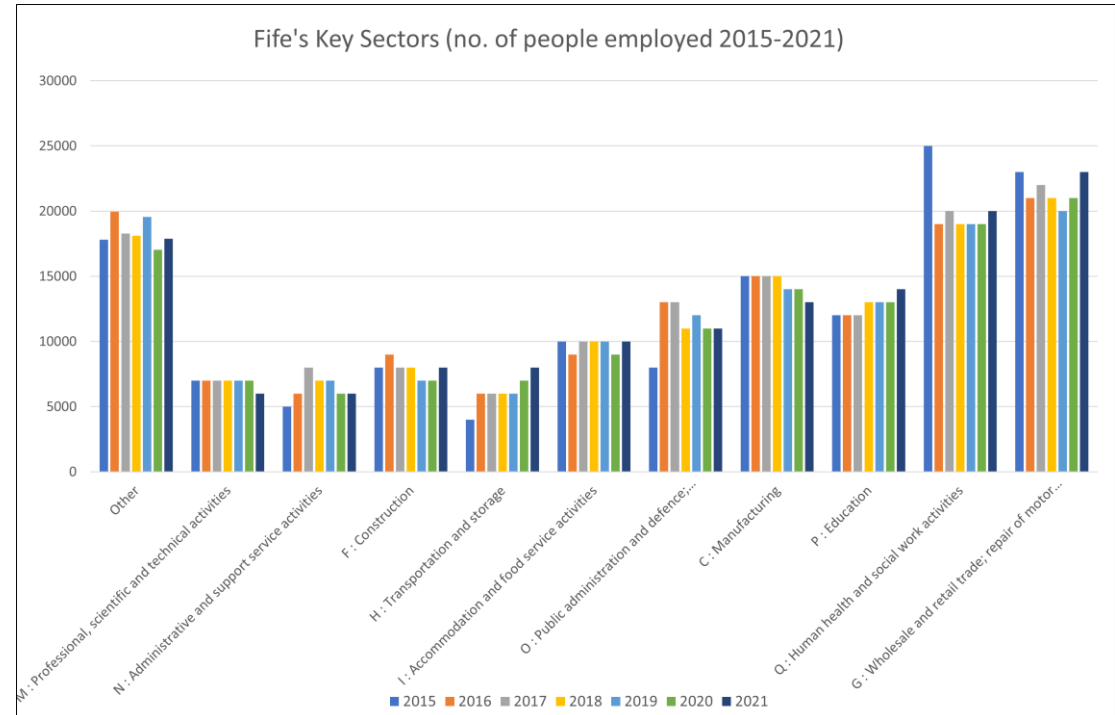


Figure 4.24 Fife's key employment sectors (number of people employed each year from 2015 to 2021)

Links/Resources

- [Fife Economic Strategy 2023-2030](#)
- [2021 Fife Business Base Report](#)
- [Tourism Strategy](#)
- [Mid-Fife Economic Investment Prospectus \(April 2021\)](#)

4.153 Usable employment land and premises across Fife is in short supply, with the financial viability of building new premises the biggest constraint on supply. There is evidence of firms leaving Mid-Fife due to premises being no longer suitable, and of premises which can no longer be refurbished.

4.154 Mid-Fife has issues of obsolescence and dilapidation of industrial and commercial premises. There is a need to invest in the quality and availability of industrial premises across the Mid-Fife area to facilitate growth in existing firms (including advanced manufacturing firms) and to attract and cater for the higher value-added services that Mid-Fife lacks. The Council published a Mid-Fife Economic Investment Prospectus in 2021 to promote the area; this is useful to inform the new Local Development Plan and support the Council's Reform and Recovery priorities.

4.155 In a 2022 survey of local businesses and organisations highlighted several issues that they face and would like to be addressed including: the lack of people available to work, the poor quality of the public realm around premises, poor public transport connectivity to employment areas, and more provision of electric vehicle charging infrastructure. A large proportion of Fife's employment property stock was built pre-1990 and in many instances much earlier than this, with only a minority having been developed over the past 25 years.

4.156 Since 2019 most enquiries regarding end use are for industrial property, with 326 enquiries totalling 70,000-150,000 square metres.

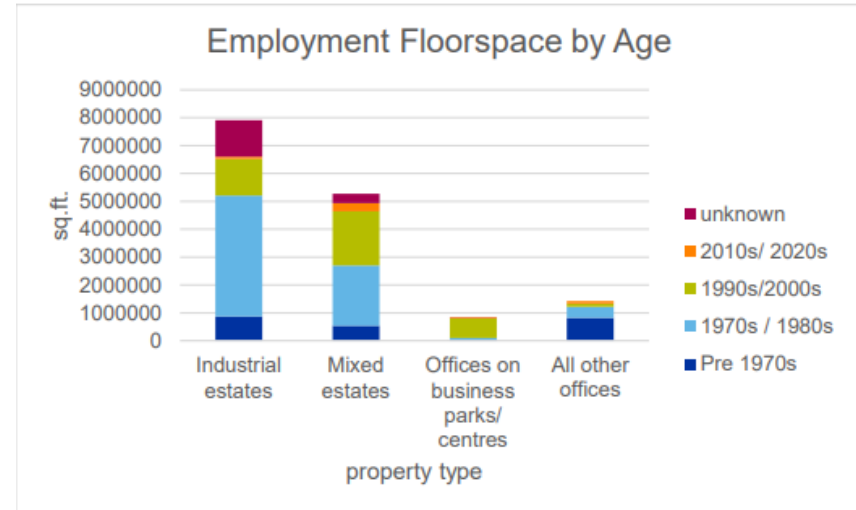


Figure 4.25 Employment floorspace in Fife by age of building

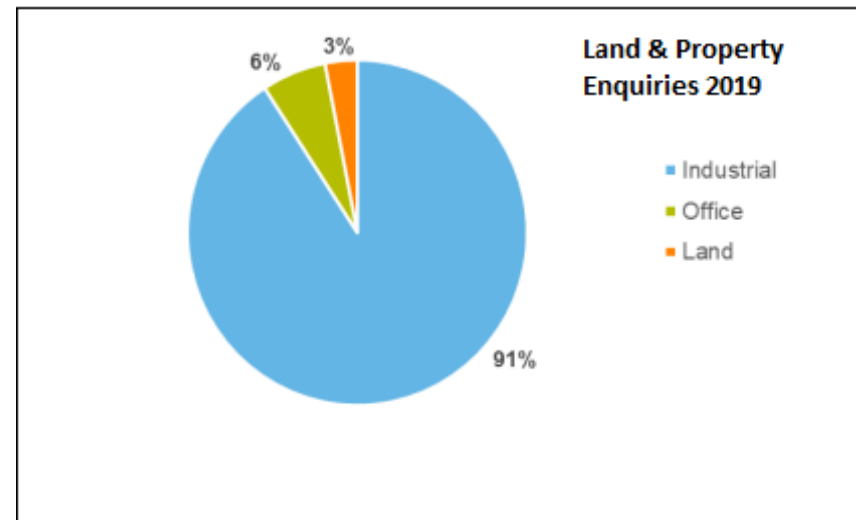


Figure 4.26 Land and property enquiries to Fife Council's Economic Development team (2019)

Community Wealth Building in Fife

- 4.157 Fife Council published its new economy strategy in 2023 with a greater focus on community wealth building than previously. Within the key priorities of the economic strategy, all activity will be underpinned by a community wealth building approach.
- 4.158 Currently, Fife Council is the largest employer in Fife and has been a living wage employer since 2016, and Glenrothes is the UK's first living wage town. Fife has a strong network of credit unions and a community bank, a focus on how the existing local finance network can be strengthened to provide to provide vital credit lines to small and medium enterprises, social enterprises, and employee-owned businesses and has also pledged its commitment to communities taking on responsibility for some local assets, such as community halls, libraries, and open spaces.

Minerals in Fife

4.159 NPF4 outlines that Local Development Plans should support a landbank of construction aggregates of at least 10 years at all times. However, in the absence of industry demand data and detailed guidance from Scottish Government, a 10 year landbank cannot be calculated. As such, the priorities for Fife are safeguarding important workable mineral resources from sterilisation by other developments and minimising the impacts of the extraction of minerals on communities and the environment.

4.160 The 2019 Aggregate Minerals Survey for Scotland outlined that East Central Scotland, which includes the Fife region, has the highest level of sand and gravel reserves (31.6 Mt) which is equivalent to 46% of the total sand gravel reserves in Scotland.

4.161 A minerals survey was also undertaken by Fife Council in 2022. In total, Fife has 15 active quarries: 8 hard rock; 6 sand and gravel; and 2 silica sand quarries (Lomond quarry produces both hard rock and sand and gravel). Of the former opencast coal mines, 3 have been restored, one has received permission for the redevelopment of the site, and one is proposed for redevelopment.

Links/Resources

- [Minerals Supplementary Guidance 2018](#)
- [2019 Aggregate Minerals Survey for Scotland](#)
- [NPF4](#)
- [List of Fife's Quarries](#)

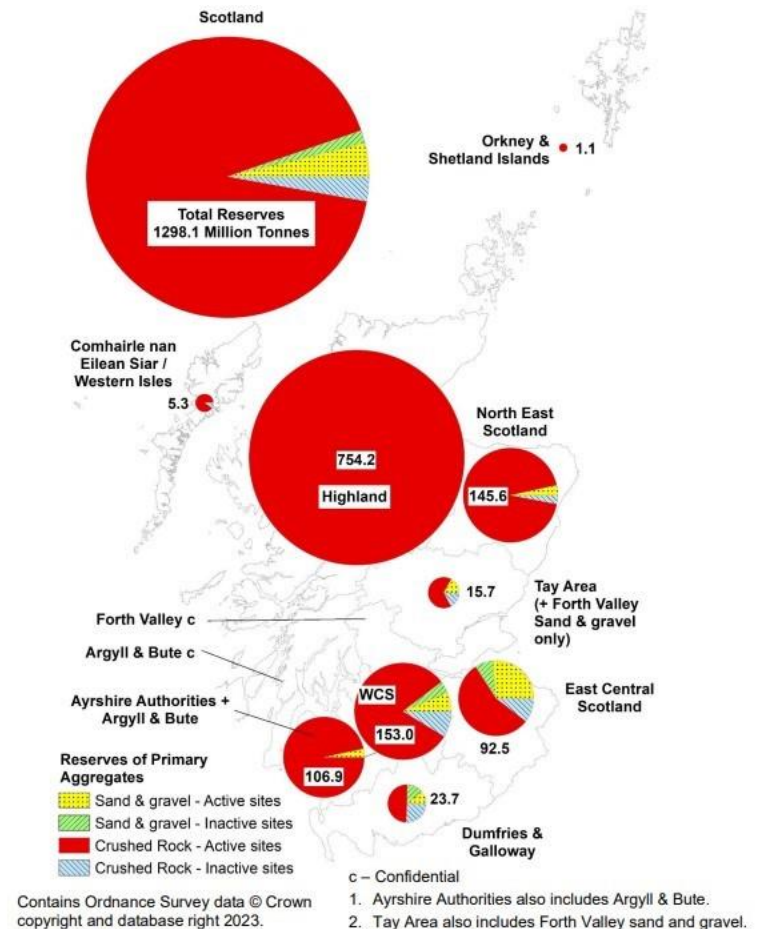


Figure 4.27 Map of permitted reserves of primary aggregates across Scotland (2019)

Cultural venues in Fife

- 4.162 Cultural venues of varying sizes and type such as performance venues for theatre, dance, music, and the arts are found throughout Fife with most located in the largest settlements.
- 4.163 The Dunfermline, St Andrews, Kirkcaldy, Glenrothes and Cowdenbeath localities all have music venues including the Carnegie Hall and Alhambra Theatre in Dunfermline, Byre Theatre in St Andrews, the Adam Smith Theatre in Kirkcaldy, the Rothes Halls in Glenrothes, and the Lochgelly Centre. Museums and Art Galleries also contribute to Fife's cultural offering as does commercial leisure which includes cinemas. Sporting venues for senior and more junior level sporting clubs may also be considered as cultural venues.
- 4.164 Protecting existing arts venues from the impact of new development is part of NPF4's Policy 31 which states that proposals within the vicinity of existing arts venues will fully reflect the agent of change principle and will only be supported where they can demonstrate that measures can be put in place to ensure that existing noise and disturbance impacts on the proposed development would be acceptable and that existing venues and facilities can continue without additional restrictions being placed on them as a result of the proposed new development.
- 4.165 Fife's built heritage forms part of its cultural heritage. Fife has over 6,200 listed buildings – close to 10% of Scotland's total number of entries on the statutory list, and 48 conservation areas – more than 7% of the in Scotland's total.

Fife has a rich variety of archaeological remains and the Fife Sites and Monuments Record contains details of approximately 11,000 archaeological sites in Fife ranging from the Mesolithic period to the 20th century.



Source: OnFife

Links/Resources

- [Fife Council website for built heritage](#)
- [NPF4](#)
- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)

Implications for Fife's new Local Development Plan of Fife-wide evidence on Fife's economy

4.166 Specific issues and implications for Fife's new Local Development Plan in terms of Fife's economy are set out in the paragraphs below.

4.167 Employment in Fife:

- The new Local Development Plan will have a role in identifying new employment land needs to support the implementation of the Fife Economic Strategy and identify development requirements to safeguard employment use.
- Incorporate business and economic requirements in site assessment and selection.

4.168 Community wealth building:

- Community wealth building has potential to generate local business needs which may need specific local policies to support local initiatives and re-purposing of existing assets.
- Policy guidance may need to be considered on how to apply community wealth building and community benefits through the planning system.

4.169 Minerals:

- There is a need to identify the 10 year landbank requirement.
- Integrate relevant site specific content from the Minerals Supplementary Guidance.

4.170 Cultural venues:

- In preparing the new LDP, there will be need to assess the need for additional local policy guidance to supplement national policy on protecting cultural assets.

Part 3 – The 7 localities of Fife

This part of the Evidence Report covers the following topics for each of the seven localities. The implications of the findings of the evidence for each locality and what that means for Fife's new Local Development Plan are set out in Section 12 of this Evidence Report.

How past development has shaped how the locality is today

- Issues for each area in transitioning to lower carbon development
- The City of Dunfermline's heritage and risks to historic assets

How the locality will need to change because of the climate and biodiversity emergencies

- Flooding
- Water quality and scarcity
- State of local habitats and biodiversity

The infrastructure issues that need to be addressed in the locality within the lifetime of the Plan

- Education
- Healthcare provision
- Leisure and sports facilities
- Quality of play spaces and open spaces

How the locality's economy is performing and how resilient it is to the future

- Provision of employment land
- Issues for the city centre, local shopping centres and retailing

5 The City of Dunfermline locality evidence and issues



Introducing the City of Dunfermline locality

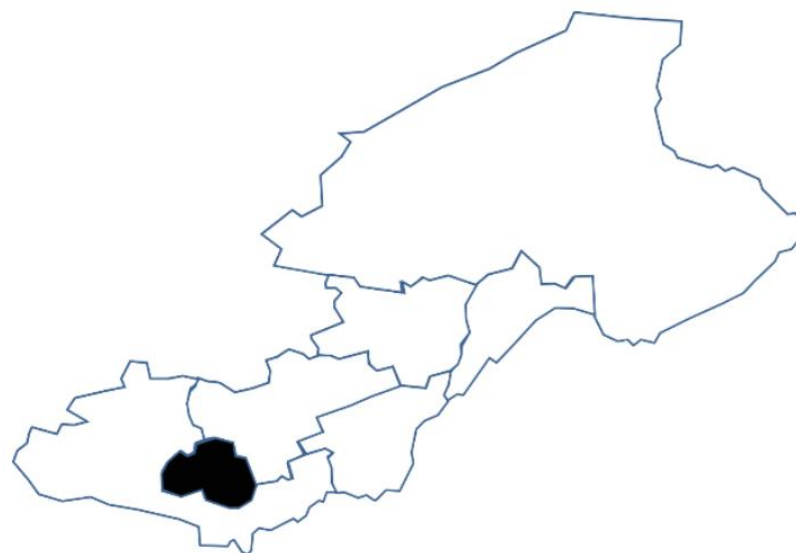
5.1 The City of Dunfermline locality sits a few miles to the north of the Firth of Forth in the south west of Fife. The city has a history stretching back nearly 1,000 years with strong links to its royal and religious heritage. Dunfermline is the largest settlement in Fife and is a major centre for large-scale retail and leisure facilities. Over the last two decades it has experienced considerable growth, with substantial development taking place within its eastern expansion area.

5.2 According to the 2022 Local Strategic Assessment, with 59,101 people in 27,453 households, the City of Dunfermline locality has the 3rd largest total population in Fife, after North East Fife and Kirkcaldy. The Area has a higher level of home ownership (68%), and lower levels of social renting (19%).

5.3 At 78.1% the employment rate is higher than Fife. A lower percentage of the population are economically inactive (13.7%), and claimant rates (3.8%) are also lower. Income (9.2%) and employment deprivation (7.9%) are below the Fife average. Dunfermline has higher levels of 16-19 year olds participating in Education (77%) and is just below Fife for participation in employment (15%).

5.4 In terms of health, in 2019 the average life expectancy for males living within the City of Dunfermline locality was 78.9 years and 82.1 years for females.

5.5 In addition, 20% of the area's population were registered as living with a long-term physical health condition during the period between 2019 and 2020.



Links/Resources

- [City of Dunfermline Local Strategic Assessment 2022](#)
- [ScotPHO profiles tool](#)

Implementation of FIFEplan in the City of Dunfermline

5.6 There are a number of place-specific proposals in the current FIFEplan in the City of Dunfermline. This section outlines the success of FIFEplan in delivering its outcomes including allocations.

5.7 A green belt at Dunfermline has been designated through the Plan and has not been subject to development pressures indicating the designation is effective.

5.8 There are a number of strategic development areas (SDAs) in the City of Dunfermline locality. Planning permissions have been granted across the sites and development is underway at Dunfermline North (Wellwood SDA).

5.9 Actions to deliver the Northern Link Road are progressing supported by Edinburgh & South East Scotland City Deal funding.

5.10 There has been no progress at the Berrylaw SDA.

How past development has shaped how the City of Dunfermline locality is today

5.11 How and why the settlements of the City of Dunfermline locality developed and changed over time heavily influences how they work today and the issues they face in reducing carbon emissions and tackling social and economic inequality.

5.12 Dunfermline has a historic core and it expanded gradually over time as a compact settlement around the core. These areas of expansion tend to have good internal connections although much of this area has subsequently been cut off from the city centre by busy main roads and the railway; and they can be physically remote from the city centre – which lies at the western edge of the settlement.

5.13 Since the M90 motorway was constructed in the late 1960s Dunfermline has expanded rapidly and substantially to the east, often as quite discrete areas. Much of this development has poor connectivity both internally and with the surrounding areas making it less attractive to walk and cycle. The railway forms a barrier between the north and south of this expansion to the east as there are few crossings over it, and many pedestrian crossings are not overlooked reducing the perception of safety.

5.14 Outside of Dunfermline itself, Crossford has expanded considerably since the mid-20th century. Much of this expansion has poor connectivity both internally and to the centre of the village.



Figure 5.1 Map extract of Dunfermline showing large roads and the railway which create barriers to the city centre

5.15 The evolution of the City of Dunfermline locality has strongly influenced how easy it is to access services within a ten-minute walk or cycle.

5.16 Most of Dunfermline has reasonable access to services and facilities within a 5 to 10 minute walk although there are some gaps.

5.17 New housing areas on the extremities of the city are more poorly served as is an area in the centre around Brucefield and Garvock Hill. The south of Dunfermline is also particularly poorly served.

5.18 Most of Townhill and Crossford have reasonable access to services and facilities although areas in south and west Crossford less so. Kingseat has few facilities and services within a 10 minute walk.

5.19 Annex 7 provides more information on Living Well Locally and 20 minute Neighbourhoods in Fife.

Links/Resources

- [Stories of Fife's Places site visit summary report](#)
- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Interactive Local Living and 20 Minute Neighbourhoods mapping](#)

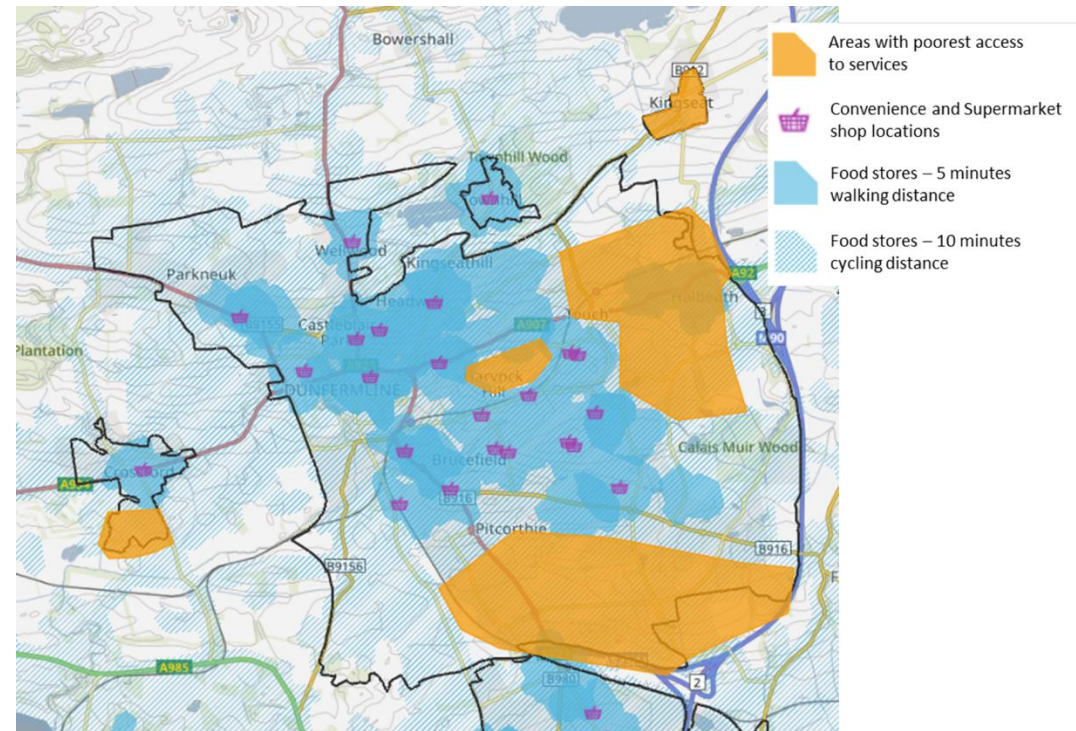


Figure 5.2 Example extract from [Local Living and 20 MN interactive mapping](#) showing walking and cycling distances from convenience stores in the City of Dunfermline area, and the areas which are least well served by services and facilities.

Built heritage in the City of Dunfermline locality

- 5.20 The City of Dunfermline has a large conservation area which covers the city centre and its environs and it has 233 listed buildings.
- 5.21 The historic centre has many high-quality historic buildings including Dunfermline Abbey and Palace. The centre also contains Pittencrieff Park which is a designated Garden and Designed Landscape. In general, the built heritage in the city centre is well maintained although there are some exceptions.
- 5.22 Nearly £3 million was invested in townscape and built heritage initiatives in Dunfermline around ten years ago.

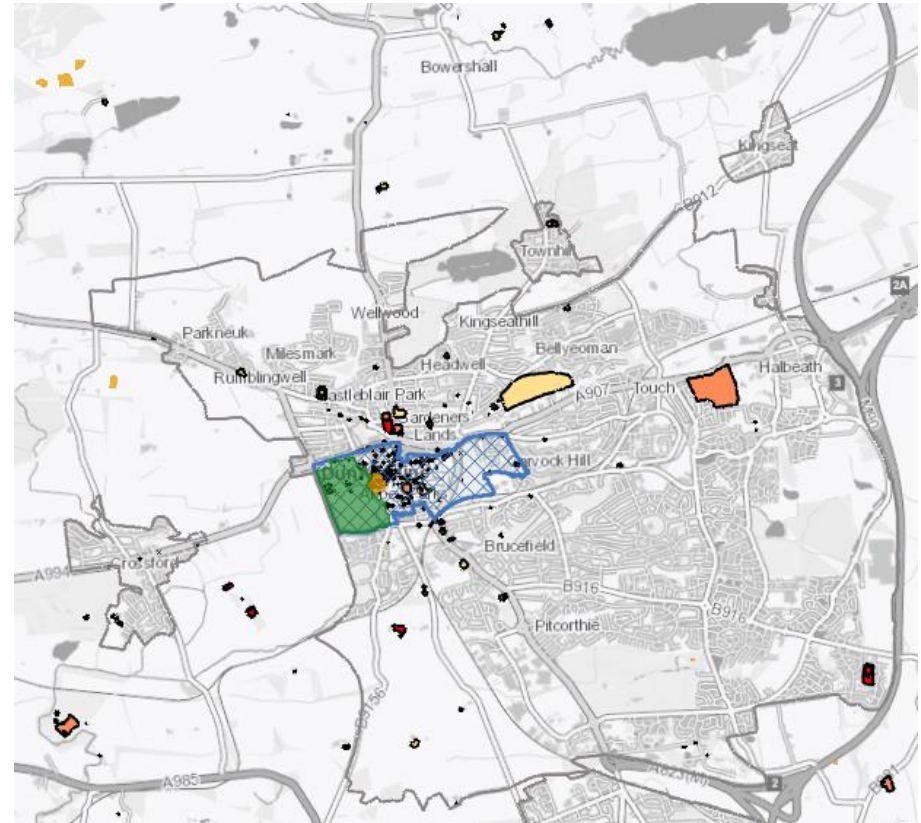


Figure 5.3 Map extract showing built heritage assets in the City of Dunfermline locality

5.23 Dunfermline Conservation Area; Pittencrieff Park Garden and Designed Landscape and some listed buildings including the railway viaduct at Buffies Brae and Tower Bridge are predicted to be at risk of flooding from Tower Burn. The former St Leonards Works; Woodmill Farm House; and the A listed Logie House are predicted to be at risk of flooding from the Lyne Burn.

5.24 All these areas are predicted to be at risk from surface water flooding which is also a risk for the Gasworks site at Grange Road and St Leonards Church.

5.25 There are currently 14 buildings on the Buildings at Risk register in the City of Dunfermline locality; and there is an outstanding application for the demolition of one of these buildings which is C listed.

Links/Resources

- [Dunfermline Conservation Area Appraisal](#)
- [Stories of Fife's Places site visit summary report](#)
- [Stories of Fife's Places site visit assessment sheets](#)
- [Buildings at Risk register](#)
- [Fife Historic Buildings Trust project data](#)
- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)

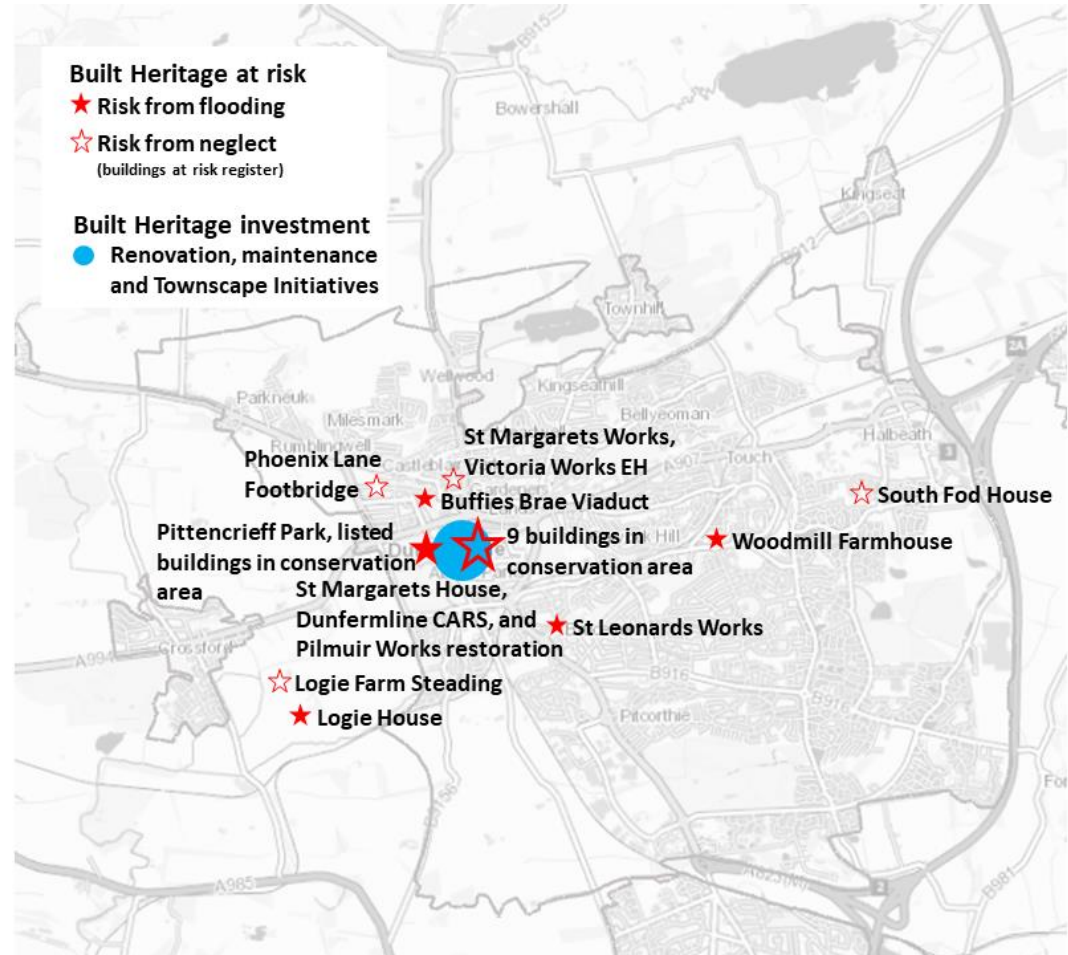


Figure 5.4 Map of the City of Dunfermline locality showing built heritage at risk from flooding and neglect; and some built heritage investment initiatives. This map was created by visually comparing [HES built heritage designations](#) with the [SEPA flood maps](#), the [Buildings at Risk register](#) and some areas which have [received funding for townscape and heritage initiatives](#).

How the City of Dunfermline locality will need to change because of the climate and biodiversity emergencies

In common with other inland areas of Fife, the City of Dunfermline locality faces challenges arising from the climate and biodiversity emergencies. Opportunities will need to be taken to decarbonise heating in the area to reduce greenhouse gas emissions. Climate change is increasing the risk of flooding and this will affect how development is planned in the future. Water quality and protecting important habitats are also key issues in the City of Dunfermline locality.

Decarbonising heating in the City of Dunfermline locality

5.26 Decarbonising heating will be important in helping Fife tackle the climate emergency and meeting net zero commitments. Potential Heat Network Zones in the City of Dunfermline have been identified as part of a Local Heat and Energy Efficiency Strategy for Fife. The potential heat network zones are shown on the map. Further work to identify Heat Network Zones will be undertaken in 2024-25.

Links/Resources

- [Local Heat and Energy Efficiency Strategy](#)

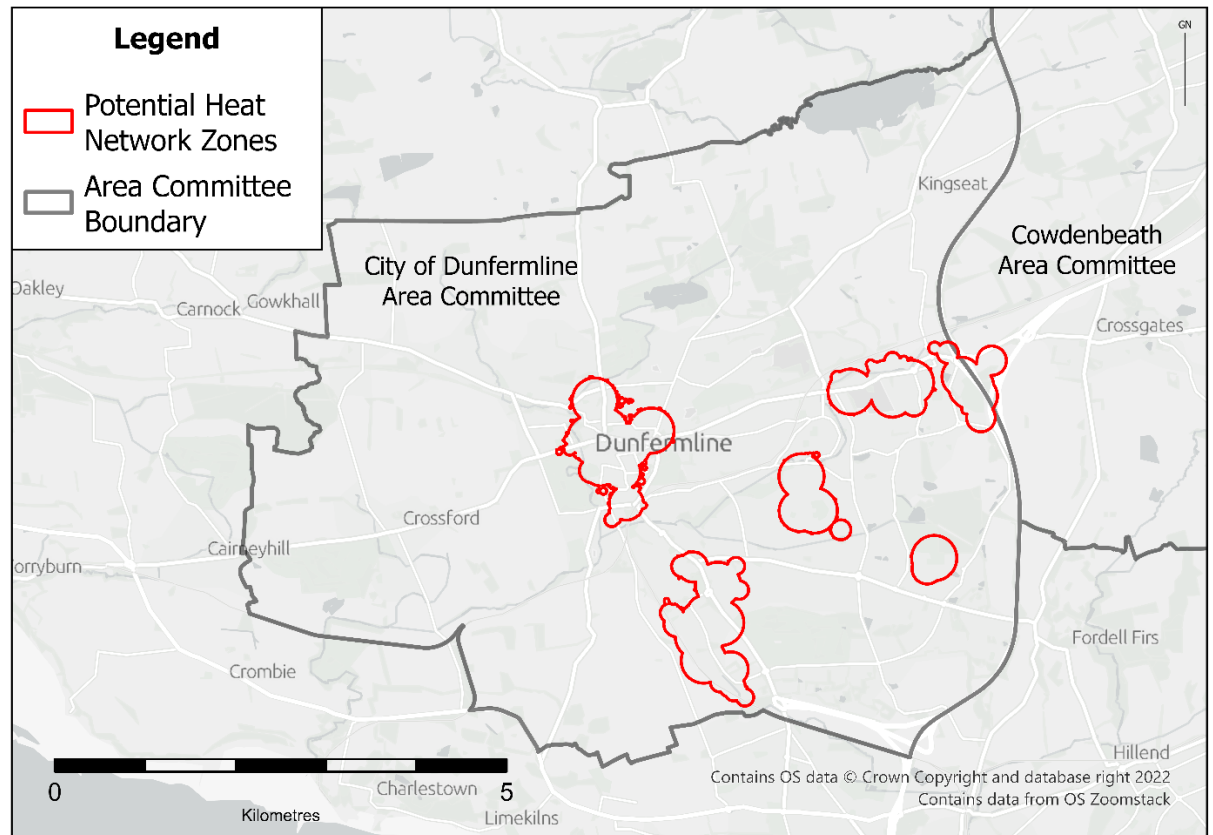


Figure 5.5 Potential heat network zones in the City of Dunfermline locality (source: Local Heat and Energy Efficiency Strategy)

Flood risk in the City of Dunfermline locality

5.27 SEPA identifies parts of the City of Dunfermline locality to be at risk of flooding – a risk that is increasing because of climate change. The risk is mainly from river flooding, from the Tower Burn and the Lyne Burn. There is also risk from surface water flooding.

5.28 There have been many incidents of flooding in the City of Dunfermline locality in recent years; Queensferry Road has been repeatedly affected and there was significant flooding in Halbeath Retail Park in 2022.

5.29 There are two existing flood prevention schemes in Dunfermline. One is over 30 years old the other was built in 2010. A detailed flood study is proposed for Dunfermline in the Forth Estuary Local Plan District Flood Risk Management Plan and is underway. In addition, Scottish Water is carrying out an integrated catchment study to look at flood risk from sewers in the Iron Mill Bay area which includes Dunfermline.

5.30 SEPA has predicted that there is a risk of geomorphic change (change to the river channel) along stretches of the Lyne Burn in Dunfermline.

Links/Resources

- [Fife Strategic Flood Risk Assessment](#)
- [SEPA Flood Risk Maps](#)
- [SEPA – Geomorphic Risk data](#)
- [Forth Estuary Local Plan District Flood Risk Management Plan](#)
- [Background paper on water and coastal erosion issues in Fife](#)
- [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#)



Figure 5.6 Plan showing key assets predicted to be at risk of flooding in the City of Dunfermline locality. This map was created by visually comparing: Fife Council data on schools, healthcare facilities and key employment areas (see [Local Living and 20 minute neighbourhood interactive map](#)) and Mastermap and OS Base mapping with [SEPA flood maps](#)

Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.

Water quality in the City of Dunfermline locality

5.31 SEPA's water classification hub showing quality of surface waters in the City of Dunfermline locality. The Tower Burn is classed as a heavily modified water body which has poor ecological quality and poor water quality.

5.32 Groundwater quality has been identified as poor due to legacy pollution from mining activities. Water flows are also low due to business abstraction.

Links/Resources

- [Background paper on water and coastal erosion issues in Fife](#)
- [SEPA water classification hub](#)

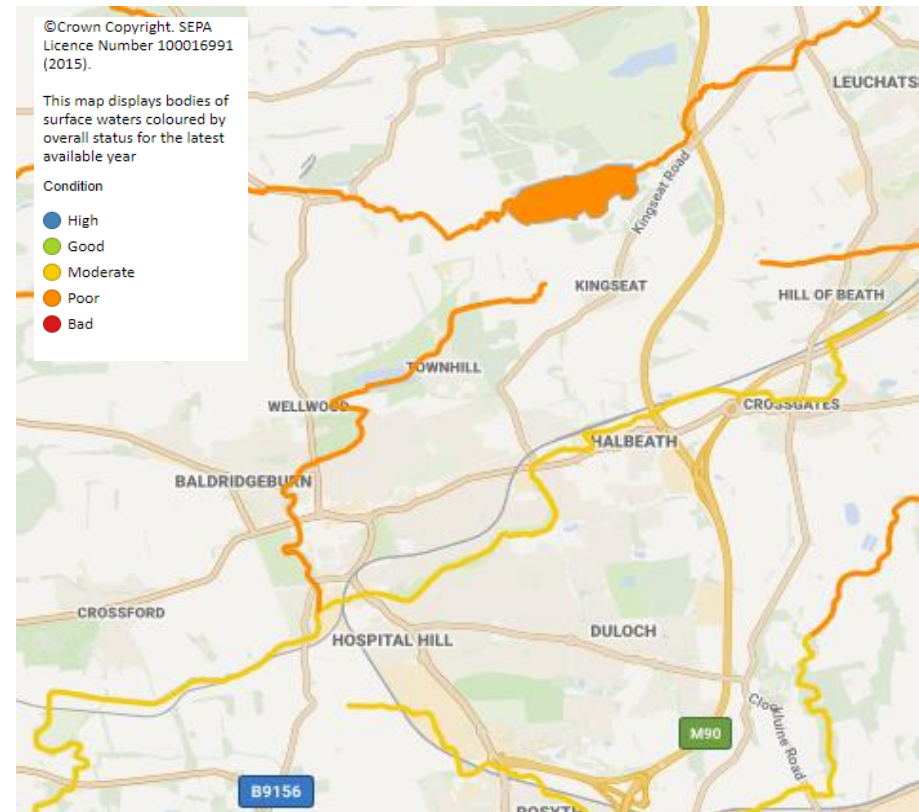


Figure 5.7 Extract from SEPA water classification hub showing quality of surface waters in the City of Dunfermline locality

Green and Blue Networks within the City of Dunfermline locality

- 5.33 This area forms part of the Central Scotland Green Network – one of the eighteen national developments in NPF4 and is one of Europe’s largest green infrastructure projects.
- 5.34 Some of the key active travel routes within the City of Dunfermline locality include The Fife Pilgrim Way and The West Fife Way. National Cycle Network Route 764 also passes through Dunfermline providing connections to Clackmannan and North East Fife via National Cycle Network route 1.
- 5.35 Investment is required to improve/upgrade the existing active travel routes.
- 5.36 Also, the Dunfermline SDA (Broomhall) has poor connectivity with the rest of the city, with the exiting railway lines to the north/east and the Grange Road acting as key barriers. There is also limited connectivity at Pitreavie.

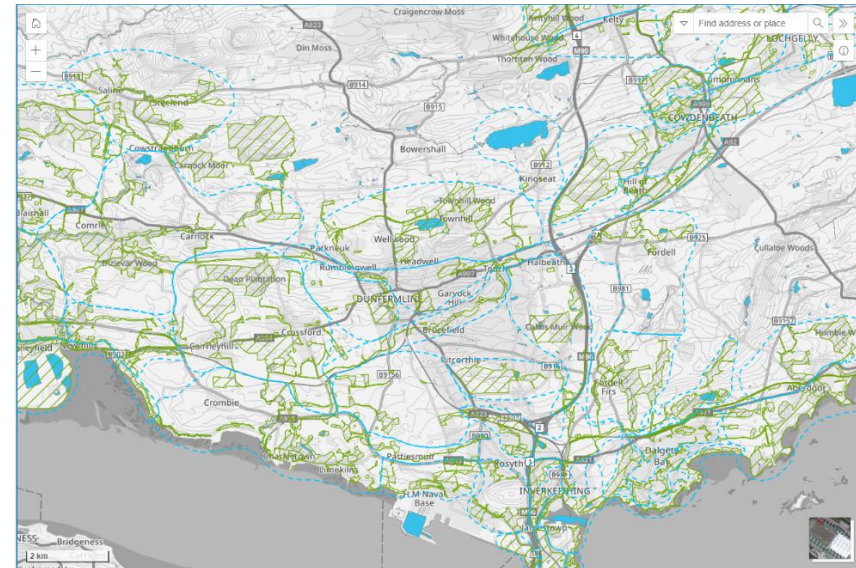


Figure 5.8 Extract from the interactive map of [Fife's Green and Blue network 2023 update](#)

Links/Resources

- [Central Scotland Green Network](#)
- [Fife Pilgrim Way](#)
- [Sustrans National Cycle Network Routes in the East of Scotland](#)
- [Dunfermline Green and Blue Network report - Jan 2023](#)
- [Fife Greenspace Audit 2010](#)
- [NPF4](#)
- [Interactive map – Fife's Green and Blue network and ecosystem services](#)
- [Fife Green and Blue Network Audit Storymap](#)

Biodiversity in the City of Dunfermline locality

5.37 The priority habitats within the Dunfermline locality include a mix of ancient, semi-natural and coniferous woodland. These woodland habitats support a wealth of wildlife (in Scotland the woodland ecosystem supports more priority species than any other ecosystem).

5.38 Some of the protected species found within the City of Dunfermline locality include bats (European Protected Species), the common frog (UK Protected Species), and deer (Scottish Protected Species).

5.39 The destruction of habitats is the number one cause of species extinction, so it is key these priority habitats are safeguarded.

5.40 Invasive species such as Japanese Knotweed, Giant Hogweed, Himalayan balsam, and Rhododendron also pose a threat to the various ecosystems within the City of Dunfermline locality.

5.41 Furthermore, the landscape setting at Calais Muir requires improvement.

Table 5.1 Summary of the priority habitats found within the City of Dunfermline locality including key sites. Source: Fife's Local Biodiversity Action Plan

Freshwater & Wetland Habitats	Lowland & Farmland Habitats	Woodland Habitats
<ul style="list-style-type: none"> Inland freshwater, such as Town Loch Rivers, such as Lyne Burn Ponds, such as those within Townhill Wood Reedbed habitats 	<ul style="list-style-type: none"> Species-rich grassland, such as Townhill Meadow Field margins and boundaries Parks and areas with veteran trees, such as Pittencrieff Park Lowland heathland, such as Townhill Muir (LWS) 	<ul style="list-style-type: none"> Ancient, semi-natural & long-established woodlands, such as Townhill Wood Mixed lowland woodland Urban woodland

Links/Resources

- [NBN atlas](#)
- [Fife Local Biodiversity Action Plan](#)
- [Nature Scot- Invasive non-native plants](#)
- [Nature Scot- Protected species A-Z guide](#)
- [The Non-native Species Information Portal](#)
- [Fife's Forestry and Woodland Strategy](#)

Natural Heritage Designations in the City of Dunfermline locality

5.42 There are three locally designated wildlife sites in the City of Dunfermline locality. Two of these have been recently resurveyed and were found to be in an OK condition (Calais Muir Wood and Townhill Muir). The other wildlife site at Loch Fitty has not yet been resurveyed.

Links/Resources

1. [Scottish Government – Natural Heritage Designations](#)
2. [Naturescot– local designations](#)
3. [Fife Designated Natural Heritage Sites](#)
4. [Fife Local Wildlife Site tracker Dec 2023](#)

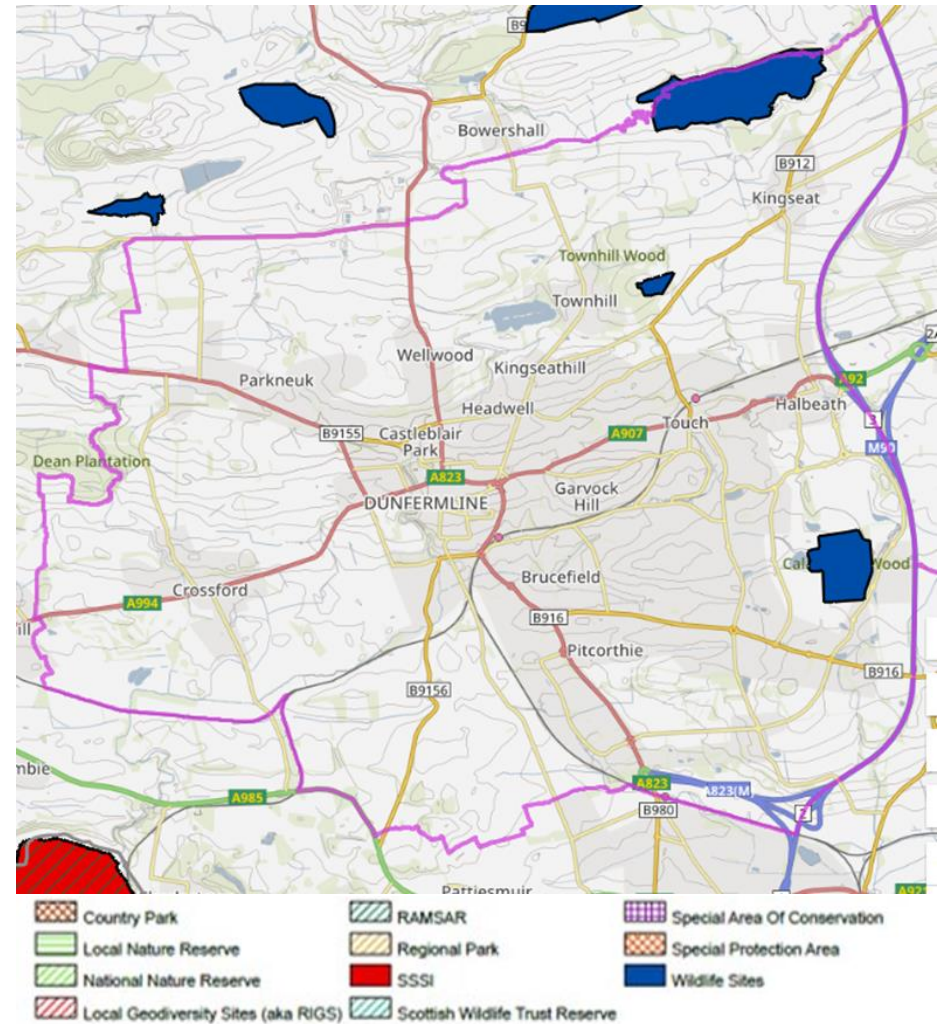


Figure 5.9 Natural heritage designations in the City of Dunfermline locality. These can be viewed on the [Green and Blue network interactive map](#).

Landscape character in the City of Dunfermline locality

- 5.43 The landscape of the Dunfermline locality is mainly urban with lowland hills and valleys to the north and west. The area contains the South West Dunfermline Local Landscape Area to the west of the city and there is a designated Green Belt which extends along the western edge of Dunfermline down to Rosyth.
- 5.44 Outwith the main built-up areas there are some areas of prime agricultural land (classes 1 to 3.1 in the Scottish Land Capability for agriculture map).
- 5.45 The City of Dunfermline locality only has a few small pockets of carbon rich soils identified on the Scottish Carbon and Peatland Map (Classes 4 and 5). These are located around Kingseat and in Calais Muir Wood.

Links/Resources

- [Naturescot – Landscape Character Types 2019](#)
- [Scotlands Soils – Land Capability for agriculture](#)
- [Carbon and Peatland Map 2016](#)

Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

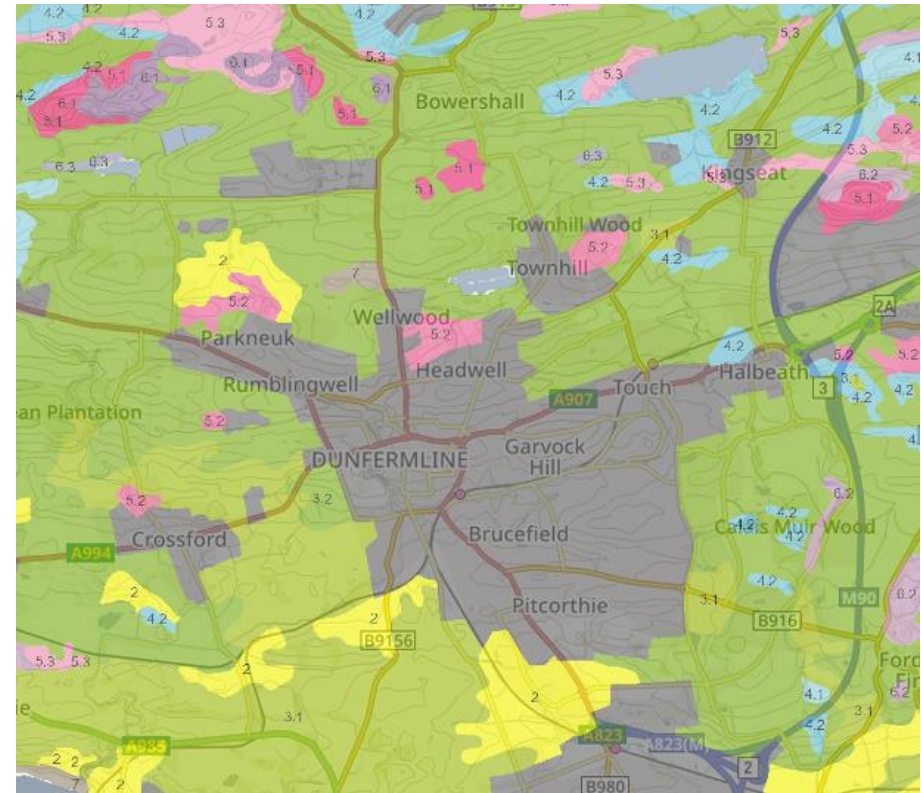


Figure 5.10 Extract from the land capability map for Scotland for the Dunfermline locality. ©Crown Copyright. Scottish Government Licence Number 100020540. All Rights Reserved.

Vacant and derelict land in the City of Dunfermline locality

5.46 The City of Dunfermline locality has the lowest amount of vacant and derelict land in Fife. The largest sites are the derelict former power station in Townhill and vacant land at Queen Margaret Hospital.

5.47 Between 2021-22 two vacant and derelict sites were brought back into use in the City of Dunfermline locality; one for residential use and one as parking to serve a housing development. No additional sites were identified in the area.

5.48 The Mossmorran to Grangemouth Ethane pipeline passes to the north of Dunfermline. Development close to this pipe and within associated zones is subject to consultation with the Health and Safety Executive. There is also a consultation zone which relates to the Naval Dockyard in Rosyth which covers the far south west of the City of Dunfermline locality.

Links/Resources

- [Fife Vacant and Derelict land audit 2022](#)
- [Health and Safety Executive - Land Use Planning](#)

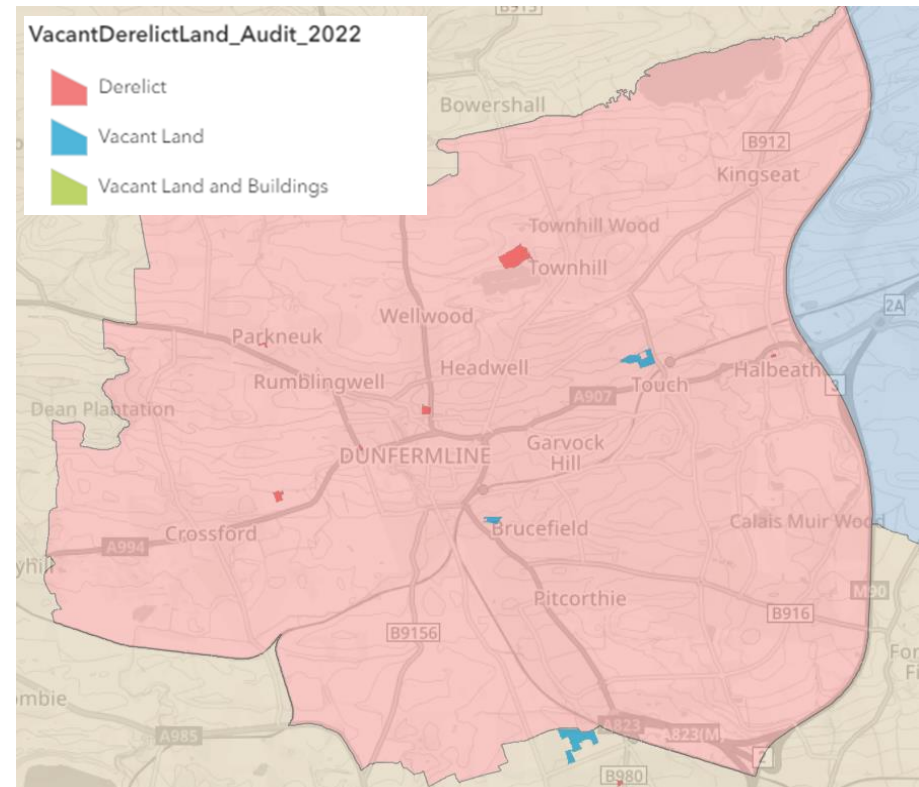
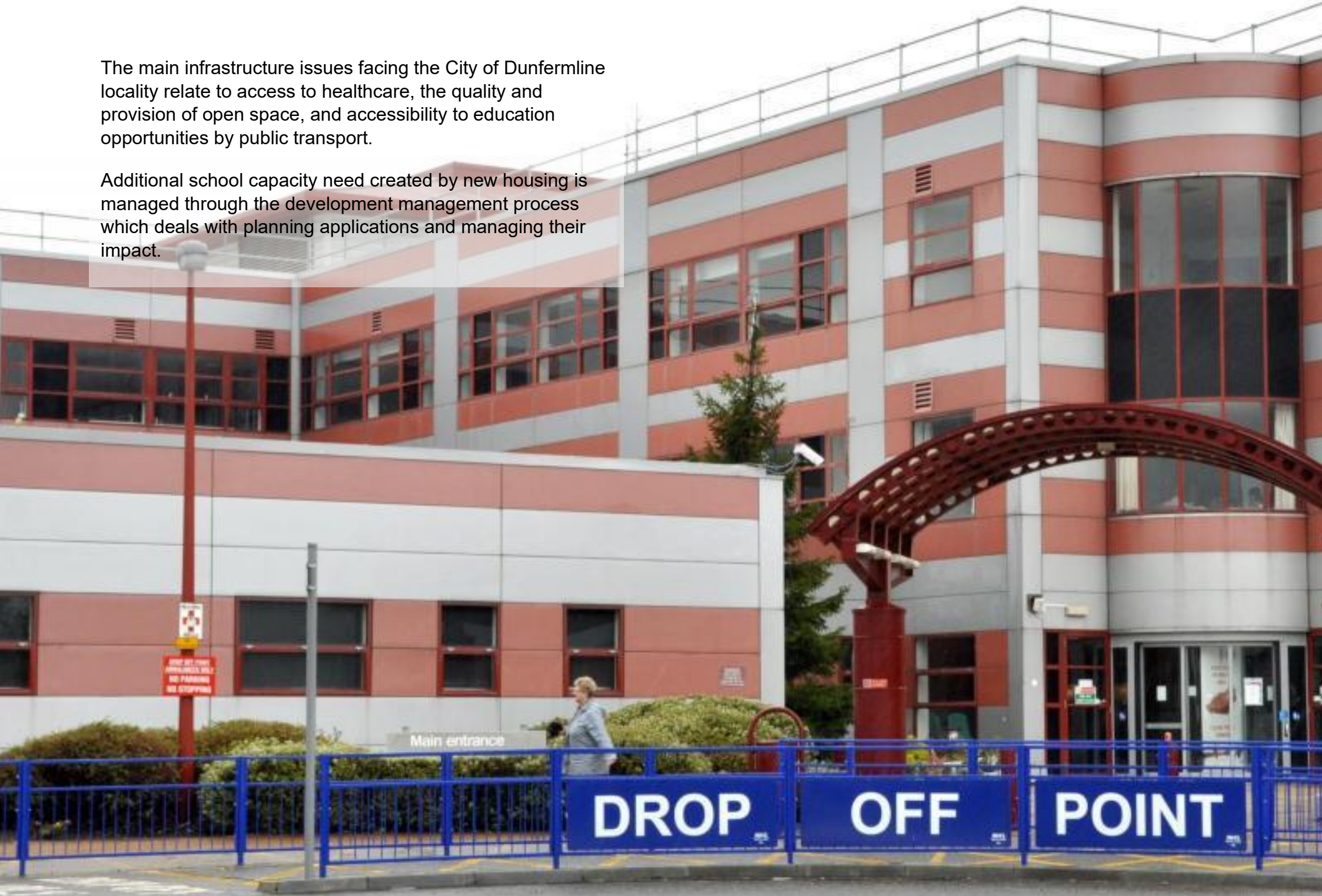


Figure 5.11 Extract from the Fife Vacant and Derelict Land Audit 2022 showing the City of Dunfermline locality

The infrastructure issues that need to be addressed in the City of Dunfermline within the lifetime of the Plan

The main infrastructure issues facing the City of Dunfermline locality relate to access to healthcare, the quality and provision of open space, and accessibility to education opportunities by public transport.

Additional school capacity need created by new housing is managed through the development management process which deals with planning applications and managing their impact.



5.49 In the autumn of 2022, residents were asked what they felt was good about the City of Dunfermline locality, what wasn't so good, and what the key issues were that they felt needed to be tackled. Feedback suggests that parks, play facilities and open spaces are easy to access in the City of Dunfermline.

5.50 Obtaining appointments at healthcare facilities in the City of Dunfermline locality is regarded as difficult and, whilst access to healthcare by car is good, accessing the same facilities by public transport was described more negatively.

Links/Resources

- [Dunfermline summary of survey \(residents\)](#)

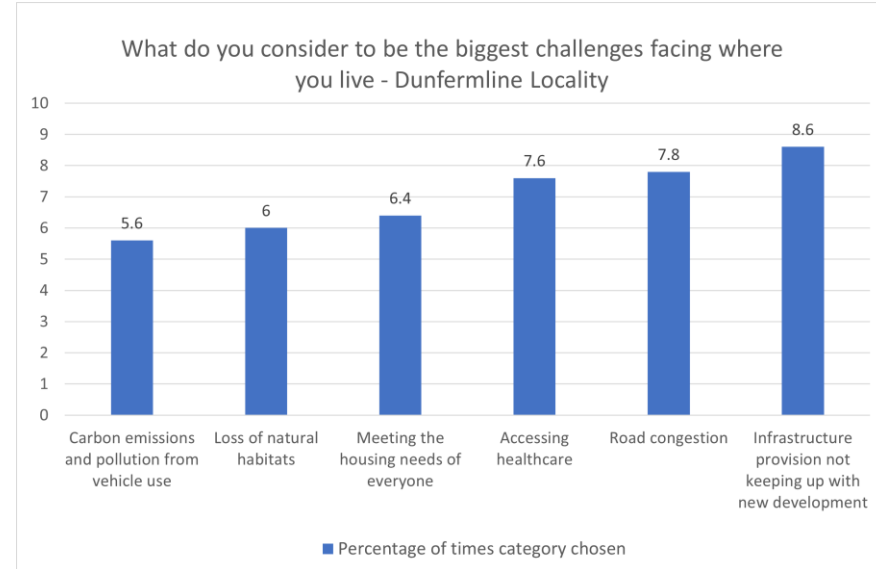
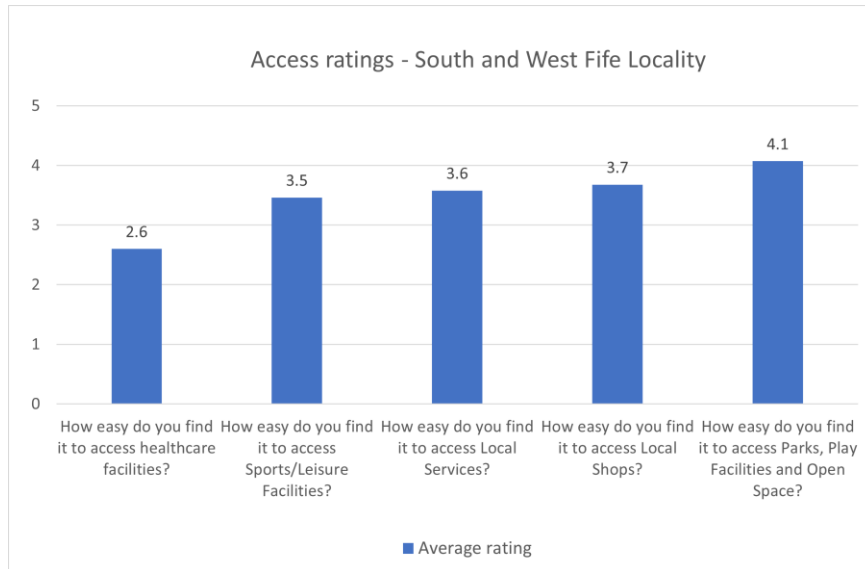
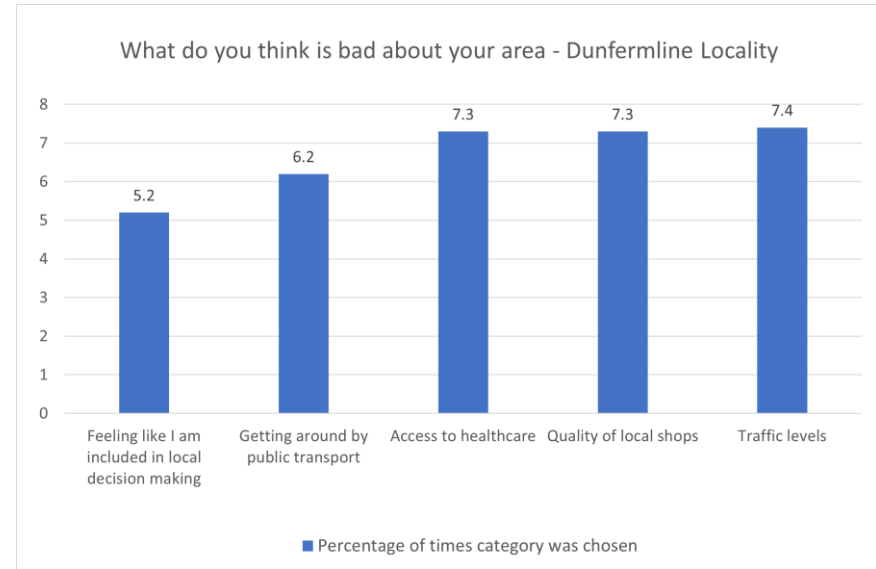
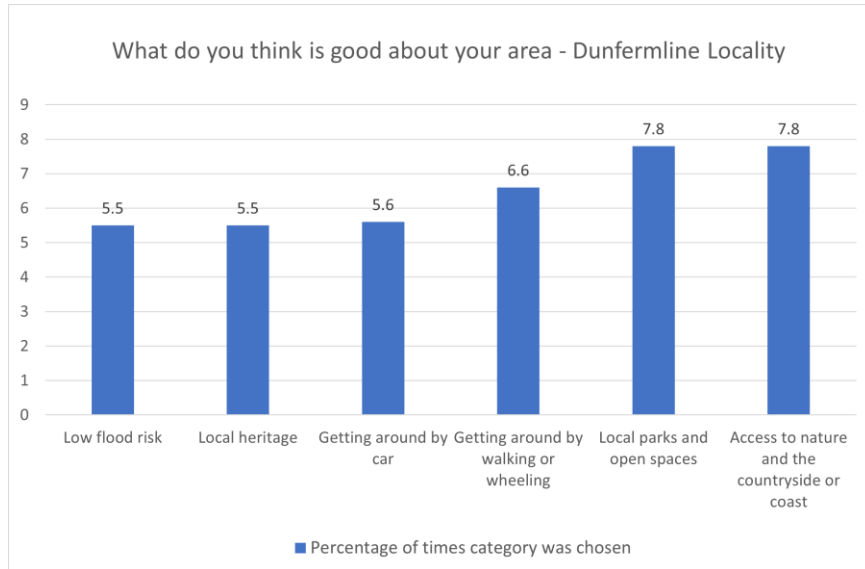


Figure 5.12 What residents of the City of Dunfermline locality think about their area

Healthcare in the City of Dunfermline locality

5.51 The City of Dunfermline locality has a range of health and care facilities across the City and surrounding area. However, planned growth and demographic changes (in particular, an ageing population) are likely to put increased pressure on these facilities. NHS Fife is moving towards health and wellbeing hubs which provide multi-disciplinary care. There is a need for new or replacement premises.

Links/Resources

- [NHS Fife Estates Strategy](#)

5.52 NHS Fife has identified future Primary Care capacity issues in the Dunfermline locality and have made recommendations as follows:

- Across the cluster there is the requirement to find clinical space for an additional 19 rooms on full implementation of the Primary Care Implementation Plan. There are pressure points for new housing developments within the cluster which will require a long-term solution as part of the major investment proposed.
- There is potential to develop an interim cluster hub at Primrose Lane if adjacent space within the veterinary practice is available. The longer term recommendation is a new build for a number of practices plus the development of cluster hub services.
- All but one premise is owned by GPs therefore a multi-practice development within Dunfermline would also help to address the shift in ownerships from practice to the Health Board, in line with their Code of Practice.
- The Place Planning tool developed by Scottish Government was reviewed with regard to priorities for need. This did not identify any priorities within the Dunfermline cluster.

School places in the City of Dunfermline locality

5.53 In education, there is projected pupil capacity across the whole of the existing and planned primary and secondary school estates to accommodate some further growth over the next ten years. However, individual schools do have capacity constraints. Spare primary school capacity across localities does not mean there is capacity for new homes across all primary schools in the area.

5.54 Four new primary schools planned in Dunfermline at Wellwood/Swallowdrum, Halbeath and Broomhall.

5.55 The new Dunfermline Learning Campus, is under construction, replacing Woodmill and St Columba's RC High Schools on a single site, co-located with Fife College.

Links/Resources

- [School Roll Projections by Area Committee September 2023](#)

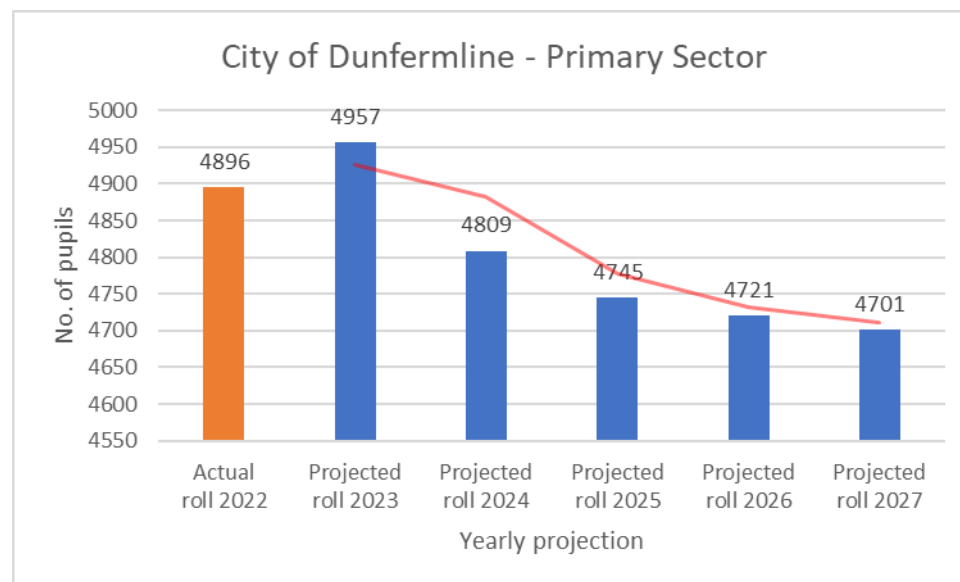


Figure 5.13 Projected pupil numbers in primary schools in the City of Dunfermline locality (2023 - 2027)

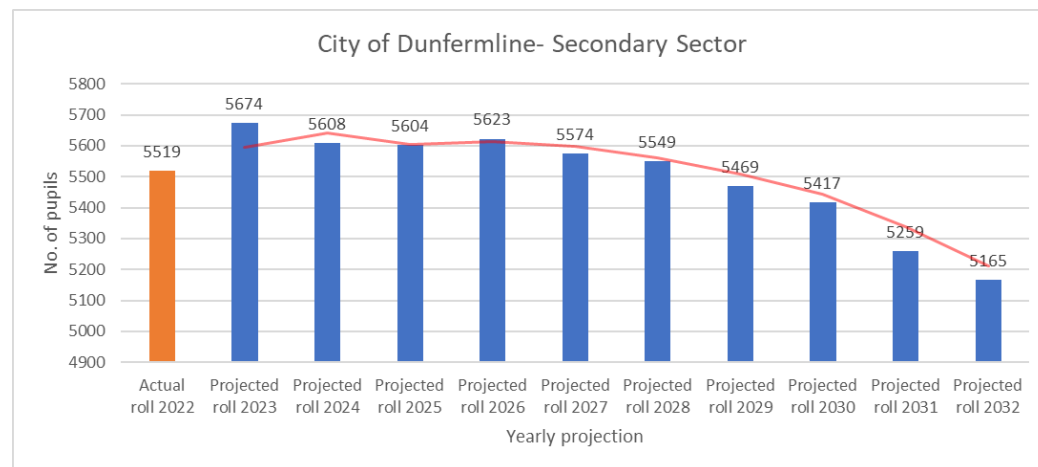


Figure 5.14 Projected pupil numbers in secondary schools in the City of Dunfermline locality (2023 - 2032)

Open space and play space in the City of Dunfermline locality

5.56 Open spaces, green and blue infrastructure, and outdoor places to play and socialise are key to successful placemaking. The outdoor spaces, including public parks in the City of Dunfermline have helped to make communities more pleasant, liveable, healthy, and resilient. Whilst there are several high-quality parks in and around Dunfermline, there are many poorer facilities, with limited play value. [Fife's Play Sufficiency Assessment](#) provides more information.

5.57 In terms of greenspace, the quantity and quality of greenspace within Dunfermline itself is reasonable however access to greenspace is below the Fife average.

5.58 In addition, the quantity of greenspace in Crossford is low and access to greenspace is below the Fife average, however there are some good quality greenspaces in Crossford. Similarly, the quantity of greenspace within the Townhill boundary is low however in general the quality of and access to greenspace is good within Townhill.

5.59 The existing Fife Greenspace Audit and Strategy date from 2010; work is currently underway to update the audit and strategy and will be available to inform the next stage of the new Local Development Plan (the proposed plan).

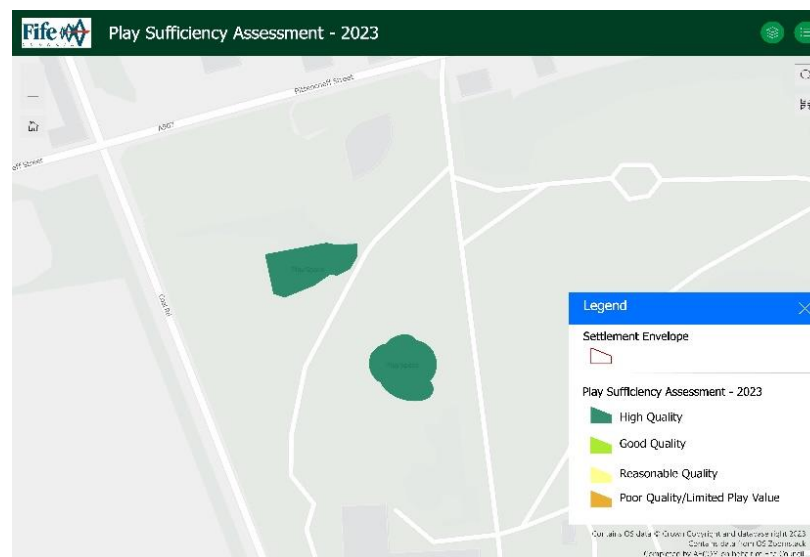


Figure 5.15 Indicative image from Fife's Play Sufficiency Assessment (showing part of the Cowdenbeath locality)



FIFE'S PLAY SUFFICIENCY ASSESSMENT

November 2023

Links/Resources

- [Play Sufficiency Assessment](#)
- [Fife Greenspace Audit 2010](#)

Accessibility of public transport in the City of Dunfermline locality

5.60 Most parts of the City of Dunfermline locality have good access to public transport with regular bus services across the area and two rail stations. Areas with less easy access to public transport include the north-east and south of Dunfermline, and parts of Crossford and the Garvock Hill area.

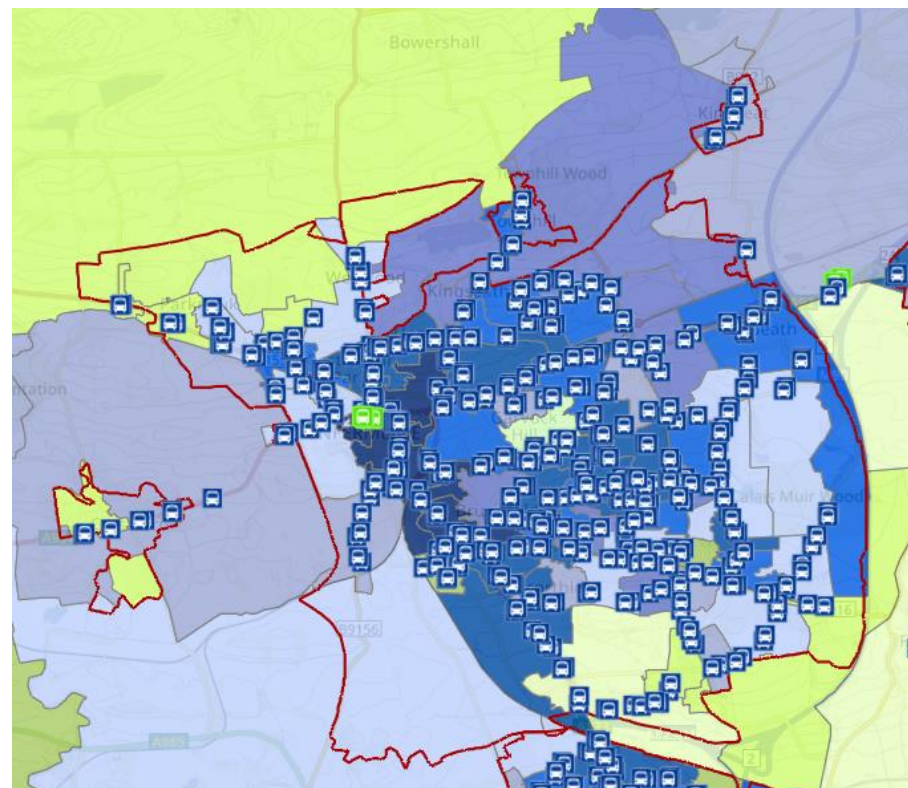


Figure 5.16 Weekday access to buses in the City of Dunfermline area with bus stops (1= poor access, 10 = good access) (Source: [Scottish Access to Bus Indicator \(2019\)](#))

5.61 Public transport access to regional and local employment destinations and retail destinations from the City of Dunfermline locality is amongst the best in Fife. However, there are a few pockets in Dunfermline itself with poorer access.

5.62 Access to further and higher education is poor from significant parts of the City of Dunfermline locality, reflecting some community responses. The area also has relatively poor connectivity to community health destinations using public transport.

Links/Resources

- [Scottish Access to Bus Indicator \(2019\)](#)
- [LTS & LDP Strategic Transport Modelling and option Development Report 2022](#)
- [DataShine: Scotland Travel to Work/Study](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

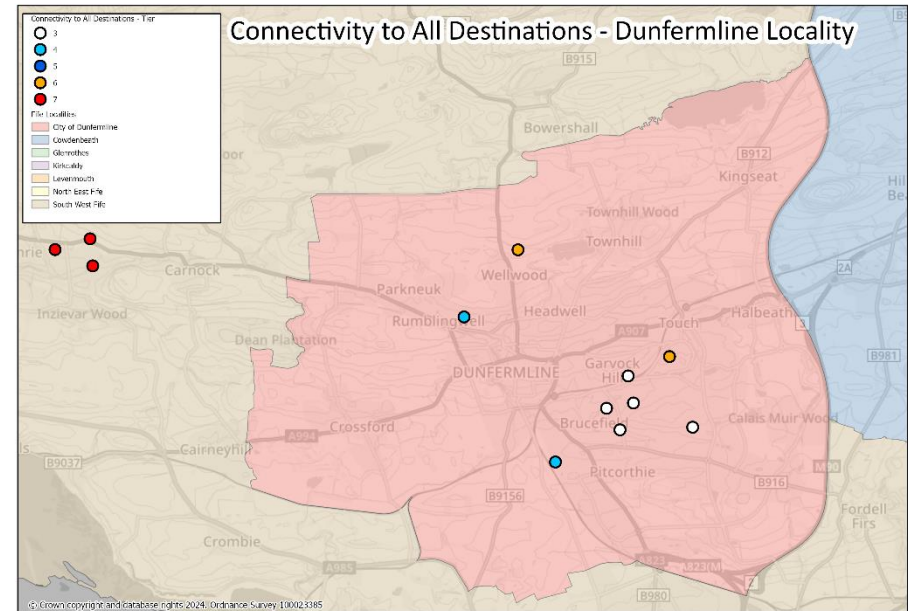


Figure 5.17

How the City of Dunfermline's economy is performing and how resilient it is to the future

- 5.63 The City of Dunfermline locality has lower level of deprivation compared to Fife in general.
- 5.64 The City of Dunfermline locality has a higher percentage of working age people qualified to NVQ4 or above than Fife and Scottish averages; and it has a slightly lower percentage of people who have no qualifications.
- 5.65 The locality has lower percentages of children who live in relative poverty and working age people who are employment and income deprived when compared to Fife averages. Claimant counts in the locality are also below the Fife average.
- 5.66 Large parts of Dunfermline and Crossford are in the 10% least deprived areas in Scotland, although Touch, Abbeyview and part of Bellyeoman are in the 10% most deprived.

Links/Resources

- [Scottish Index of Multiple Deprivation](#)
- [18-10-04-Talk-of-the-Town.pdf \(centreforcities.org\)](#)
- [Wellbeing Index \(coop.co.uk\)](#)
- [Local Economic Profile 2021-2022](#)

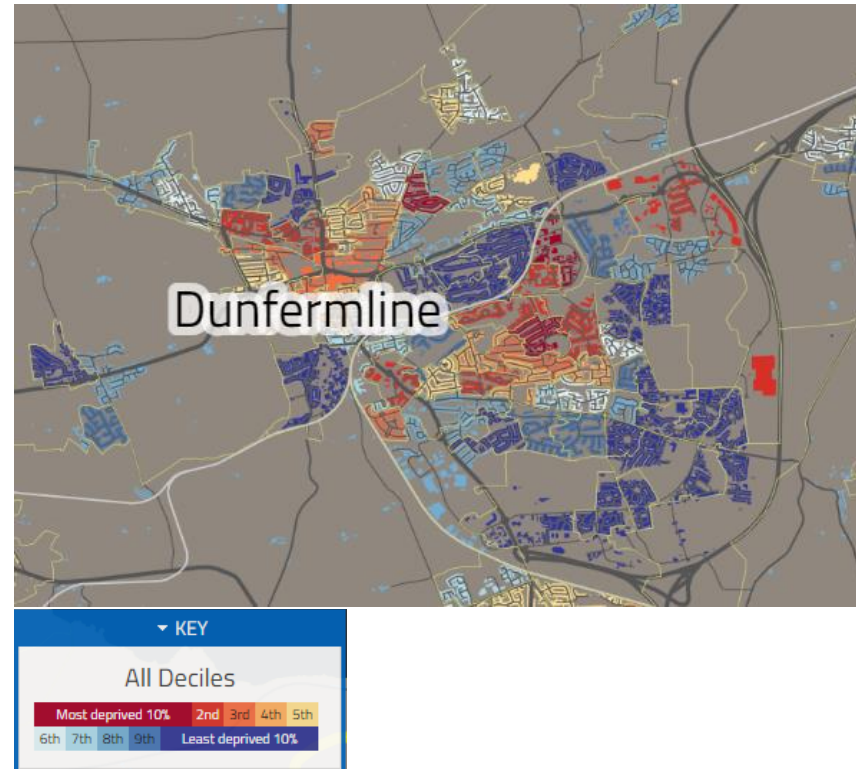


Figure 5.18 Deprivation in the City of Dunfermline locality

Employment in the City of Dunfermline locality

5.67 Most of the travel to work trips are contained within the locality itself with Rosyth and Cowdenbeath being common destinations. Relatively low numbers of people travel to Glenrothes and Kirkcaldy from Dunfermline for work purposes.

5.68 There is a significant number of trips to Edinburgh from Dunfermline and the Forth bridgehead area with significantly fewer trips going the other way.

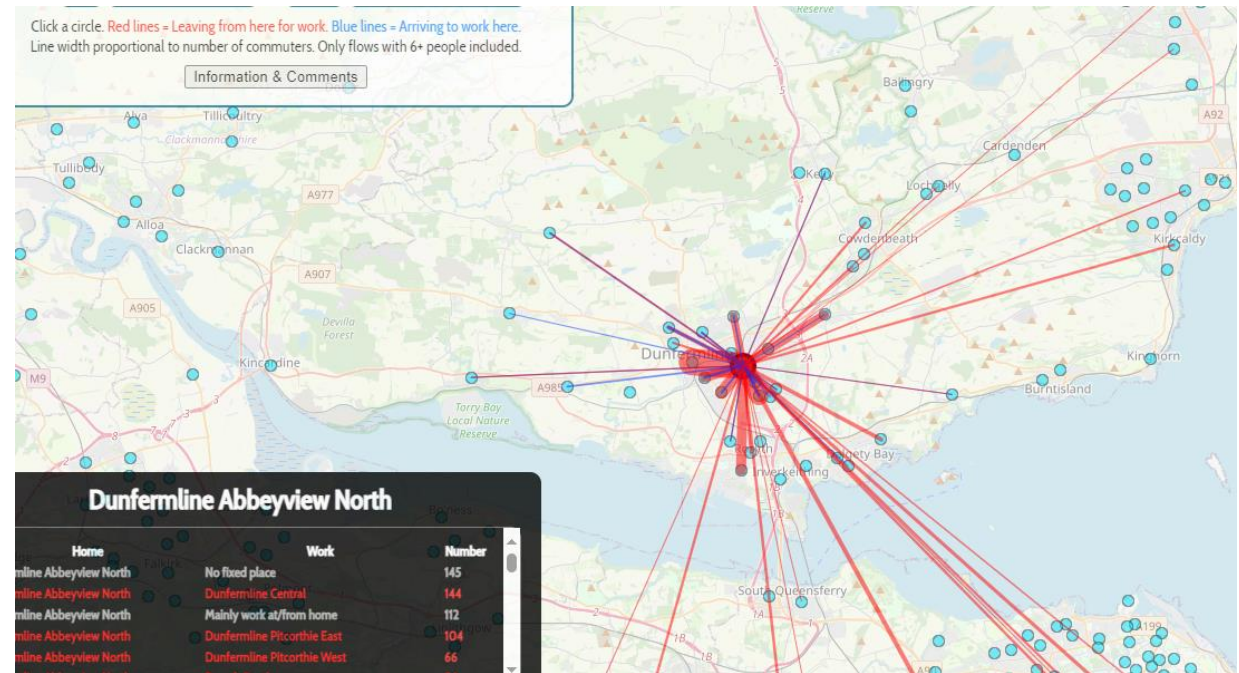


Figure 5.19 Example of journeys to work to and from part of the City of Dunfermline locality

5.69 Whilst the City of Dunfermline locality does not have one dominant sector, retailing, and financial and insurance activities are the largest sectors.

5.70 In addition, 64% of all of Fife's jobs in the Information and Communication sector are in the City of Dunfermline locality.

5.71 Other important sectors include education (2,250 employed) and professional, scientific and technical (1,750 employed).

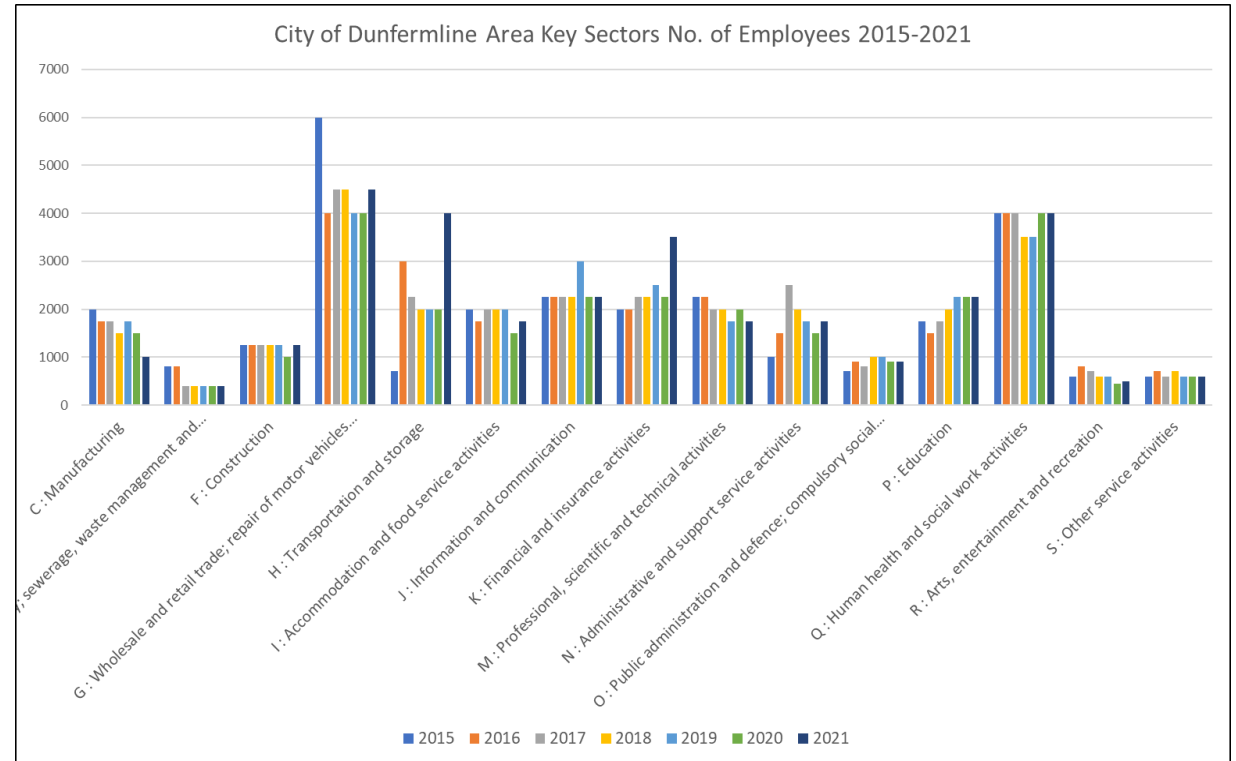


Figure 5.20 The City of Dunfermline locality's key employment sectors (number of people employed each year from 2015 to 2021)

5.72 The occupancy rates of safeguarded employment areas (shown in the adopted LDP – industrial estates and business parks) in the City of Dunfermline locality range from 79% at Dunfermline Business Centre to 94.5% at Carnegie Masterton Employment Area.

5.73 Under current planning policy, the locality currently has sufficient immediately available marketable employment land allocated (at 99%) to meet the 7-year supply requirement.

Links/Resources

- [DataShine: Scotland Commute](#)
- [Fife Economic Strategy 2023-2030](#)
- [Fife Local Economic Profiles 2021-22](#)
- [2021 Fife Business Base Report](#)
- [Fife Employment Land Strategy Economic Policy and Baseline Context April 22](#)
- [Key sectors Number of Employed 15-22](#)
- [Review of safeguarded employment areas](#)
- [Employment Land Audit 2022](#)
- [Fife Employment Land Strategy Review](#)

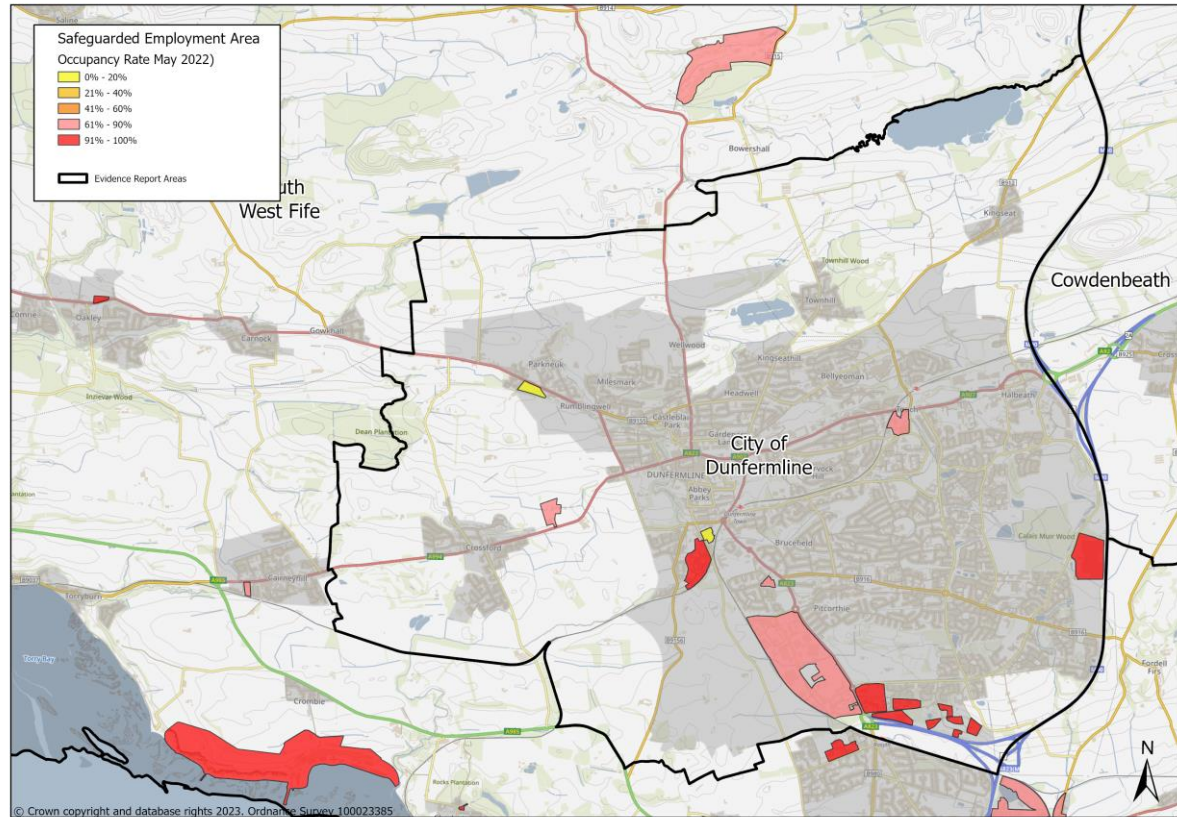


Figure 5.21 Occupancy rates in Safeguarded Employment Areas in the City of Dunfermline Locality

5.74 In 2022 as part of the evidence gathering, businesses and organisations were consulted on what works well as the issues that they face operating in the locality. Respondents rated their premises as okay, good, or excellent indicating that there is a range of premises in terms of age, size, cost, and quality.

5.75 Access to the M90 motorway and good parking were seen as a positive with some respondents stating that there are no negatives. Some responses suggest that the businesses are now at capacity and are struggling to expand. The issue of some buildings being old and difficult to heat as well as costly to upgrade was also raised.

5.76 One response was negative about the condition of Dunfermline town centre’s public realm and how disability friendly it is. Seagulls are also cited an issue as well as a lack of good shops to attract people.

5.77 The three main issues respondents want the next LDP to look at are: public transport connections; connections to their premises; the quality of public spaces around their premises; and attracting people to work in the area.

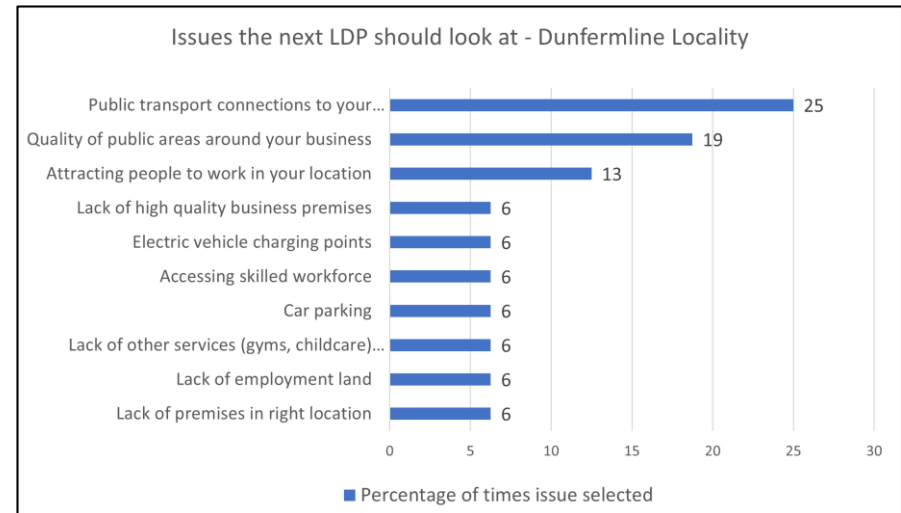
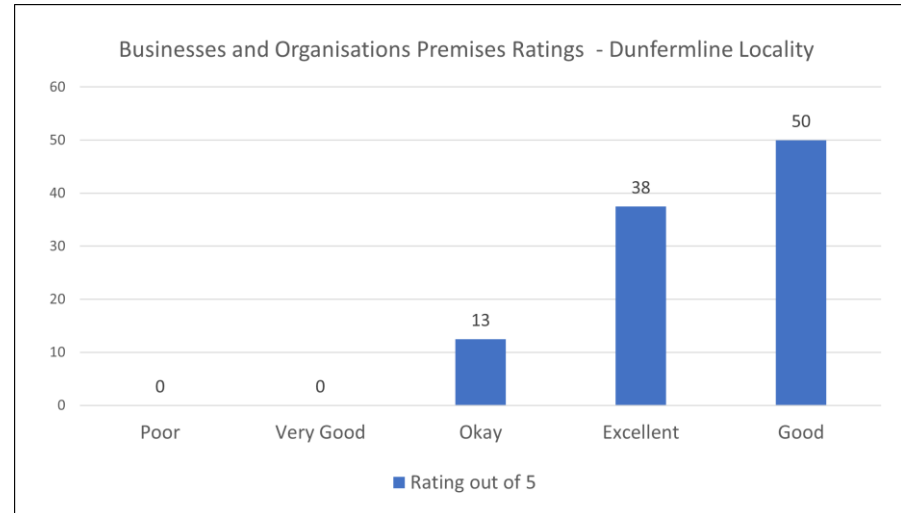


Figure 5.22 Feedback from local businesses in the City of Dunfermline locality

Dunfermline City Centre

5.78 Dunfermline City Centre is a regional centre facing many challenges, not least the changing nature of retail shopping. It is one of three main town centres in Fife along with Kirkcaldy and Glenrothes.

5.79 Vacancy rates have risen in Dunfermline City Centre since 2012 15.1% to 28.1% in 2021. A significant number of vacant units within Dunfermline City Centre are large and not suitable for modern retail needs.

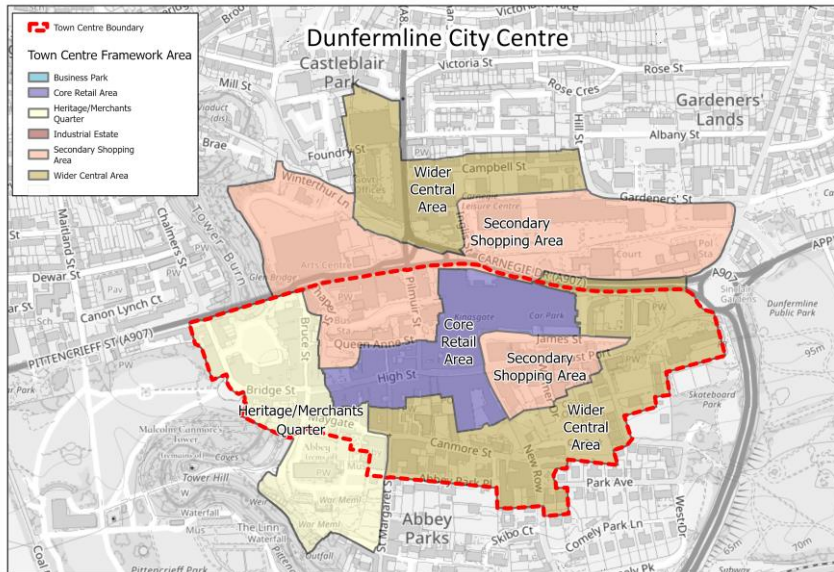


Figure 5.23 Map of Dunfermline City Centre

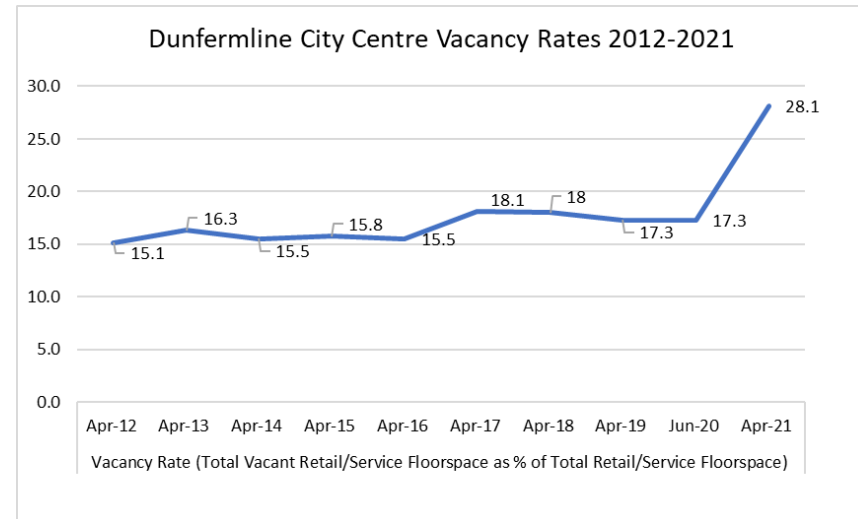


Figure 5.24 Vacancy rates in Dunfermline City Centre (2012 – 2021)

5.80 Dunfermline City Centre's total vacant floorspace has increased by 10,080m² since 2012 going from 10,370m² to 20,450m² in 2021 with its largest reduction being in comparison floorspace, with a reduction of 12,180m² from 38,240m² in 2012 to 26,060m² in 2021.

5.81 Although there has been a loss of retail floorspace there has been an increase in office, and food and drink floor space in the city centre.

5.82 In addition to Dunfermline City Centre, there are six local shopping centres serving the locality including the village of Crossford. Occupancy rates are generally good ranging between 83.9% and 100%.

Links/Resources

- [Dunfermline Businesses & Organisations Consultation 2022](#)
- [Dunfermline Town Centre SWOT Analysis 2022](#)
- [GOAD data](#)
- [Fife Retail Capacity Study 2022](#)
- [Assessment of local shopping centres](#)

Table 5.2 Dunfermline City Centre - Use Types by Total floorspace (m²) 2012 to 2021

Dunfermline City Centre - Use Types by Total F/space (m²) 2012 to 2021			
Use Type	Dunfermline April 2012	Dunfermline April 2021	Dunfermline Change
Assembly	1,360	1,240	-120
Comparison	38,240	26,060	-12,180
Convenience	2,650	2,720	70
Convenience/ Comparison	950	0	-950
Food and Drink	9,840	11,680	1,840
Hotel/Hostel	350	480	130
Leisure	3,830	3,810	-20
Medical	230	300	70
Office	850	1,800	950
Service	12,190	11,490	-700
Vacant	10,370	20,450	10,080

- 5.83 The quality of place in Dunfermline city centre is mixed. The High Street is narrow due to its historic development pattern and with surfacing which is looking aged, and it is cluttered with cars and street furniture which adversely impacts on the pedestrian experience.
- 5.84 There are many attractive and historic buildings along the High Street which are for the most part in a reasonable to good state of repair; any modern building inserts tend to be of average quality. The shop frontages are mixed in quality, many are attractive and make concessions to the historic context, but a few have large generic corporate signage which has a detrimental impact on the overall look of the place.
- 5.85 Beyond the High Street there are a lot of attractive places around the Abbey and Palace, Maygate and Pittencrieff Park. These have high-quality, well-maintained buildings, public realm, and greenspaces. There is also the new museum and library building which is very high quality and responds well to its historic context.
- 5.86 A consideration of the comparative value of retail and service businesses found that Dunfermline centre is performing well relative to other town centres in Fife and compares well to similar centres outwith Fife.
- 5.87 Five Town Centre Building Improvement grants totalling just over £45,000 were awarded in the City of Dunfermline locality in 2022/23.
- 5.88 Austerity measures over the last 15 years have had an impact on the level of funding which can be accessed for town centre public realm and building improvements.
- 5.89 Looking ahead, work is underway to develop a city centre framework for Dunfermline to guide future development and interventions in the area and a City Plan/Local Community Plan is proposed with the aim of capturing and developing

an innovative shared city vision and city plan with short, medium, long terms actions.

- 5.90 The attainment of city status and the *Smart Dunfermline* initiative offers a basis for future local initiatives, some of which will can be supported by the new LDP.

Links/Resources

- [Stories of Fife's Places site visit summary report - Summer 2023](#)
- [Stories of Fife's Places site visit assessment sheets – Summer 2023](#)
- [Fife centres retail value assessment summaries – Summer 2023](#)
- [Fife Council Public Toilet Data](#)

Implications for Fife's new Local Development Plan of evidence specific to the City of Dunfermline locality

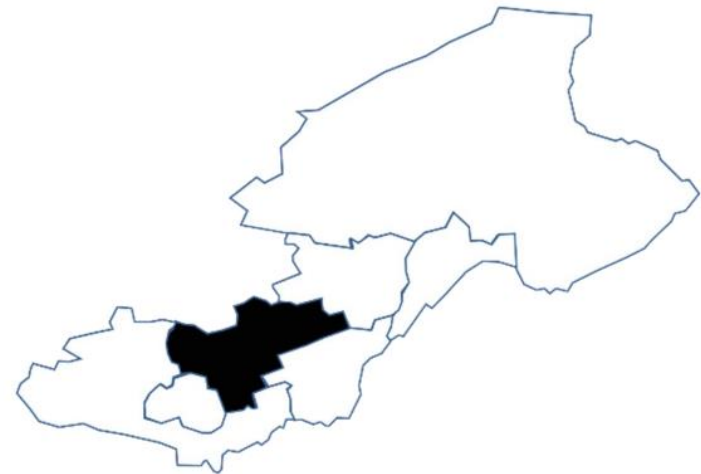
- 5.91 The City of Dunfermline has been the focus of much of the housing delivery under the current FIFEplan. However, the growth of the City of Dunfermline has created areas on the outskirts with relatively poor access to services within walking or cycling distance of homes.
- 5.92 There has also been a growth in employment land in the locality, with its location close to the M90 and Forth crossings, as well as a skilled workforce in the locality, making it an attractive location to locate a business.
- 5.93 Whilst there are pockets of deprivation in the City of Dunfermline locality, it has a lower level of deprivation compared to Fife in general, with better health outcomes for residents.
- 5.94 Flooding and water quality are issues in parts of the locality, which will have implications for development under the new LDP.
- 5.95 Across the locality planned growth and demographic changes mean there is a need for additional capacity in primary care sector that will need to be planned for.
- 5.96 There is some capacity in primary and secondary schools across the locality and new schools are being built, and will need to be built, as part of the planned growth of the City of Dunfermline.
- 5.97 Most people of working age either work in the City of Dunfermline locality itself or in neighbouring South and West Fife. However, there are still significant numbers of people travelling across the Forth to the Edinburgh area causing capacity issues on both the Queensferry Crossing and the Forth Rail Bridge.
- 5.98 Dunfermline City Centre has a high level of commercial vacancies. The changing nature of consumer shopping habits has greatly affected the city centre which performed a role of a regional shopping centre. Today, there is too much commercial floorspace in the city centre, and much of it is in an obsolete configuration. The role of the city centre is becoming as much about social transactions as it is a place to shop.
- 5.99 The new Local Development Plan may need to consider if additional policies or support is needed in addition to national policy. Considerations are likely to include where additional scope exists for city centre living for different age needs in places where local access to neighbourhood and social facilities are readily available.
- 5.100 The attainment of city status and the *Smart Dunfermline* initiative offers a basis for future local initiatives, some of which will can be supported by the new LDP.

6 Cowdenbeath locality evidence and issues



Introducing the Cowdenbeath locality

- 6.1 The Cowdenbeath locality is in mid-Fife, bordering the larger city and urban Dunfermline locality. Much of the locality is characterised by low, undulating, arable landscape sitting to the south east of the Ochil Hills. Cowdenbeath, and the towns and villages that make up the in the locality, owe much to their historical links with coal mining and the extensive coalfields that characterised the locality.
- 6.2 The Cowdenbeath locality is one of the less populated regions of Fife, with 41,491 people in 20,123 households. A smaller proportion of homes are owned (55.7%) in the locality compared to Fife, with higher levels of social renting (34.9%), and lower levels of renting privately (7.4%).
- 6.3 The locality has a higher employment rate (76.6%) than Fife, and a smaller percentage of the working age population are economically inactive (17.7%). However, levels of employment (13.6%) and income deprivation (17.8%), and claimant rates (6.0%) are higher than Fife. Participation of 16-19 year olds in education, employment, or training (88.9%) is below the Fife average.
- 6.4 In terms of health, in 2019 the average life expectancy for males living within the locality was 75.3 and 80 for females.
- 6.5 In addition, 25% of the locality's population were registered as living with a long-term physical health condition during the period between 2019 and 2020.



Links/Resources

- [Cowdenbeath Local Strategic Assessment 2022](#)
- [ScotPHO profiling tool](#)

Implementation of FIFEplan in the Cowdenbeath locality

- 6.6 There are several proposals in the current FIFEplan in the Cowdenbeath locality.
- 6.7 Development interest continues for the restoration of the former mining site at St Ninian's.
- 6.8 Planning permission in principle has been granted for the planned restoration of the Westfield site. The proposals include mixed use development including power generation/storage; waste recovery/recycling; employment, rail off-loading facility, and associated infrastructure.
- 6.9 There has been no activity on the Lochgelly strategic land allocation; however, there are several planning permissions of for the Ore and Upper Leven Valley strategic development area. Planning permission in principle has been approved for part of the Kelty proposal and development is under construction at Cardenden Road West.

How past development has shaped how the Cowdenbeath locality is today

6.10 How and why the settlements of the Cowdenbeath locality developed and changed over time heavily influences how they work today and the issues they face in reducing carbon emissions and tackling social and economic inequality.

6.11 Most of the towns and villages in the area developed to provide housing for workers in the collieries, with Lochgelly and Crossgates being historically the largest settlements. In most settlements tightly packed 19th Century terraced housing has been replaced by mid-20th Century local authority built housing. These areas generally have a good network of routes within them and reasonable connectivity to town or village centres.

6.12 Much of Lochgelly, Cowdenbeath and Crossgates have reasonable access to most key services and facilities within a 10-minute walk; although there are areas such as south-west Cowdenbeath which are quite poorly served. Lochgelly was recognised as Most Improved Town in Scotland 2016 at the 2016 Scottish Urban Regeneration Forum Awards and Cowdenbeath shortlisted in Scottish Rising Star Category of Great British High Street Awards 2019.

6.13 Some areas such as Cardenden and Lochore, Ballingry, and Crosshill have developed as smaller settlements merged together, this means that they are very spread out and have less well-defined centres. As a result, distances are further to travel, making walking and cycling a less attractive option.



Figure 6.1 Map extract of Crossgates showing layout of routes and cul-de-sacs development

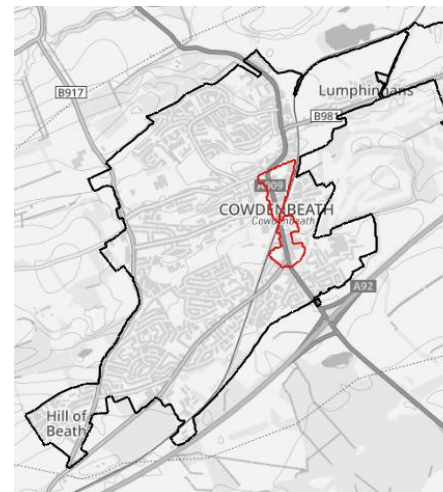


Figure 6.2 Map extract of Cowdenbeath showing location of town centre in red.

- 6.14 The smaller towns and villages have more patchy access to services and facilities. Kelty and the Cardenden area both have a good range of services and facilities but have areas on their peripheries which are not well served.
- 6.15 Later 20th and early 21st century housing tends to be laid out in cul-de-sacs which creates poor connectivity in these areas. Crossgates is particularly affected by this with poor connectivity through the village.
- 6.16 The Fife Circle rail line is routed through the locality and connects Cowdenbeath and Lochgelly to the East Coast mainline railway.
- 6.17 Annex 7 provides more information on Living Well Locally and 20 minute Neighbourhoods in Fife.

Links/Resources

- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Living Well locally case study – Cowdenbeath](#)
- [Interactive Local Living and 20 Minute Neighbourhoods mapping](#)

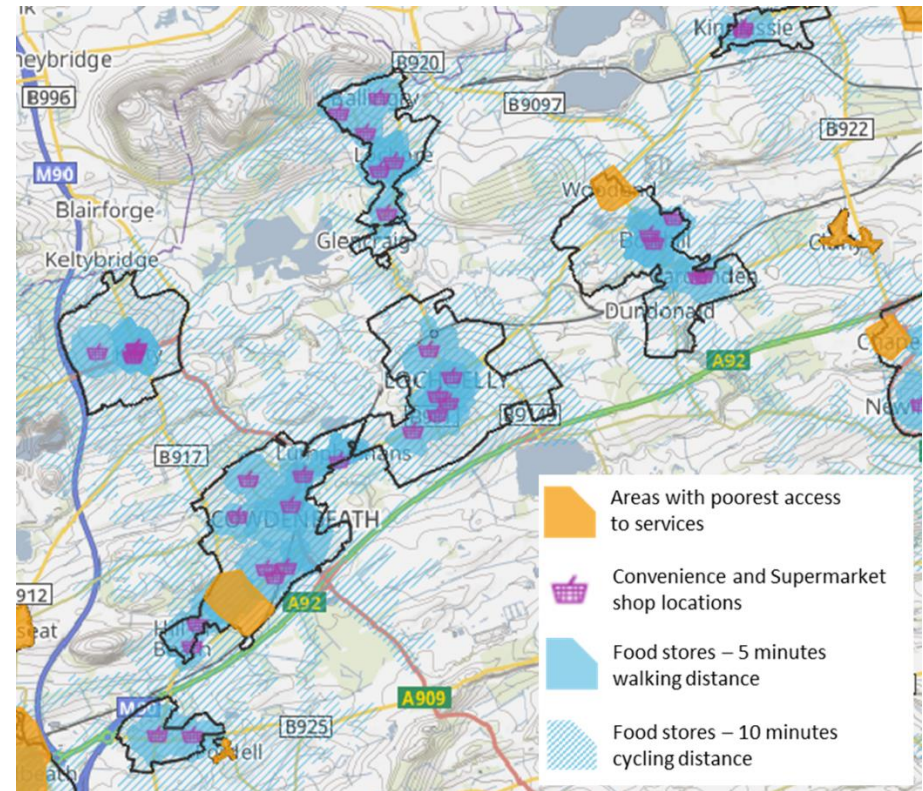


Figure 6.3 Example extract from [Local Living and 20 MN interactive mapping](#) showing walking and cycling distances from convenience stores in the Cowdenbeath locality, and the areas which are least well served by services and facilities

Built heritage in the Cowdenbeath locality

- 6.18 There are no conservation areas and only 37 listed buildings in the Cowdenbeath area with Cardenden having the highest number. Lochgelly and Cowdenbeath town centres have many traditional buildings but they tend to be ordinary in quality (hence they have no protection) and many have been substantially altered in ways that are detrimental to the overall quality of place.
- 6.19 There have been several projects in Lochgelly to save historic buildings, including the restoration of the former Miners Institute, Town House, and Co-op buildings, and the ongoing restoration works to St Andrews Church. Building and public realm maintenance is an issue in the area.

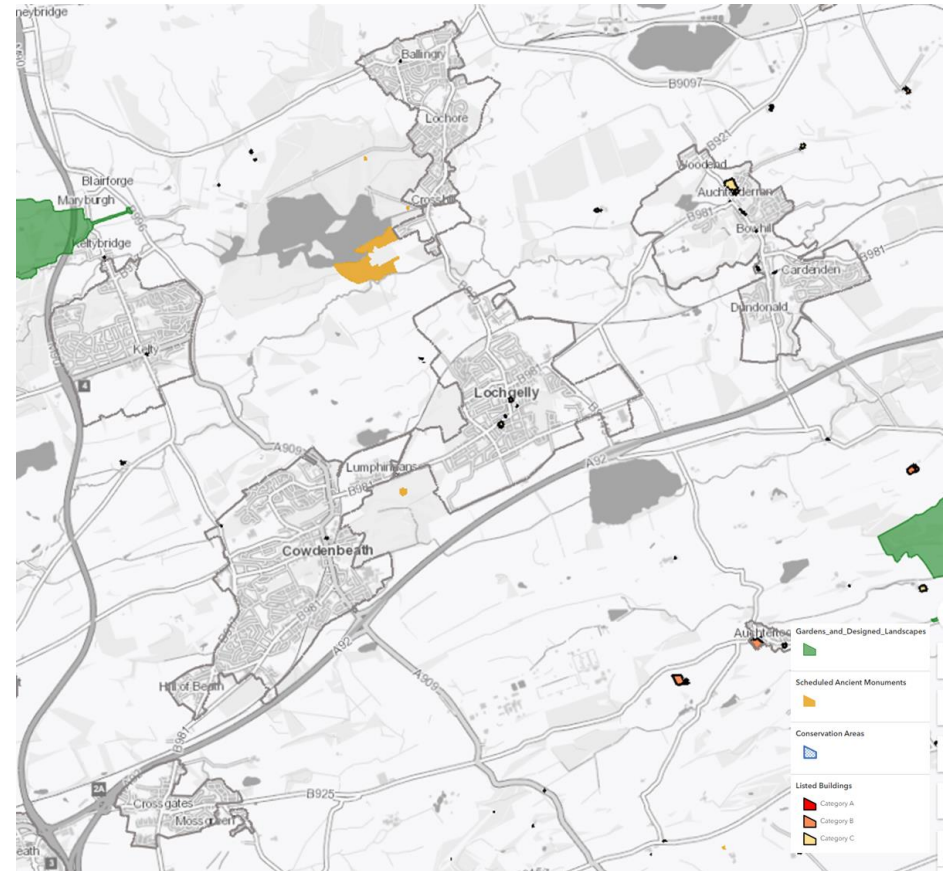


Figure 6.4 Map extract showing built heritage assets in the Cowdenbeath locality

6.20 There are very few built heritage assets in the area which are predicted to be at risk from flooding. Two listed bridges; Kelty bridge and the Auchterderran Cardenden railway viaduct are predicted to be at risk of fluvial flooding. Lassodie Mill Farm and Steading is at risk of flooding from Lochfitty Burn and surface water flooding; and there is a small risk of surface water flooding of the Town House in Cowdenbeath. There is also a prediction of some risk to Clune Craig scheduled ancient monument of flooding from Loch Ore.

6.21 Three buildings in the area are identified on the Buildings at Risk register.

Links/Resources

- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)
- [Fife Historic Buildings Trust](#)
- [Buildings at Risk register](#)

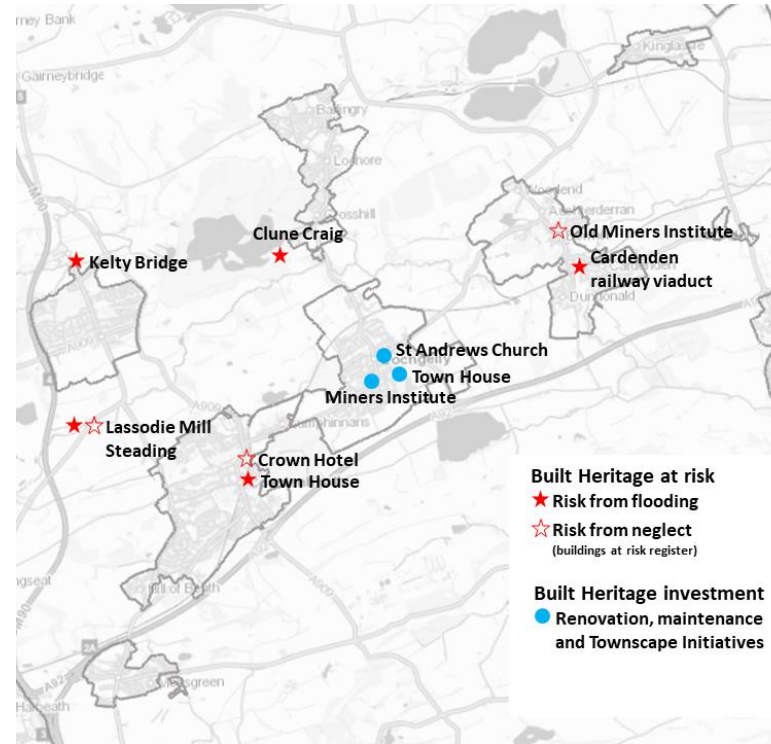


Figure 6.5 Map of the Cowdenbeath locality showing built heritage at risk from flooding and neglect; and some built heritage investment initiatives. This map was created by visually comparing [HES built heritage designations](#) with the [SEPA flood maps](#), the [Buildings at Risk register](#) and some areas which have [received funding for townscape and heritage initiatives](#).

How the Cowdenbeath locality will need to change because of the climate and biodiversity emergencies

In common with other inland areas of Fife, the Cowdenbeath locality faces challenges arising from the climate and biodiversity emergencies. Opportunities will need to be taken to decarbonise heating in the area to reduce greenhouse gas emissions. Climate change is increasing the risk of flooding and this will affect how development is planned in the future. Water quality and protecting important habitats are also key issues in the Cowdenbeath locality.

Decarbonising heating in the Cowdenbeath locality

6.22 Decarbonising heating will be important in helping Fife tackle the climate emergency and meeting net zero commitments. Potential Heat Network Zones in the Cowdenbeath locality have been identified as part of a Local Heat and Energy Efficiency Strategy for Fife. The potential heat network zones are shown on the map. Further work to identify Heat Network Zones will be undertaken in 2024-25.

6.23 Mine water also provides a possible de-carbonised heat source in the Cowdenbeath locality.

Links/Resources

- [Local Heat and Energy Efficiency Strategy](#)

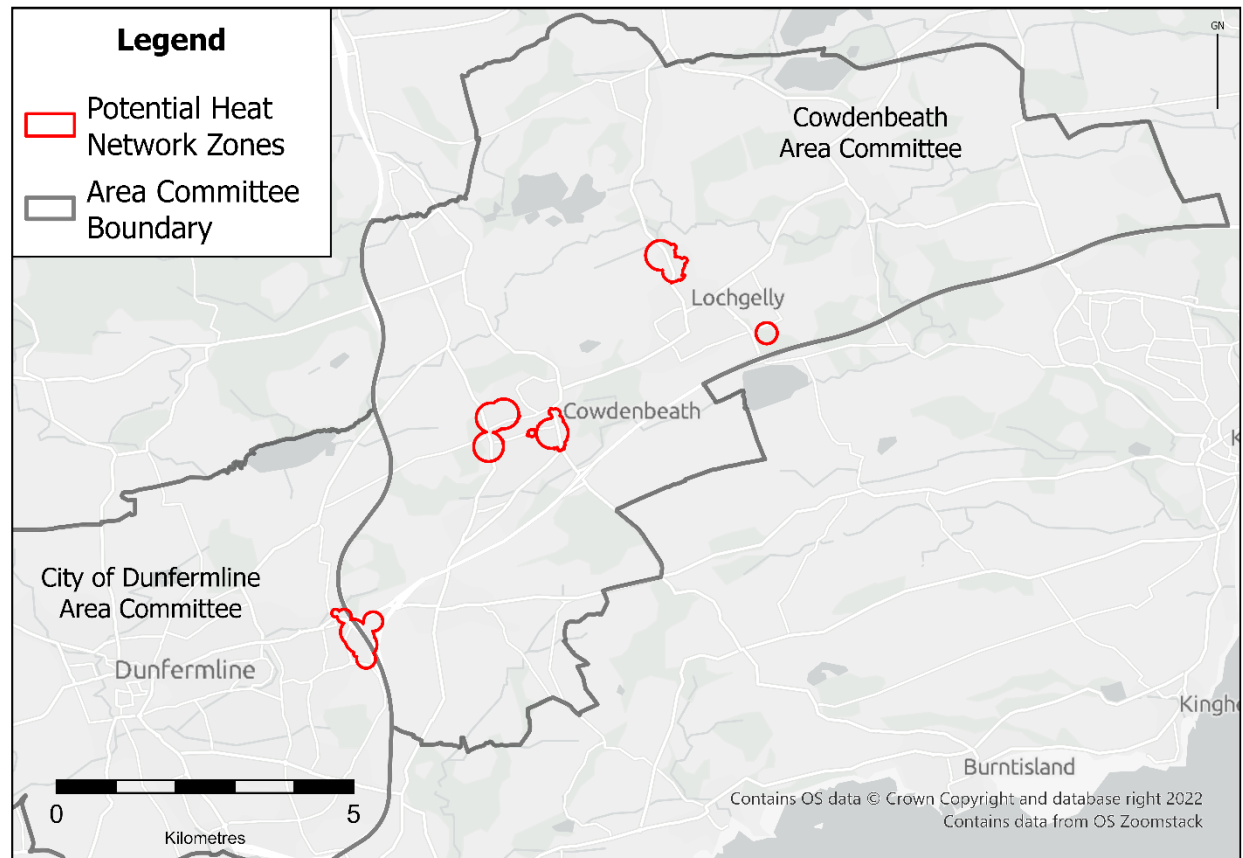


Figure 6.6 Potential heat network zones in the Cowdenbeath locality (source: Local Heat and Energy Efficiency Strategy)

Flood risk in the Cowdenbeath locality

- 6.24 Parts of the Cowdenbeath locality are identified by SEPA as predicted to be at risk of flooding, a risk that is increasing because of climate change. The risk is mainly from surface water flooding, particularly in Cowdenbeath town itself.
- 6.25 There is also considerable risk from river flooding along the Den Burn and River Ore, particularly in Cardenden and a flood protection scheme is proposed for Cardenden in the Forth Estuary Local Plan District Flood Risk Management Plan.
- 6.26 There have been repeated incidents of flooding in the Cowdenbeath locality over the last few years, with Cardenden and Cowdenbeath being badly affected.
- 6.27 There are no existing formal flood protection schemes in the area. Cowdenbeath is identified as in need of a detailed flood study and a surface water management plan, both of which will make recommendations for flood mitigation in the area. A detailed flood study has been produced for Cardenden which recommended a scheme of works which will be delivered subject to funding becoming available.
- 6.28 SEPA has predicted that there is a risk of geomorphic change (change to the river channel) along stretches of the River Ore and Den Burn through Cardenden.

Links/Resources

- [Strategic Flood Risk Assessment](#)
- [SEPA Flood Risk Maps](#)
- [SEPA – Geomorphic Risk data](#)
- [Forth Estuary Local Plan District Flood Risk Management Plan](#)
- [Background paper on water and coastal erosion issues in Fife](#)
- [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#)

Plan showing key assets predicted to be at risk of flooding in Cowdenbeath locality

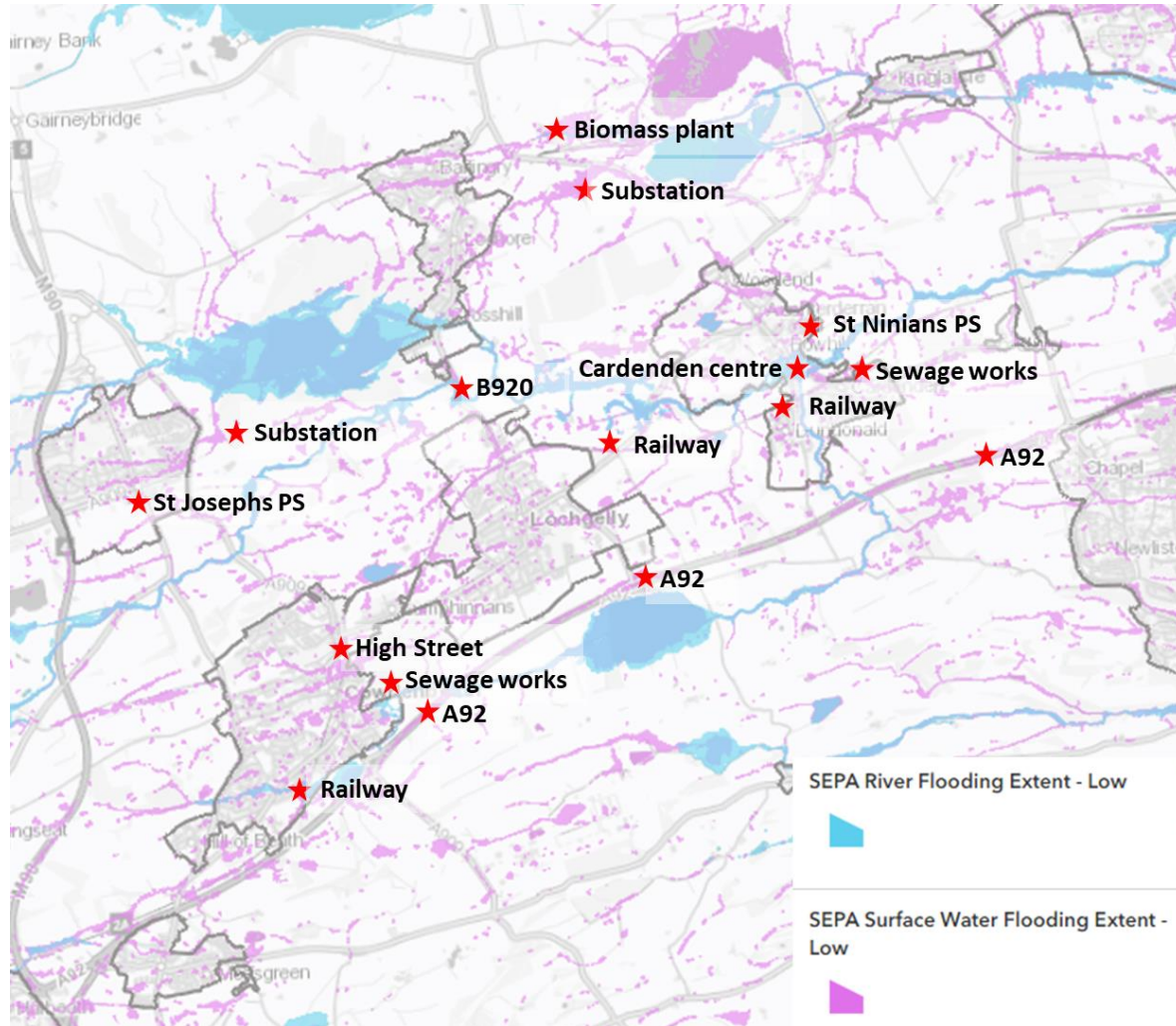


Figure 6.7 Plan showing key assets predicted to be at risk of flooding in the Cowdenbeath locality. This map was created by visually comparing: Fife Council data on schools, healthcare facilities and key employment areas (see [Local Living and 20 minute neighbourhood interactive map](#)) and Mastermap and OS Base mapping with [SEPA flood maps](#)

Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has

*assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. **It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.***

Water quality in the Cowdenbeath locality

6.29 Alongside flooding there are also issues with water quality in the Cowdenbeath locality. The Lyne Burn at Crossgates, Kelty Burn, the River Ore, Den Burn/Lochgelly Burn and Loch Gelly are classified as poor quality. Loch Ore is classified as moderate quality.

6.30 Groundwater quality has been identified as poor quality due to legacy mining or quarrying activities. Water flows are also low due to business abstraction.

Links/Resources

- [Background paper on water and coastal erosion issues in Fife](#)
- [SEPA water classification hub](#)

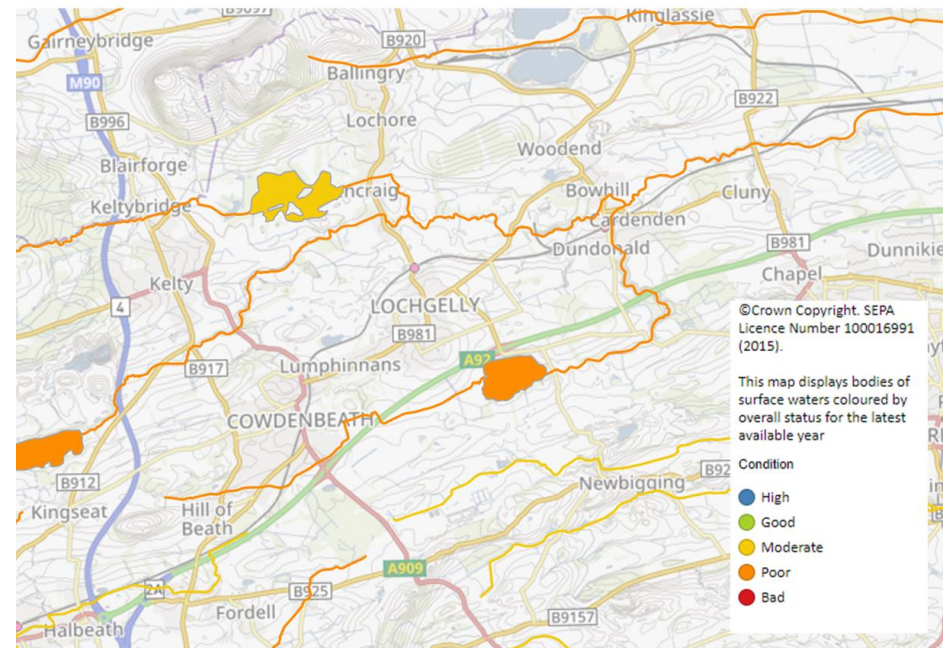


Figure 6.8 Extract from SEPA water classification hub showing quality of surface waters in the Cowdenbeath locality

Green and blue networks in the Cowdenbeath locality

- 6.31 This locality forms part of the Central Scotland Green Network – one of the eighteen national developments recognised in NPF4 and is one of Europe’s largest green infrastructure projects.
- 6.32 One of the key active travel routes within the Cowdenbeath locality is The Fife Pilgrim Way which provides connections to Kinglassie and Dunfermline.
- 6.33 However, there are some gaps within the existing network, for example between Lochore Meadows and the surrounding settlements.

Links/Resources

- [Cardenden report Green and Blue Network update 2023](#)
- [Cowdenbeath report Green and Blue Network update 2023](#)
- [Crossgates and Kingseat report Green and Blue Network update 2023](#)
- [Lochgelly report Green and Blue Network update 2023](#)
- [Lochore report Green and Blue Network update 2023](#)
- [Fife Greenspace Audit 2010](#)
- [NPF4](#)
- [Central Scotland Green Network](#)
- [Fife Pilgrim Way](#)
- [Interactive map – Fife’s Green and Blue network and ecosystem services](#)
- [Fife Green and Blue Network Audit Storymap](#)

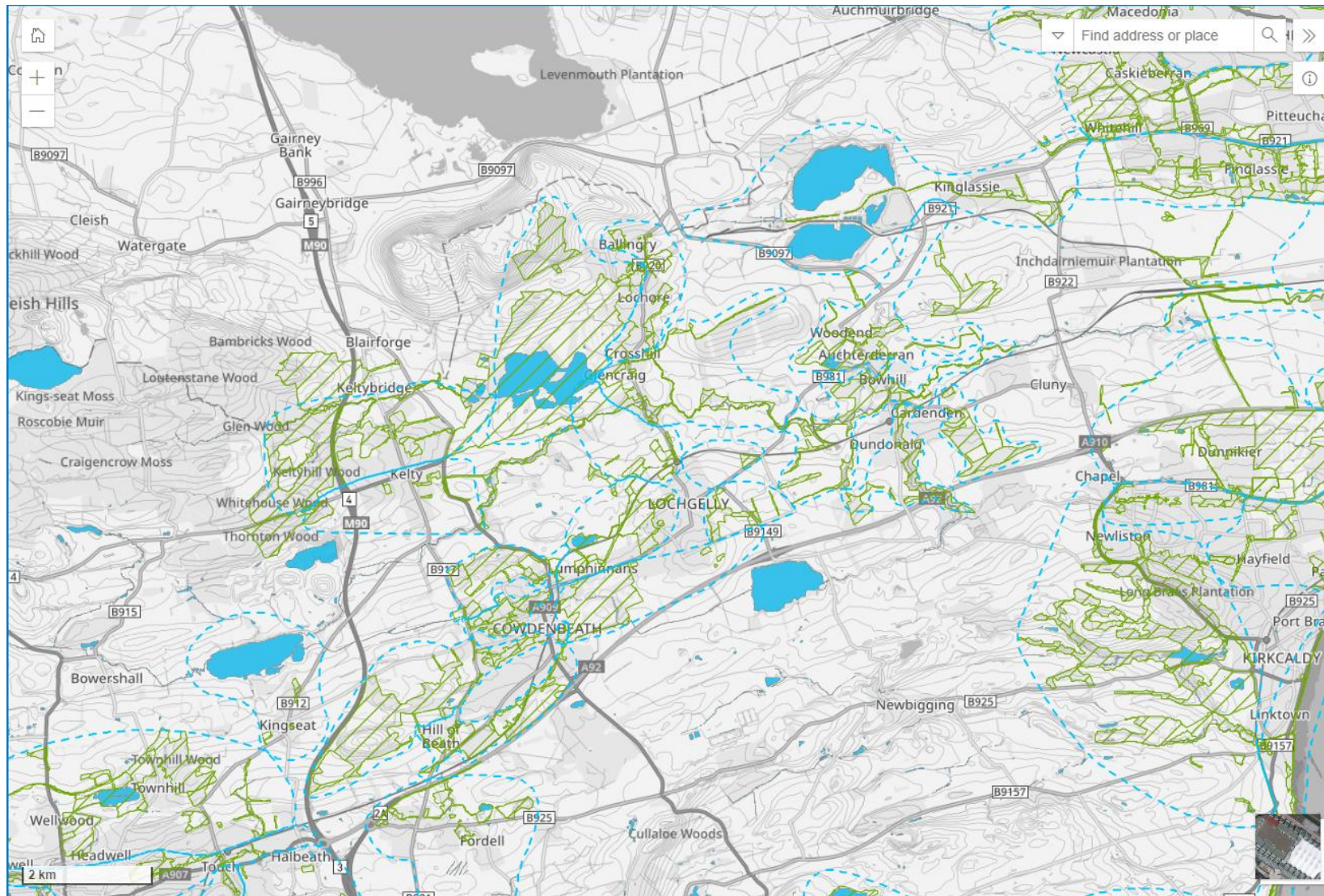


Figure 6.9 [Green and Blue Network interactive map](#) illustrating key assets and existing blue and green network policy areas

Biodiversity in the Cowdenbeath area

6.34 Some of the priority habitats within the Cowdenbeath locality include upland heathland, various bodies of standing water, lowland fen, lowland raised bog, species rich grassland, and a mix of ancient, semi-natural and long-established woodland.

6.35 These habitats support a wealth of wildlife including otters (European Protected Species), great crested newts (EPS), water voles, red squirrels, badgers, and bluebells (the latter of which are all UK protected species). Given the destruction of habitats is the number one cause of species extinction it is key these priority habitats are safeguarded.

6.36 Invasive species such as Japanese Knotweed, Giant Hogweed and Rhododendron also pose a threat to the various ecosystems within the Cowdenbeath locality.

6.37 Another invasive non-native species which can be found within the Cowdenbeath locality is the American mink which poses a threat to domestic ducks and poultry, gamebirds, and fish. This species has also been linked to the decrease of water voles in the UK and is considered to have negative implications for commercial fisheries.

Table 6.1 Summary of the priority habitats found within the Cowdenbeath locality including key sites.
Source: Fife's Local Biodiversity Action Plan

Upland Habitats	Freshwater & Wetland Habitats	Lowland & Farmland Habitats	Woodland Habitats
<ul style="list-style-type: none"> Upland heathland at Benarty Hill (LWS) 	<ul style="list-style-type: none"> Inland freshwater such as Loch Ore Lowland fen Lowland raised bog Rivers Ponds 	<ul style="list-style-type: none"> Species-rich grassland, such as Lochore Meadows Country Park Field margins and boundaries Parks and areas with veteran trees, such as Lochore Meadows Lowland heathland, such as Benarty Hill (LWS) 	<ul style="list-style-type: none"> Ancient, semi-natural & long-established woodlands, such as Dalbeath Marsh (SSSI, Local Nature Reserve) Mixed lowland woodland Urban woodland

Links/Resources

- [NBN atlas](#)
- [Fife Local Biodiversity Action Plan](#)
- [Nature Scot- Invasive non-native plants](#)
- [Nature Scot- Protected species A-Z guide](#)
- [The Non-native Species Information Portal](#)
- [Fife's Forestry and Woodland Strategy](#)
- [Selected Key Bluebell sites in Fife – Fife Nature](#)
- [Water Vole Presence records – Fife Nature](#)
- [Indicative Red Squirrel Sites – Fife Nature](#)

Natural Heritage Designations in the Cowdenbeath locality

6.38 The Lochore Meadows Country Park and the western part of the Lomond Hills Regional Park are within the Cowdenbeath locality. There is one SSSI at Dalbeath Marsh which is also a Local Nature Reserve.

6.39 There are six locally designated wildlife sites in the Cowdenbeath locality. Five of these have been recently resurveyed. Four were found to be in an OK condition (Cuttlehill, The Clune, Benarty Hill and Ballingry Meadow); one (Hilton of Beath) was found to be degraded due to birch succession on a grassland habitat. The other wildlife site at Orebank Marsh has not yet been resurveyed.

Links/Resources

1. [Scottish Government – Natural Heritage Designations](#)
2. [Naturescot– local designations](#)
3. [Fife Designated Natural Heritage Sites](#)
4. [Fife Local Wildlife Site tracker Dec 2023](#)

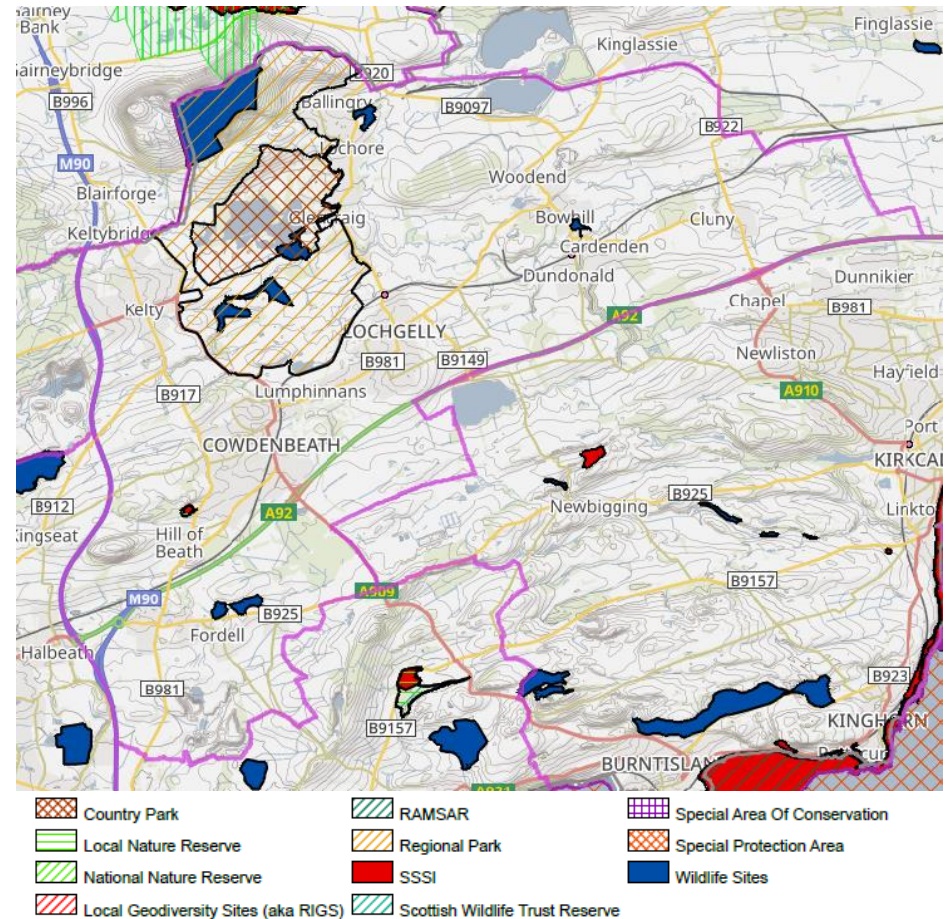


Figure 6.10 Natural heritage designations in the Cowdenbeath locality. These can be viewed on the [Green and Blue network interactive map](#).

Landscape character in the Cowdenbeath locality

- 6.40 The landscape of the Cowdenbeath locality is characterised by lowland hills, valleys and basins, and upland hills with some pronounced hills and crags. The locality contains the Loch Ore and Benarty Local Landscape Area. There are no Green Belts.
- 6.41 Outwith the built-up areas there is relatively little prime agricultural land (Classes 1- 3.1 in the Scottish Land Capability for agriculture map); most is around Cardenden and Cluny and south of Loch Ore.
- 6.42 The Cowdenbeath locality has several areas identified as carbon rich soils in the Scottish Carbon and Peatland Map including class 1 peatland at Mossmorran and to the south-west of Crossgates. Class 1 soils are nationally important carbon rich soils.
- 6.43 Large areas of the Cowdenbeath locality have been extensively mined for coal but there are no mines which remain active. The mining history does however leave a legacy of ground stability and contamination issues.

Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

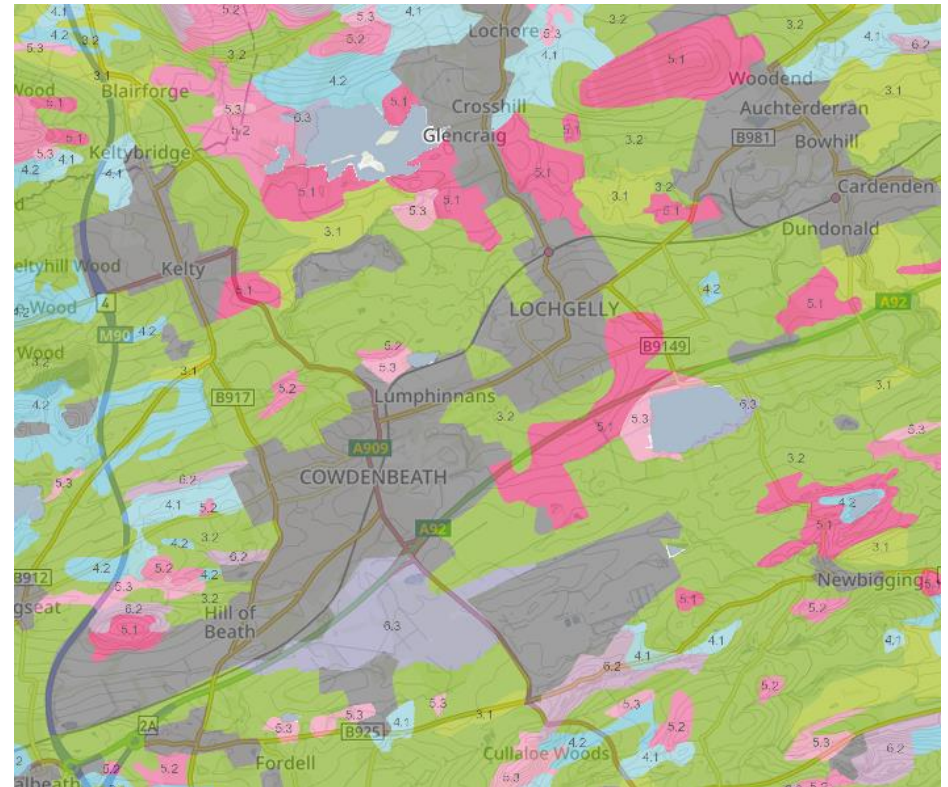


Figure 6.11 Extract from the land capability map for Scotland for the Cowdenbeath locality. ©Crown Copyright. Scottish Government Licence Number 100020540. All Rights Reserved.

Links/Resources

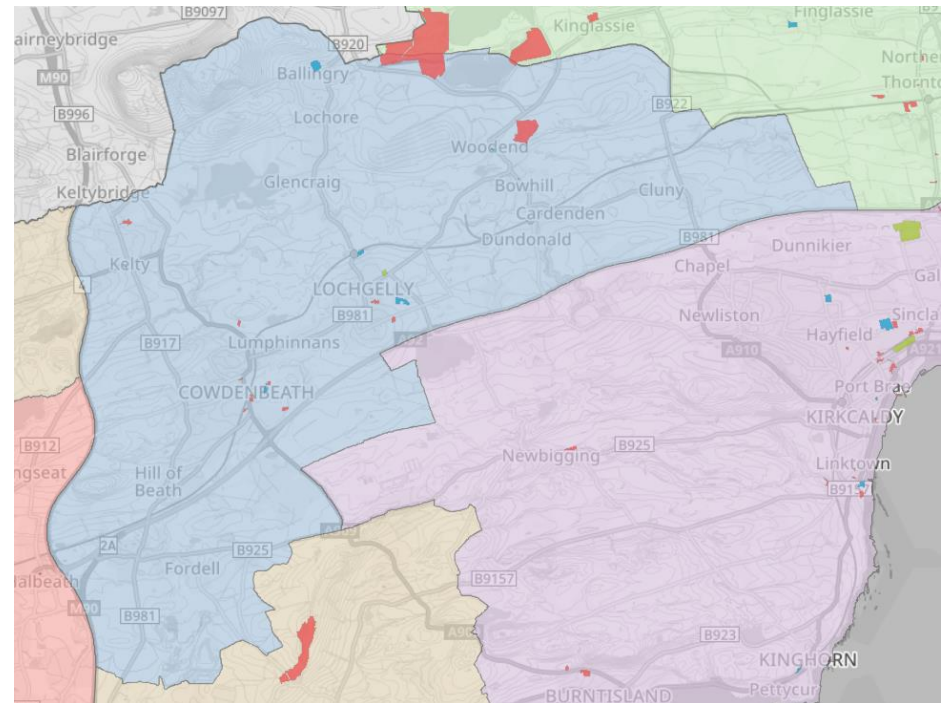
- [Naturescot – Landscape Character Types 2019](#)
- [Scotlands Soils – Land Capability for agriculture](#)
- [Carbon and Peatland Map 2016](#)
- [List of Fife’s Quarries](#)

Vacant and derelict land in the Cowdenbeath locality

- 6.44 The Cowdenbeath locality has three large vacant and derelict land sites which relate to former mining at Westfield and quarrying operations near Cardenden. The rest of the sites are all small scale and located within the settlements.
- 6.45 Between 2021-22 no vacant and derelict sites in the Cowdenbeath locality were brought back into use and no additional sites were identified. Funding from the Vacant and Derelict land fund has been allocated to support development of town centre sites in Cowdenbeath and Lochgelly and aid industrial estate regeneration at The Avenue in Lochgelly.
- 6.46 Five pipelines pass through the Cowdenbeath locality – two Scottish Gas Network pipelines north of Ballingry and one east of Lochgelly; an ethane pipeline from Mossmorran to Grangemouth north of Crossgates; and a major natural gas liquid pipeline from St Fergus to Mossmorran which runs to the east of Lochgelly. Development close to these pipelines and within associated zones is subject to consultation with the Health and Safety Executive. Part of the consultation zones for Mossmorran also lie in the Cowdenbeath locality, and there are consultation zones associated with the Diageo, facility at Begg Farm.

Links/Resources

- [Fife Vacant and Derelict land audit 2022](#)
- [Health and Safety Executive - Land Use Planning](#)



VacantDerelictLand_Audit_2022

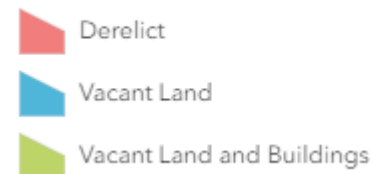


Figure 6.12 Extract from the Fife Vacant and Derelict Land Audit 2022 showing the Cowdenbeath area

The infrastructure issues that need to be addressed in the Cowdenbeath locality within the lifetime of the Plan

Locally, the main infrastructure issues are access to healthcare, quality of open green space in some parts of the locality, and accessibility of employment and education opportunities by public transport.

6.47 In autumn of 2022, the community was invited to say what they felt was good about the Cowdenbeath locality, what was not so good, and what the key issues were that they felt needed to be tackled.

6.48 Local shops were considered easy to drive to and usually met the community’s needs. Respondents also said they would like to see more variety of shop types.

6.49 Getting appointments at healthcare facilities in the Cowdenbeath locality was said to be difficult, and the lack of employment opportunities and lack of choice of housing are seen as issues in the area.

6.50 Infrastructure not keeping up with development was also seen as a challenge.

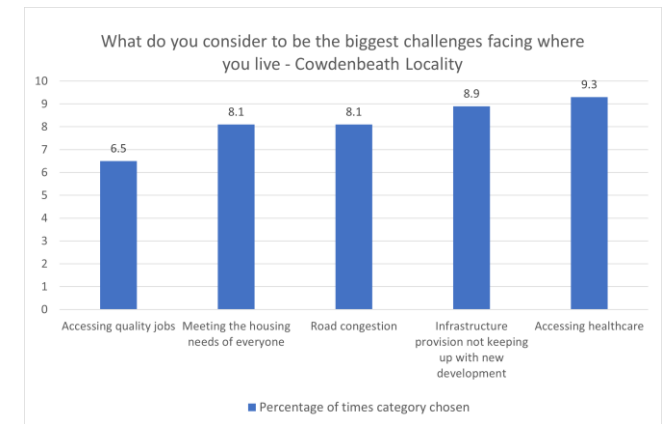
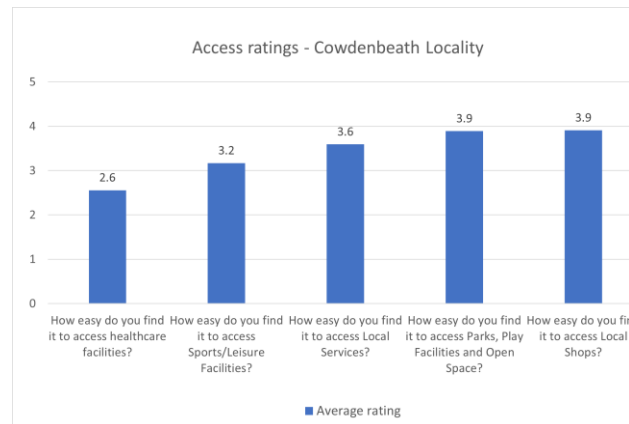
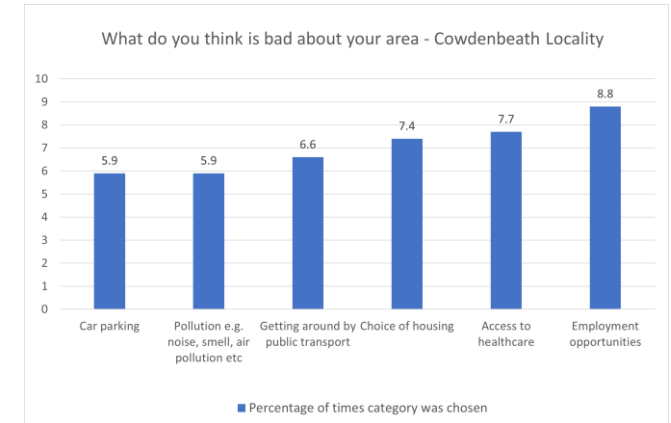
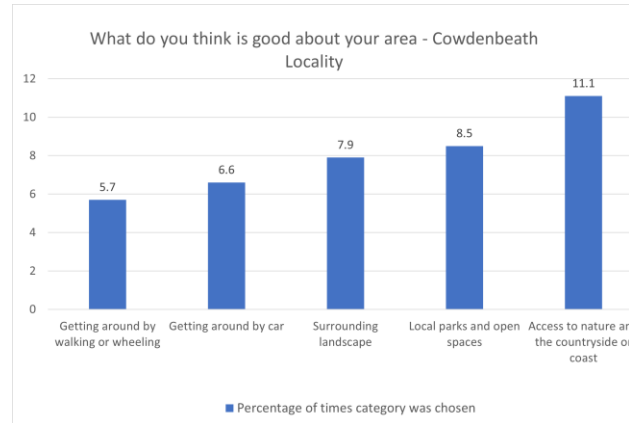


Figure 6.13 What residents of the Cowdenbeath locality think about their area

Links/Resources

- [Cowdenbeath summary of survey \(residents\)](#)

Healthcare in the Cowdenbeath locality

6.51 The Cowdenbeath locality has a range of health and care facilities across the towns in the locality. However, planned growth and demographic changes (in particular, an ageing population) are likely to put increased pressure on these facilities. NHS Fife is moving towards health and wellbeing hubs which provide multi-disciplinary care. There is a particular need for new or replacement premises.

Links/Resources

- [NHS Fife Estates Strategy](#)

6.52 NHS Fife has identified future Primary Care capacity issues in the Cowdenbeath locality and have made recommendations as follows:

- Across the cluster there is a requirement to find clinical space for 8 additional rooms on full implementation of the Primary Care Implementation Plan.
- The Place Planning tool developed by Scottish Government identified Cardenden and Kelty and Lochgelly as priority areas for investment.

School places in the Cowdenbeath locality

6.53 In education, there is projected pupil capacity across the whole of the existing and planned primary and secondary school estates in the Cowdenbeath locality to accommodate some further growth. However, individual schools do have capacity constraints. Spare primary school capacity across localities does not mean there is capacity for new homes across all primary schools in the locality.

6.54 One new primary school is planned in the locality to accommodate pupils from new housing in Kelty, as allocated in the adopted FIFEplan (2017).

Links/Resources

- [School Roll Projections by Area Committee September 2023](#)

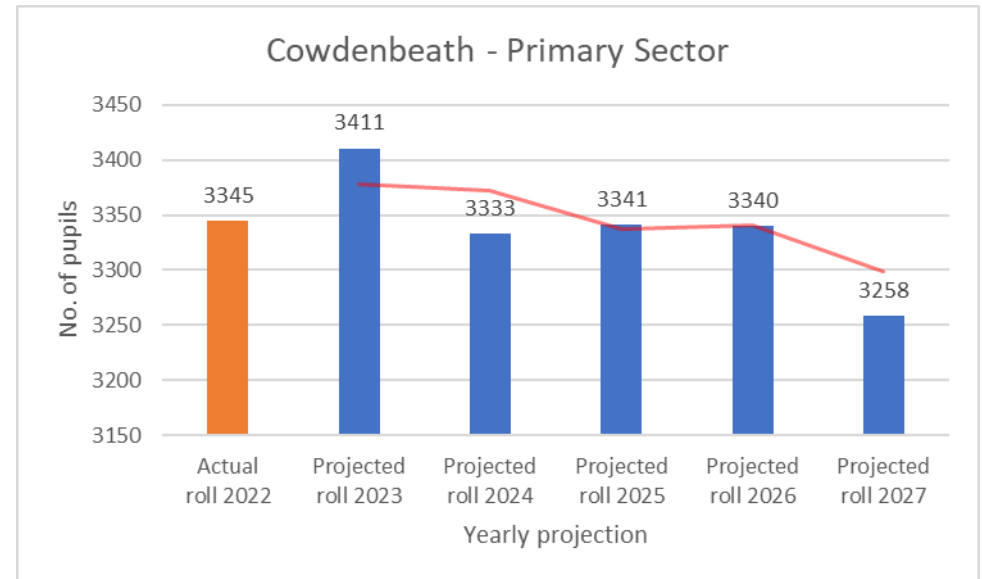


Figure 6.14 Projected pupil numbers in primary schools in the Cowdenbeath locality (2023 - 2027)

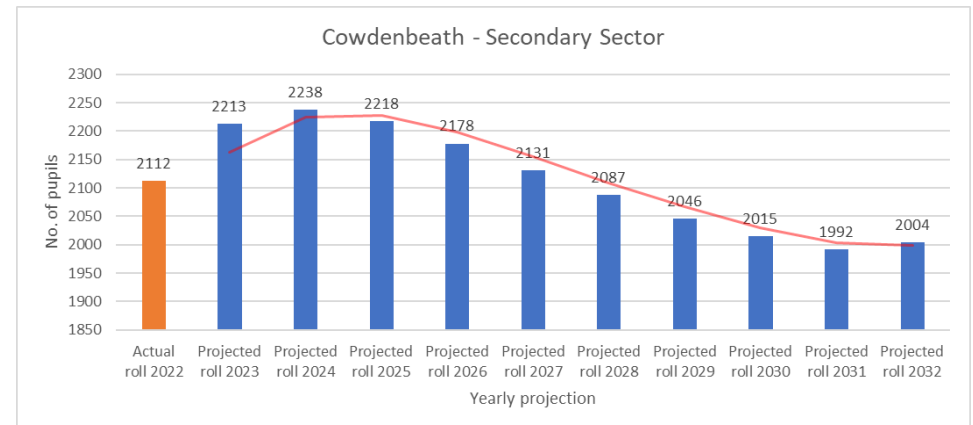


Figure 6.15 Projected pupil numbers in secondary schools in the Cowdenbeath locality (2023 - 2032)

Open space and play space in the Cowdenbeath locality

6.55 Open spaces, green and blue infrastructure, and outdoor places to play and socialise are key to successful placemaking. The outdoor spaces, in the Cowdenbeath locality have helped to make communities more pleasant, liveable, healthy, and resilient. Lochgelly, Lochore, Cowdenbeath, and Hill of Beath all have a high-quality play park but there are poorer quality facilities. [Fife's Play Sufficiency Assessment](#) provides more information.

6.56 The provision of greenspace is below average in Ballingry, Lochore, Crosshill, and Crossgates. The provision of greenspace is also very poor in Kingseat, however the quality and access to greenspace is good there.

6.57 The quality of greenspaces in the locality is generally below the Fife average however there are some good quality greenspaces such as Lochore Meadows and Central Park in Cowdenbeath.

6.58 The existing Fife Greenspace Audit and Strategy date from 2010; work is currently underway to update the audit and strategy and will be available to inform the next stage of the new Local Development Plan (the proposed plan).

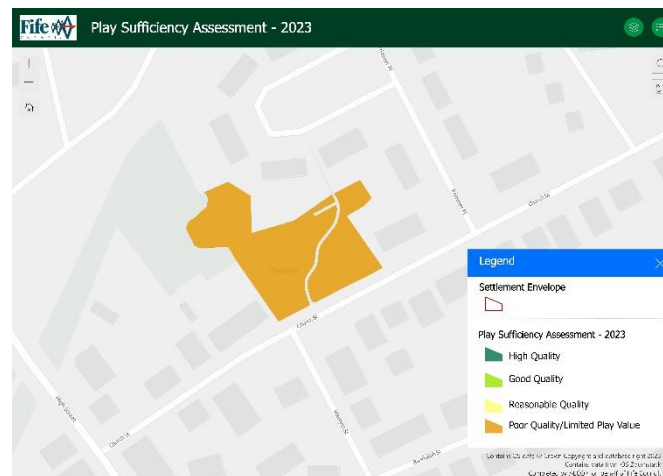


Figure 6.16 Indicative image from Fife's Play Sufficiency Assessment (showing part of the Cowdenbeath locality)



FIFE'S PLAY SUFFICIENCY ASSESSMENT

November 2023

Links/Resources

- [Play Sufficiency Assessment](#)
- [Fife Greenspace Audit 2010](#)

Accessibility of public transport in the Cowdenbeath locality

- 6.59 The centres of most of the settlements in the Cowdenbeath locality have good access to bus services. Access is poorer on the periphery of the settlements and Cardenden and Cluny have poorer access.
- 6.60 Cowdenbeath, Lochgelly and Cardenden have rail stations located along the Fife Circle route connecting to other stations in Fife, Edinburgh, and the east coast mainline railway.

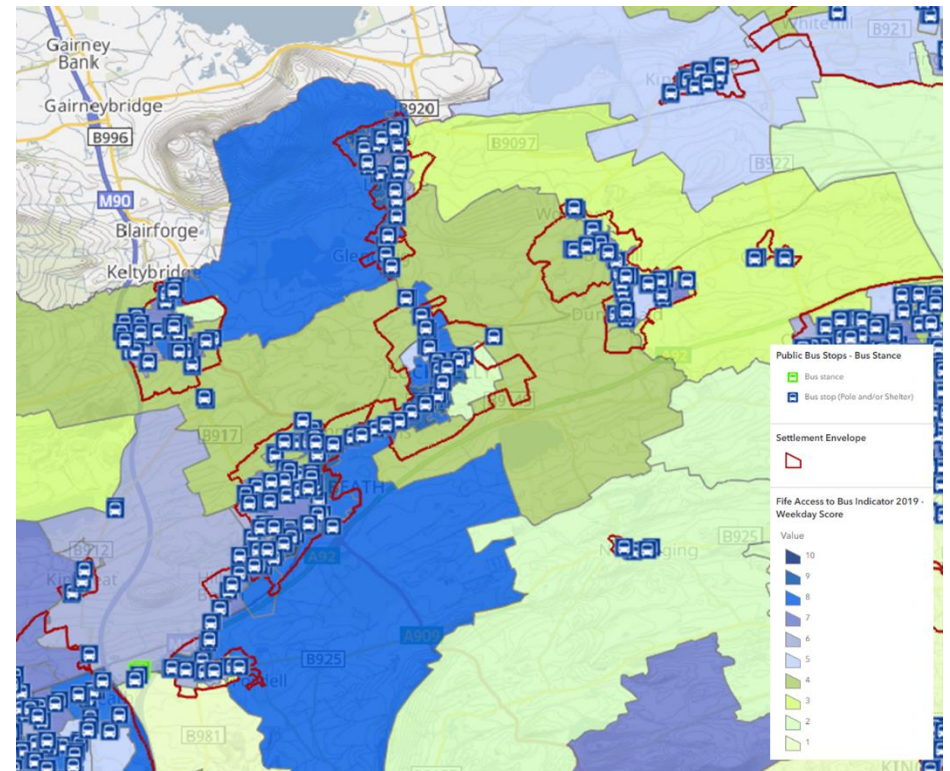


Figure 6.17 Weekday access to buses in the Cowdenbeath locality with bus stops (1= poor access, 10 = good access) (Source: [Scottish Access to Bus Indicator \(2019\)](#))

6.61 The towns on the Fife Circle railway line have relatively good access to key destinations such as Edinburgh and employment opportunities. However, towns and villages elsewhere in the Cowdenbeath locality have poor access.

6.62 Access to further and higher education across most of the Cowdenbeath locality is very poor.

6.63 Public transport accessibility of shops and retailing is poor in parts of the locality including Ballingry, Lochgelly and pockets within Cowdenbeath and Kelty.

Links/Resources

- [LTS & LDP Strategic Transport Modelling and option Development Report 2022](#)
- [DataShine: Scotland Travel to Work/Study](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

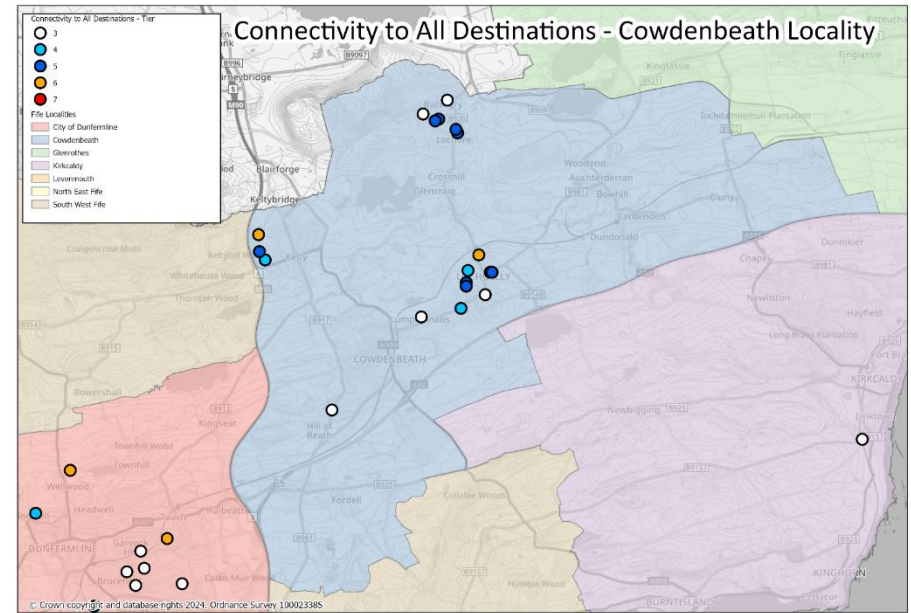


Figure 6.18

How the Cowdenbeath locality's economy is performing and how resilient it is to the future

6.64 25.5% of children in the Cowdenbeath locality are living in relative poverty.

6.65 The locality has the lowest percentage of working aged people qualified to NVQ4 or above in Fife, and the highest percentage in Fife of people who have no qualifications.

6.66 Ensuring more equitable opportunities in the locality is a priority, with an aim to providing long-term sustainability in the local economy. The local economy struggles because of these long-term socio-economic problems, so creating circular economies where people work and spend locally would benefit the locality.

Links/Resources

- [Scottish Index of Multiple Deprivation](#)
- [18-10-04-Talk-of-the-Town.pdf \(centreforcities.org\)](#)
- [Wellbeing Index \(coop.co.uk\)](#)
- [Fife Local Economic Profiles 2021-22](#)

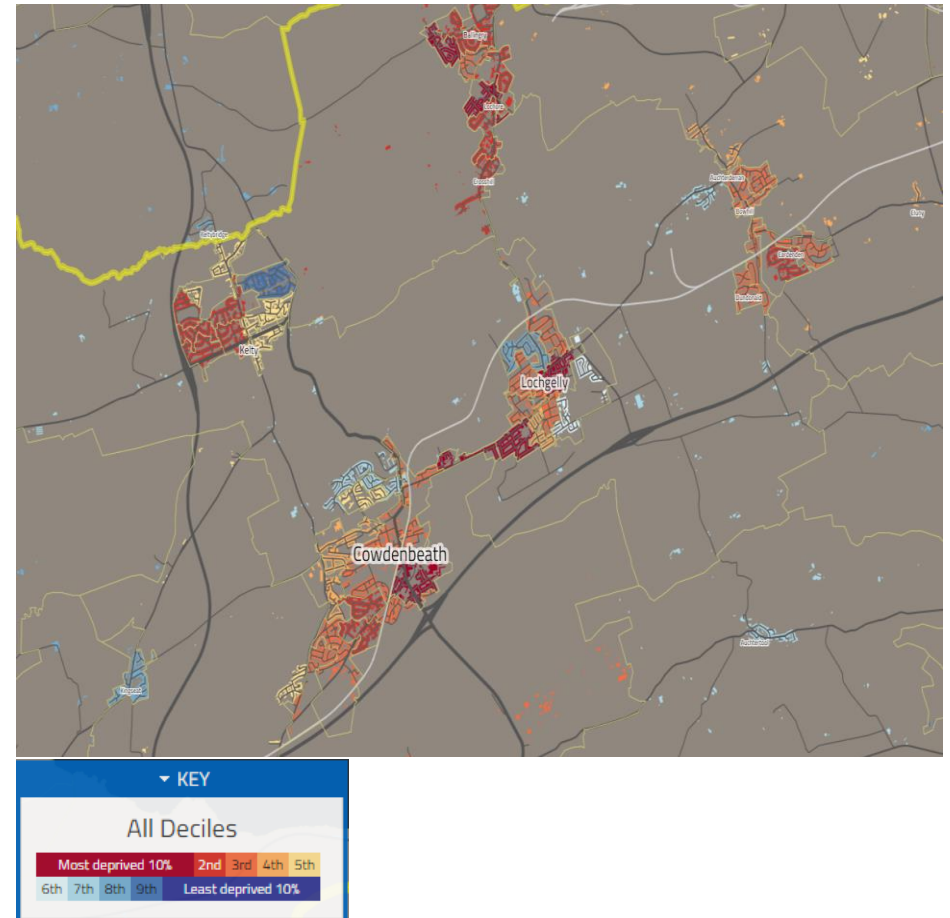


Figure 6.19 Deprivation in the Cowdenbeath locality

Employment in the Cowdenbeath locality

6.67 A significant number of people travel to work in Dunfermline and Rosyth as well as remaining within the Cowdenbeath locality.

6.68 People in Lochgelly tend to travel to Cowdenbeath, Dunfermline, Rosyth, Glenrothes or Kirkcaldy. It is a similar picture to Cowdenbeath in Kelty with Kinross also being a destination for some. Similarly, people from Cardenden travel to a wider number of destinations for work.

6.69 A large number of people travel to Crossgates, mainly to use the Halbeath Park & Ride facility.

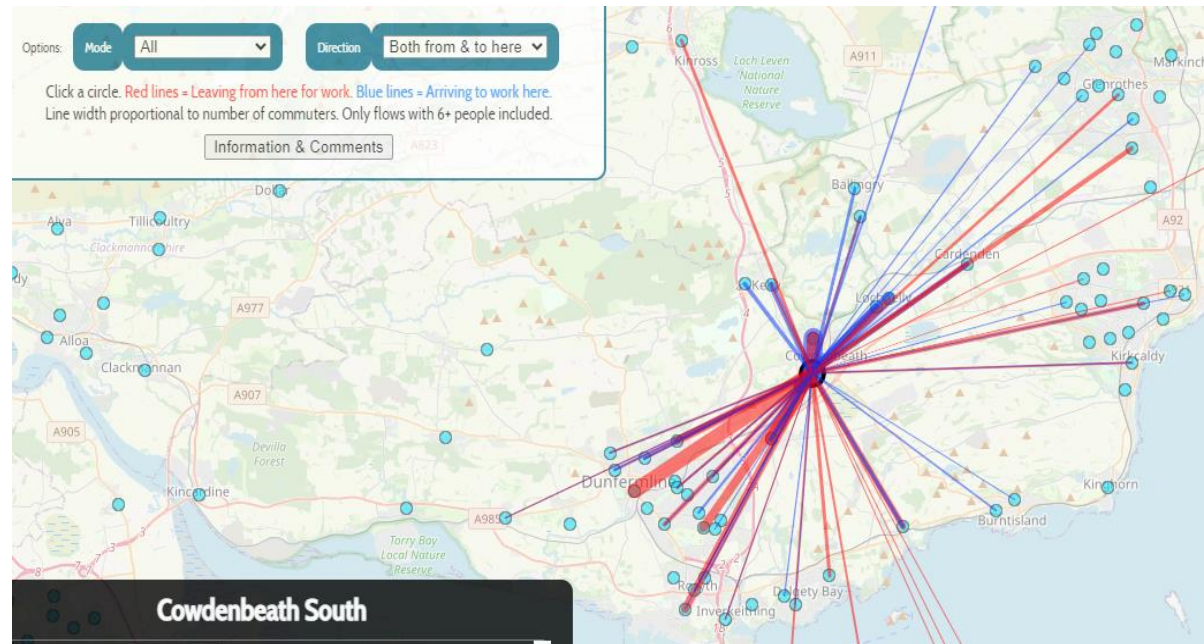


Figure 6.20 Example of journeys to work to and from part of the Cowdenbeath locality

6.70 Whilst the locality does not have one dominant sector, the manufacturing sector is an important one for the locality. The employment numbers in all sectors have remained consistent since 2015. Other important sectors include Human Health and Social Work Activities; Wholesale and Retail Trade; Vehicle Repairs; and Education.

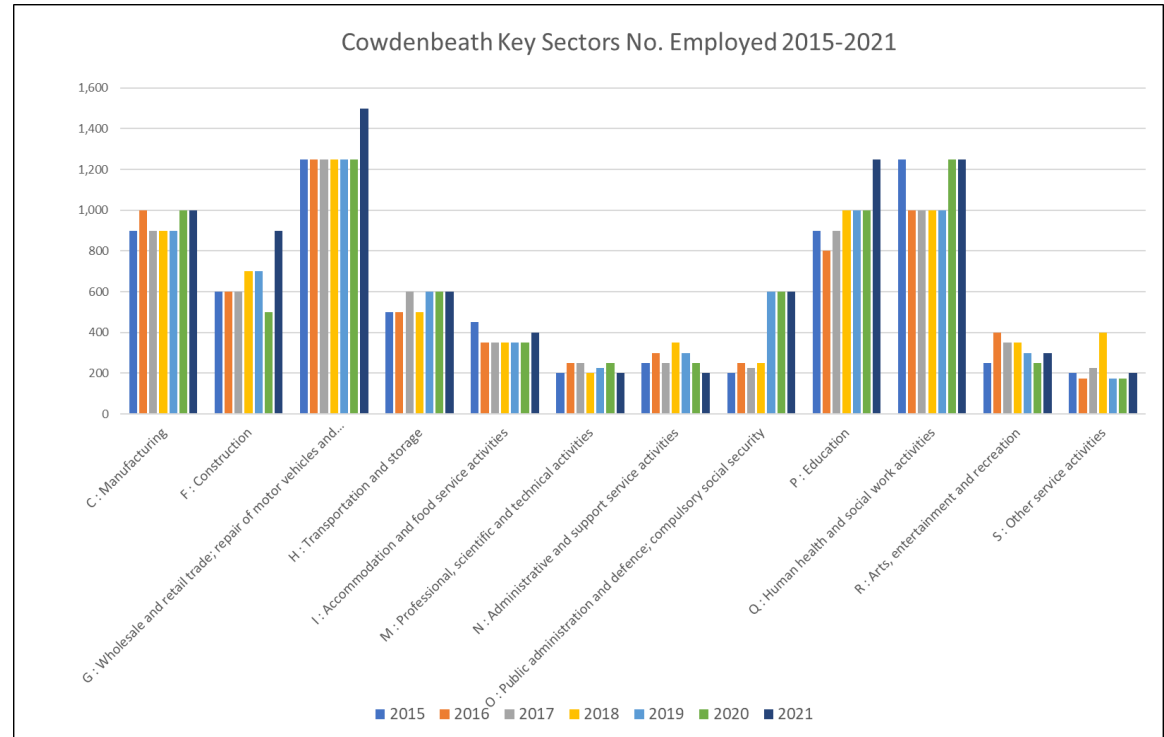


Figure 6.21 The Cowdenbeath locality's key employment sectors (number of people employed each year from 2015 to 2021)

6.71 The occupancy rates of Safeguarded Employment Areas – that is, industrial estates and business parks etc in the Cowdenbeath locality range from 0% at Lochgelly Industrial Park No.2 to 100% on four estates (Kelty Industrial Parks No.1 and No.2, Loanhead Avenue in Lochore, and Cartmore Industrial Estate in Lochgelly).

6.72 Under current planning policy the Cowdenbeath locality does not currently have enough immediately available marketable employment land allocated (43%) to meet the 7-year supply requirement.

Links/Resources

- [DataShine: Scotland Travel to Work/Study](#)
- [Fife Economic Strategy 2023-2030](#)
- [Fife Local Economic Profiles 2021-22](#)
- [2021 Fife Business Base Report](#)
- [Fife Employment Land Strategy Economic Policy and Baseline Context April 22](#)
- [Cowdenbeath Businesses & Organisations Consultation 2022](#)
- [Key sectors Number of Employed 15-22](#)
- [Review of safeguarded employment areas](#)
- [Employment Land Audit 2022](#)
- [Fife Employment Land Strategy Review](#)

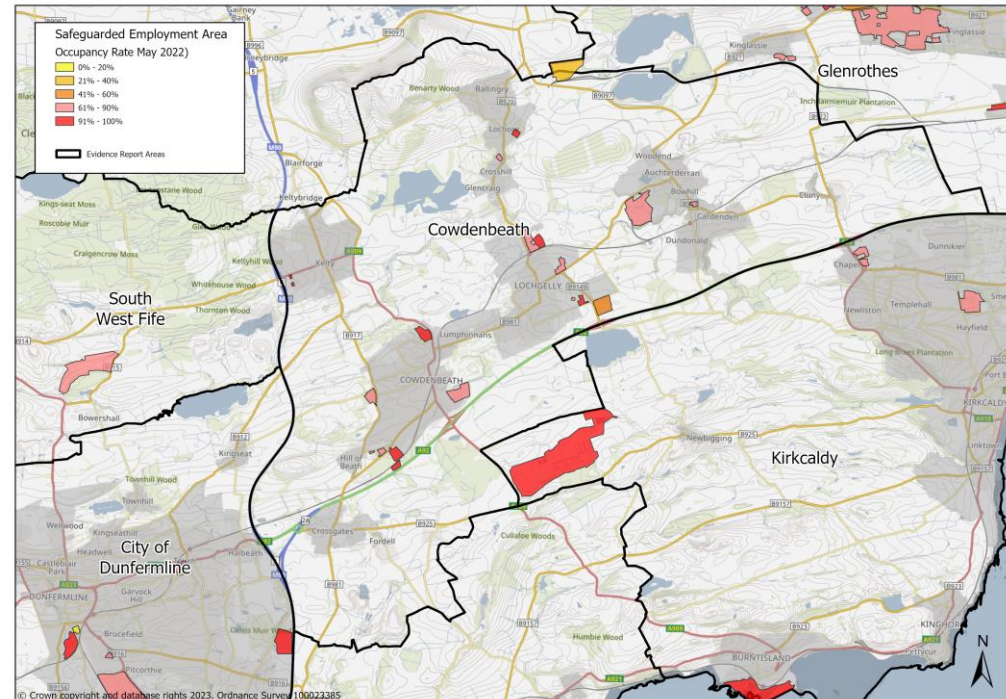


Figure 6.22 Occupancy rates in Safeguarded Employment Areas in the Cowdenbeath locality

6.73 Businesses and organisations were surveyed in 2022 on the issues that they face operating in the Cowdenbeath locality as well as what works well. All respondents rated their premises as either good or very good.

6.74 Accessibility and transport links at Halbeath Interchange are considered good with convenient links to the A92, M90 and central Scotland.

6.75 Accessing a skilled workforce was the most important issue (22.2%) respondents felt that the next local development plan should consider. The remaining issues include addressing the lack of premises in the right location, quality of public areas around employment areas, and access to electric vehicle charging point.

6.76 A lack of ancillary services such as gyms and nurseries were highlighted as an issue in the industrial estates.

6.77 It was noted that there is considerable pressure on businesses due to Cowdenbeath High Street's decline. Businesses are diversifying their operations and formats, targeting changing consumer needs (product types, and how and where they are made). Finding new premises on sites competing against major national brands is a significant challenge.

Links/Resources

- [Cowdenbeath Businesses & Organisations Consultation 2022](#)

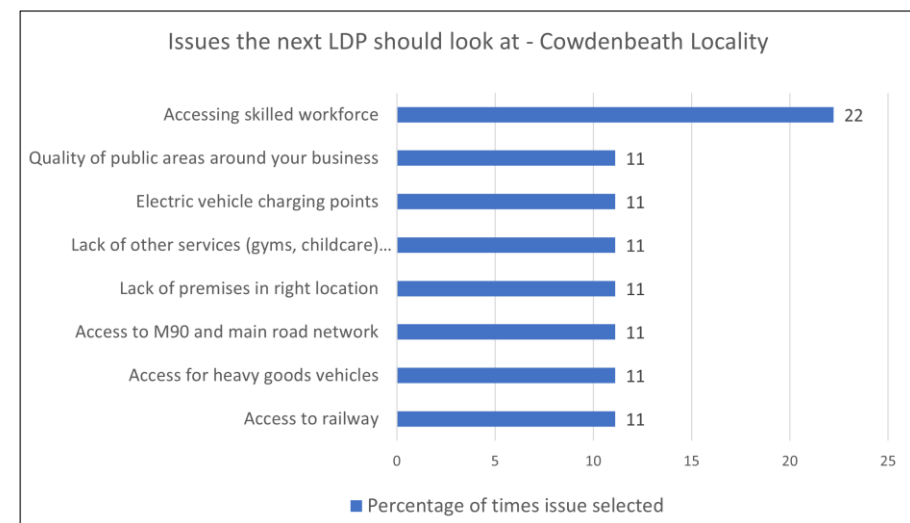
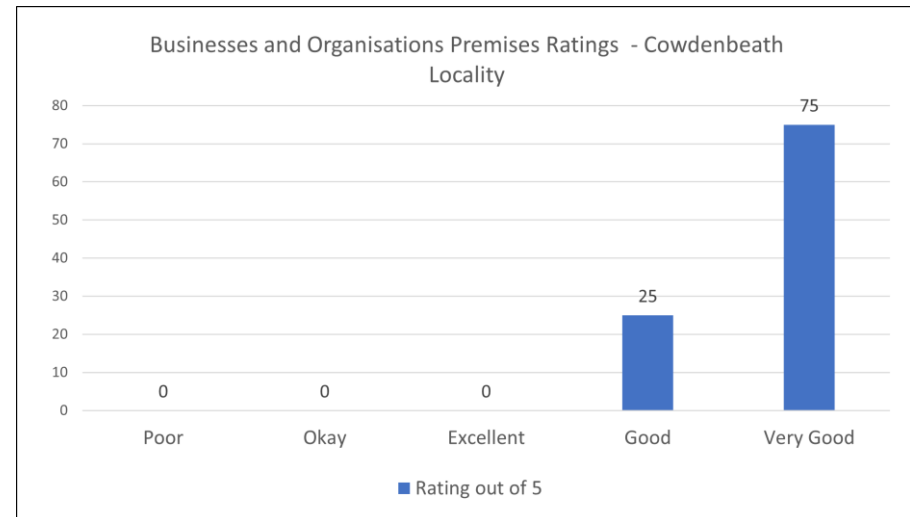


Figure 6.23 Feedback from local businesses in the Cowdenbeath locality

Cowdenbeath and Lochgelly Town Centres

6.78 Both Cowdenbeath town centre and Lochgelly town centre are facing many challenges like other town centres across Fife and beyond. Vacancy rates have risen in Cowdenbeath Town Centre since 2012 from 15% to 18% in 2021. In Lochgelly Town Centre vacancy rates have remained high (20% in 2012 and 21% in 2021).

6.79 A consideration of the comparative value of retail and service businesses in Lochgelly and Cowdenbeath found that they scored amongst the lowest in Fife, with Lochgelly scoring lowest of all Fife's town centres.

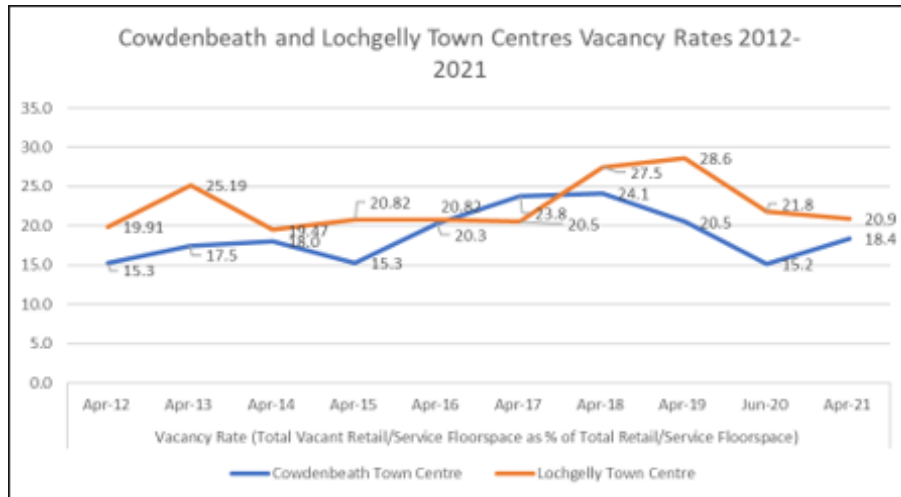


Figure 6.24 Vacancy rates in Cowdenbeath and Lochgelly Town Centres (2012 – 2021)

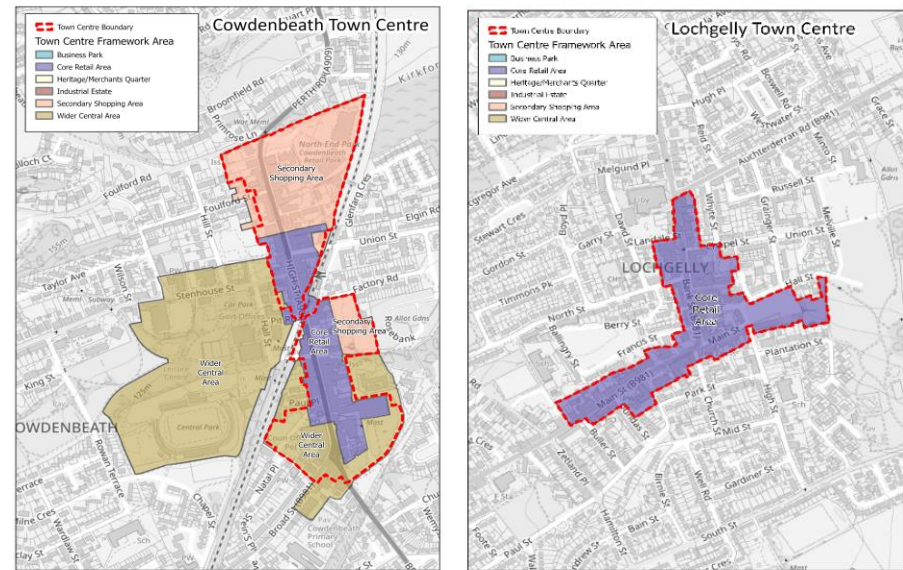


Figure 6.25 Map of Cowdenbeath Town Centre Figure 6.26 Map of Lochgelly Town Centre

6.80 Despite an increase in vacancy rates, Cowdenbeath saw an increase in both convenience (100m²) and convenience/comparison floorspaces (510m²) aided by the addition of a Lidl supermarket and B&M as well as several smaller units. Lochgelly Town Centre saw an increase in comparison floorspace (1190m²) with two relatively large units coming back into use, one selling carpets and the other a pharmacy along with several smaller units.

6.81 In addition to Cowdenbeath and Lochgelly town centres, there are eight local shopping centres serving Crossgates, Kelty, Cardenden (incl. Dundonald, Auchterderran, Bowhill), Ballingry, and Lochore. Occupancy rates are good in all of them being between 90% and 100%.

Table 6.2 Cowdenbeath Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

	Town Centre - Use Types by Total F/space (m ²) and Difference between 2012 and 2021		
Use Type	Cowdenbeath April 2012	Cowdenbeath April 2021	Cowdenbeath Change
Assembly	220	220	0
Comparison	4,710	4,270	-440
Convenience	2,450	2,550	100
Convenience/Comparison	2,110	2,620	510
Food and Drink	1,740	1,770	30
Hotel/Hostel	390	0	-390
Leisure	1,570	1,790	220
Medical	150	270	120
Office	1,600	380	-1,220
Service	4,280	4,130	-150
Vacant	1,730	3,500	1,770

Table 6.3 Lochgelly Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

	Town Centre - Use Types by Total F/space (m ²) and Difference between 2012 and 2021		
Use Type	Lochgelly April 2012	Lochgelly April 2021	Lochgelly Change
Assembly	1,090	1,580	490
Comparison	2,200	3,390	1,190
Convenience	1,260	1,090	-170
Convenience/Comparison	530	480	-50
Food and Drink	570	570	0
Hotel/Hostel	0	0	0
Leisure	1,290	570	-720
Medical	110	290	180
Office	1,290	1,430	140
Service	2,670	2,030	-640
Vacant	1,890	1,980	-90

Links/Resources

- [Cowdenbeath Town Centre SWOT Analysis 2022](#)
- [Lochgelly Town Centre SWOT Analysis 2022](#)
- [GOAD data](#)
- [Fife Retail Capacity Study 2022](#)
- [Assessment of local shopping centres](#)
- [Stories of Fife's Places site visit summary report Summer 2023](#)
- [Stories of Fife's Places site visit assessment sheets Summer 2023](#)

6.82 Both Cowdenbeath and Lochgelly town centres would benefit from more investment to improve quality of place. The centres still have a good number of historic buildings and features although lack of maintenance and alterations are an issue. Infill buildings from the mid-20th century onwards have been of mixed quality. There are some attractive shop frontages, however many are undistinguished which impacts of the quality of place.

6.83 Both centres have busy roads passing through them which impact on pedestrian movement and sense of place.

6.84 There has been investment in the public realm in both Lochgelly and Cowdenbeath which has improved the attractiveness of some public spaces, although ongoing maintenance is an issue particularly in Lochgelly.

6.85 Two Town Centre Building Improvement grants totalling nearly £18,000 were awarded in the Cowdenbeath locality in 2022/23.

6.86 Austerity measures since 2008 have had an impact on the level of funding which can be accessed for town centre public realm and building improvements.

Links/Resources

- [Stories of Fife's Places site visit summary report](#)
- [Stories of Fife's Places site visit assessment sheets](#)
- [Fife centres retail value assessment summaries](#)
- [Fife Council Public Toilet Data](#)



High Street, Cowdenbeath



Main Street, Lochgelly

Implications for Fife's new Local Development Plan of evidence specific to the Cowdenbeath locality

- 6.87 The Cowdenbeath locality is a former coal mining area. Most of the towns and villages in the area were developed to provide housing for workers in the collieries. Some areas such as Gardenden and Lochore, Ballingry, and Crosshill have developed as smaller settlements merged, this means that they are spread out and have less well-defined centres. As a result, distances to services and facilities are further to travel, making walking and cycling a less attractive option. The smaller towns and villages have more limited access to services and facilities.
- 6.88 The area has changed economically since the closure of the mines. It has above Fife average levels of employment, but incomes are on average lower, as are levels of qualifications, leading to the area having some of the highest levels of deprivation in Fife.
- 6.89 Flooding and water quality are issues in parts of the area, which will have implications for development under the new LDP.
- 6.90 Across the area, planned growth and demographic changes mean there is a need for additional capacity in primary care sector that will need to be planned for.
- 6.91 There is some capacity in primary and secondary schools across the area although individual schools are more constrained.
- 6.92 Away from the Fife Circle, railway connections to employment, training and services are relatively poor for an urban area.
- 6.93 Strategic Development Areas identified in the current FIFEplan in the area have not been developed.
- 6.94 Whilst the area is well-located for accessing the motorway network, a lack of premises and difficulties in finding a skilled workforce hinder economic development.

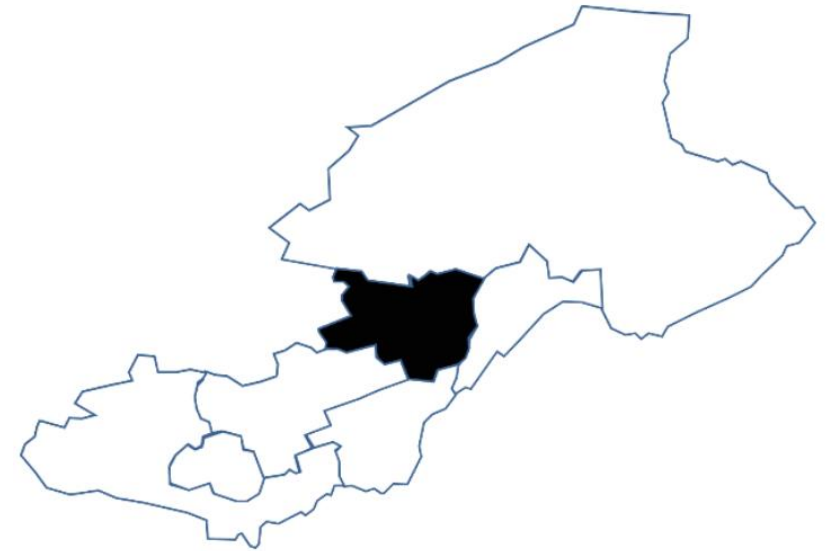
7 Glenrothes locality evidence and issues



Introducing the Glenrothes locality

- 7.1 Glenrothes locality sits in the centre of Fife, around 30 miles north of Edinburgh and 25 miles south of Dundee. The town of Glenrothes is the third largest built-up area in Fife behind the City of Dunfermline and Kirkcaldy. Glenrothes was one of Scotland's first new town areas, and although established to house mainly mining workers and their families, it transformed into a centre for electronics and technical industries, particularly papermaking. The locality now relies heavily on public services and the service industry sectors, as well as manufacturing. Due to the development of major industrial and housing estates, many of Glenrothes town's boundaries merge with the neighbouring towns and villages.
- 7.2 According to the 2022 Local Strategic Assessment, the Glenrothes Area has a population of 49,824 in 23,609 households. 61% of the population is of working age (16-64 years). Glenrothes is similar to Fife for the percentage of homes which are owner occupied (62%) social rented (25%) or private rented (11%).
- 7.3 The locality has a higher employment rate (74.5%), and a lower rate of those who are classed as economically inactive (21.8%) than Fife. Unemployment (10.9%) and income deprivation (13.8%) are just above the levels for Fife as a whole. 91.9% of 16-19 year olds are participating in education, employment or training, showing similar patterns to Fife across all categories.
- 7.4 In terms of health, in 2019 the average life expectancy for males living within the Glenrothes locality was 76.13 and 80.5 for females which is just below the Fife and Scotland average.

- 7.5 In addition, 24% of the population were registered as living with a long-term physical health condition during the period between 2019 and 2020.



Links/Resources

- [Glenrothes Local Strategic Assessment 2022](#)
- [ScotPHO profiling tool](#)

How past development has shaped how the Glenrothes locality is today

7.6 How and why the settlements of the Glenrothes locality developed and changed over time heavily influences how they work today and the issues they face in reducing carbon emissions and tackling social and economic inequality.

7.7 Glenrothes is a new town designed as a series of discrete neighbourhoods with their own centres. Whilst these neighbourhoods generally have fairly good internal connectivity, the connections between them are not as good and they are often separated from each other by dense planting, busy roads such as the A92, and/or industrial areas. There are plenty of pedestrian routes through the town, but these are segregated from a dominant road system, and they are not always well overlooked or maintained.

7.8 Historically, there were several Fife Council office buildings which dominated the Glenrothes skyline, namely Kingdom House, which was demolished in 2020, Fife House which remains, and Rothesay House which is due to be demolished in 2024.

7.9 The town centre mainly consists of the Kingdom Shopping Centre which presents unattractive rear elevations to the surrounding area. There have been some recent additional retail developments in the centre, but these have not helped to create a sense of place or done much to improve the attractiveness of the centre.

7.10 The River Leven runs in a deep valley which cuts through Glenrothes and impacts on the integration of residential areas to the north of the town to the rest of the settlement.

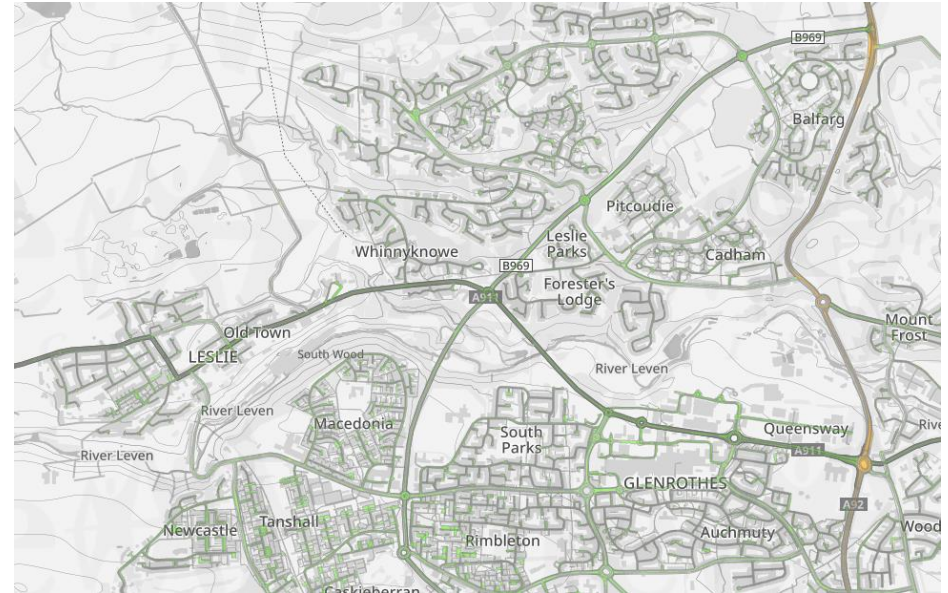


Figure 7.1 Map extract of Glenrothes showing the barrier created by the River Leven valley.

- 7.11 Other settlements in the locality have historic cores which are relatively intact. Coaltown and Milton of Balgonie have both just had small areas of expansion and remain fairly well-connected places.
- 7.12 Development in Markinch has been contained by the railway which runs along the eastern edge. However, the settlement has seen considerable expansion to the west and south. These areas of expansion are quite spread out and some parts of the village are some distance from the centre.
- 7.13 Leslie, Kinglassie and Thornton have all seen some expansion although much of this has been quite over a long period. Early areas of expansion are often reasonably connected. However, many of the residential areas built in the late 20th early 21st century is a series of cul-de-sac and there is often poor integration between different areas of development. This makes walking and cycling less attractive travel options.

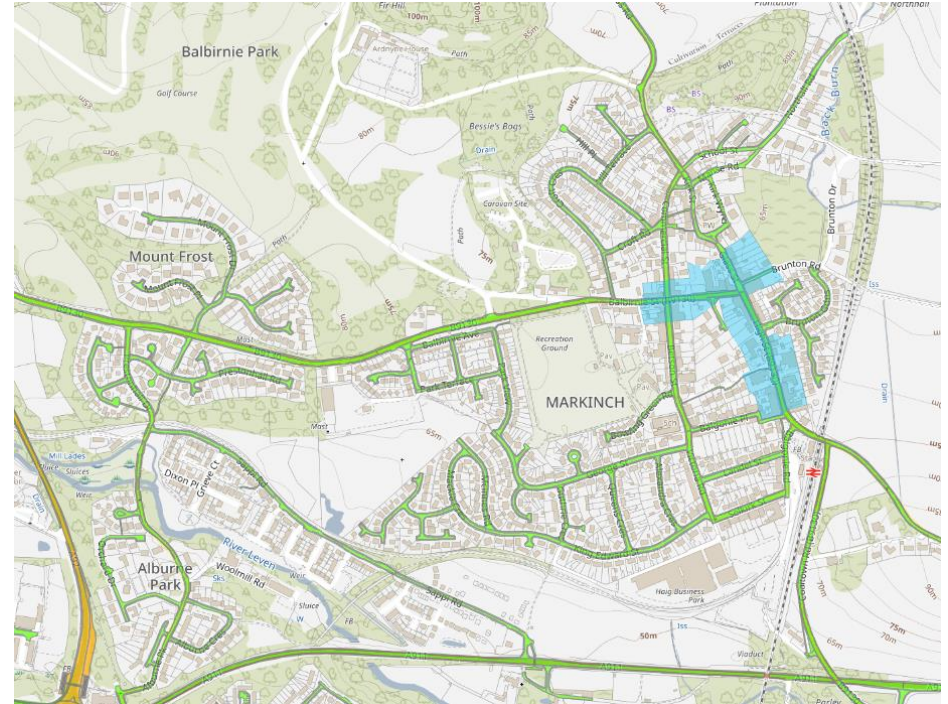


Figure 7.2 Map extract of Markinch showing the village centre in blue, the edge created by the railway, and expansion to the west.

7.14 The evolution of the Glenrothes locality has strongly influenced how easy it is to access services within a ten-minute walk or cycle. It was originally designed around a series of neighbourhood centres in order to give people easy access to community facilities and services as a result most places in Glenrothes have a reasonable access to services and facilities within a 10 minute walk.

7.15 However, there are areas throughout the town which have poorer access. Many of these are on the periphery (South West Glenrothes, Newcastle, Whinnyknowe, and north east Balfarg in particular); but some areas are more central, like the west of Foresters Lodge.

7.16 Thornton is generally well served, Milton of Balgonie and Coaltown of Balgonie have some facilities and services but Star of Markinch and Kirkforthar Feus have few if any. People in these areas will have to travel to nearby settlements to access a wider range of services.

7.17 Annex 7 provides more information on Living Well Locally and 20 minute Neighbourhoods in Fife.

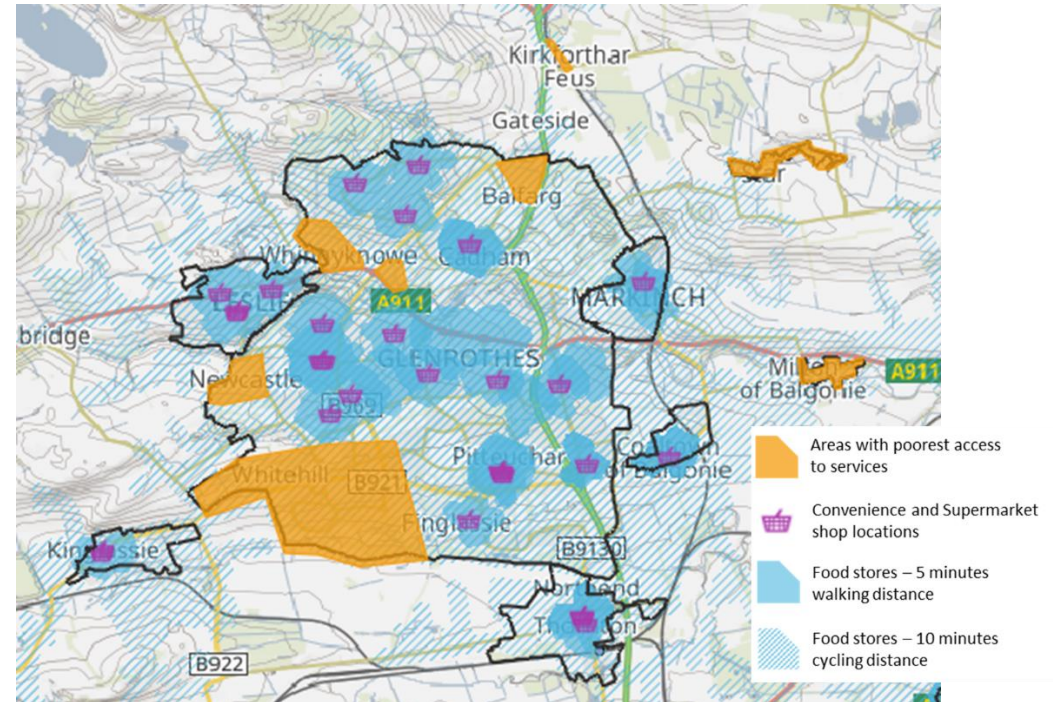


Figure 7.3 Example extract from [Local living 20 MN interactive mapping](#) showing walking and cycling distances from convenience stores in the Glenrothes locality, and the areas which are least well served by services and facilities

Links/Resources

- [Rothesay House Demolition](#)
- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Interactive Local Living and 20 Minute Neighbourhoods mapping](#)

Built heritage in the Glenrothes locality

7.18 Glenrothes is a new town so has relatively few designated built heritage assets although the public art has been recognised as of cultural significance by Historic Environment Scotland.

7.19 However, the town itself does represent one of the best examples in Scotland of a post-war new town, many original features of which are still extant. Whilst they are not individually recognised through statutory listing or conservation area status, collectively they make a significant addition to Scotland's built heritage and representation of post-war history.

7.20 There are some large areas of designed landscape at Balbirnie and Leslie House which are significant for the setting of the town.

7.21 There are three conservation areas in the Glenrothes locality and a number of listed buildings especially in Leslie, Markinch and Kinglassie.

7.22 There have been no townscape heritage initiatives in the locality in recent times but the Leslie Heritage Group is currently gauging community support for improvements to the built heritage in the town.

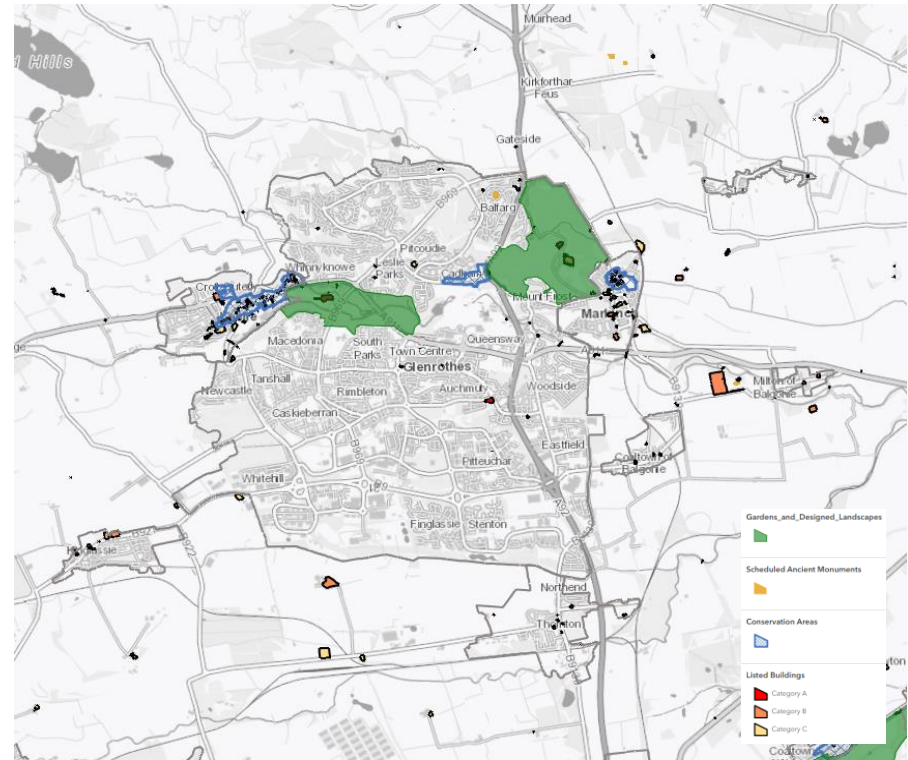


Figure 7.4 Map extract showing built heritage assets in the Glenrothes locality

7.23 There are relatively few built heritage assets in the locality which are identified as predicted to be at risk from flooding. Leslie House Garden and Designed Landscape is predicted to be at risk from surface water flooding and flooding from the River Leven; listed bridges over the river Leven are also predicted to be at risk. The Balbirnie Garden and Designed Landscape and Markinch Conservation Area are predicted to be at risk of flooding from the Back Burn.

7.24 There are 19 buildings at risk identified in the locality, seven of which are in Leslie, these include a C listed chimney at Prinlaws Mill which was granted Listed Building consent for demolition in 2018 but remains in place. One building in Leslie has recently been restored and has been taken off the register.

7.25 At least one listed building in the area has been lost to fire damage, and the category A listed Leslie House was substantially damaged by fire during restoration works. However, after being derelict for a considerable time Leslie House is currently being restored again.

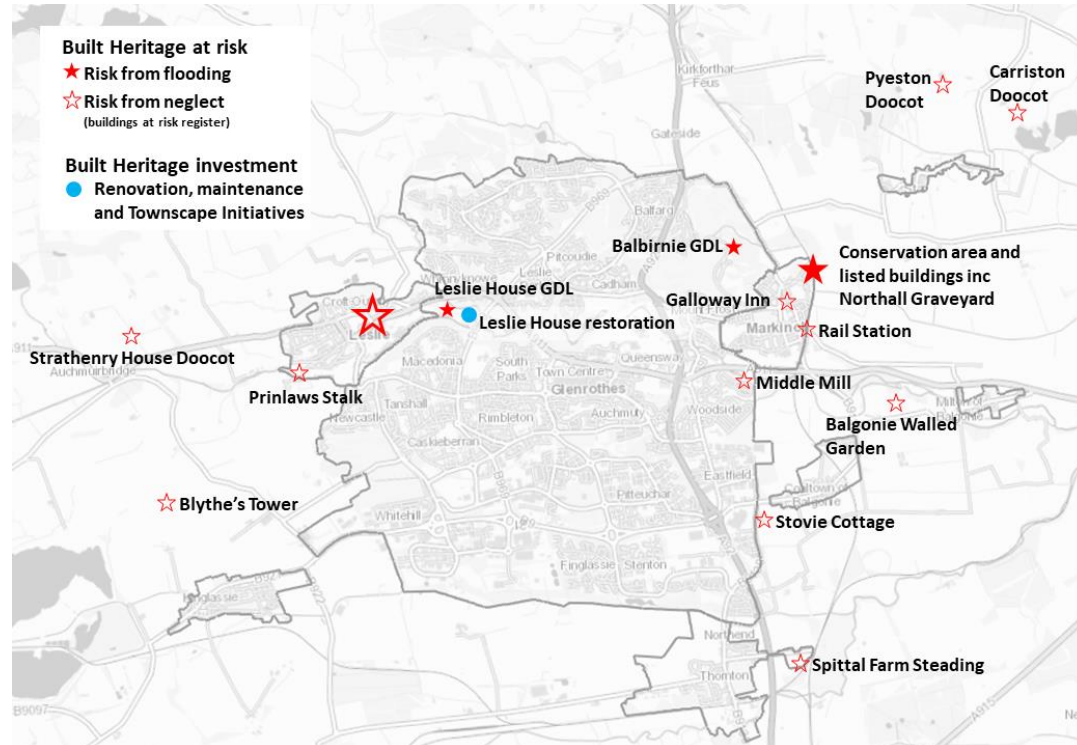


Figure 7.5 Map of the Glenrothes locality showing built heritage at risk from flooding and neglect; and some built heritage investment initiatives. This map was created by visually comparing [HES built heritage designations](#) with the [SEPA flood maps](#), the [Buildings at Risk register](#) and some areas which have [received funding for townscape and heritage initiatives](#).

Links/Resources

- [Conservation Area Appraisals](#)
- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)
- [Fife Historic Buildings Trust](#)
- [Places: Glenrothes Town Art](#)
- [Buildings at Risk register](#)

How the Glenrothes locality will need to change because of the climate and biodiversity emergencies

In common with other inland areas of Fife, the Glenrothes locality faces challenges arising from the climate and biodiversity emergencies. Opportunities will need to be taken to decarbonise heating in the locality to reduce greenhouse gas emissions. Climate change is increasing the risk of flooding and this will affect how development is planned in the future. Water quality and protecting important habitats are also key issues in the Glenrothes locality.

Decarbonising heating in the Glenrothes locality

7.26 Decarbonising heating will be important in helping Fife tackle the climate emergency and meeting net zero commitments. Potential Heat Network Zones in the Glenrothes locality have been identified as part of a Local Heat and Energy Efficiency Strategy for Fife. The potential heat network zones are shown on the map. Further work to identify Heat Network Zones will be undertaken in 2024-25.

7.27 Glenrothes also has an existing heat network delivering low-carbon heat to houses, businesses and public sector buildings within Glenrothes town centre from the Markinch Biomass Combined Heat and Power plant.

Links/Resources

- [Local Heat and Energy Efficiency Strategy](#)

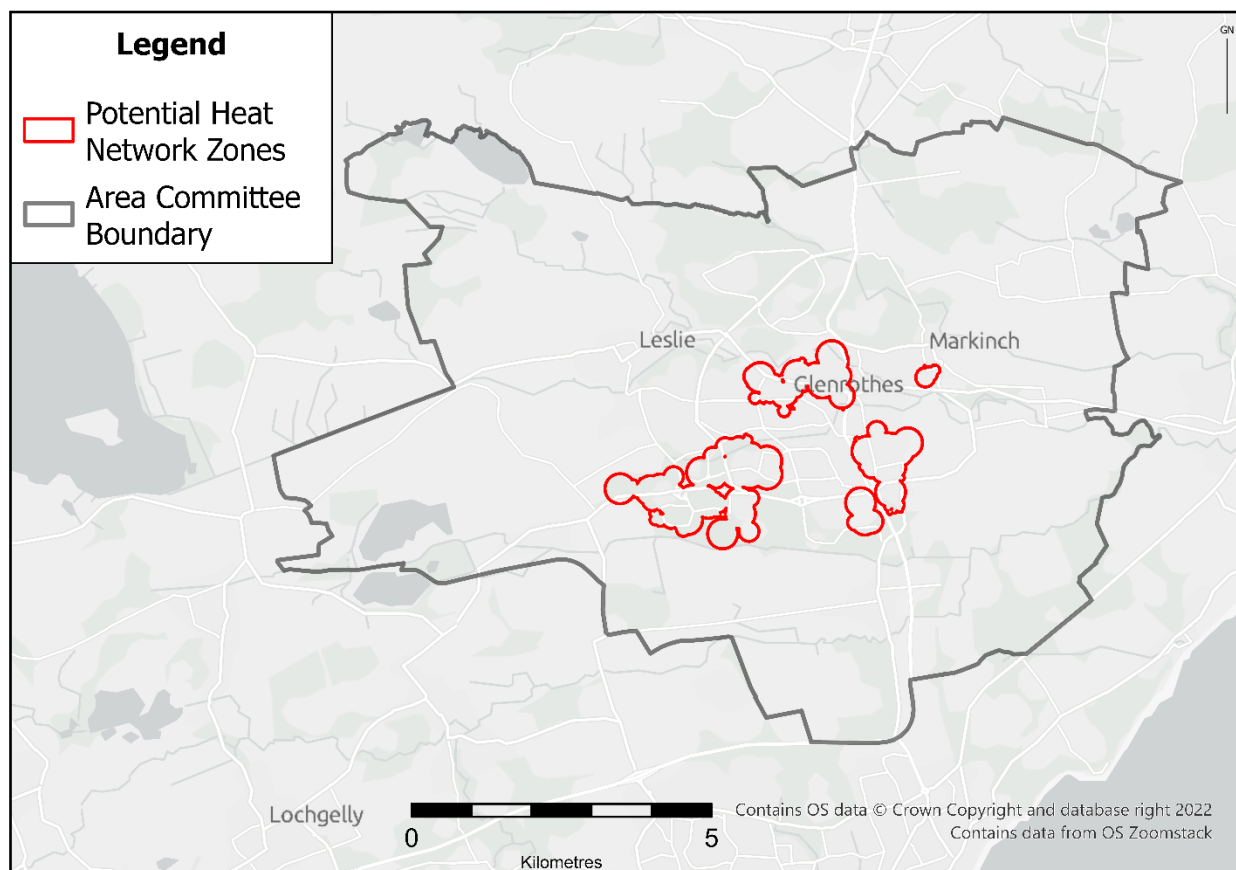


Figure 7.6 Potential heat network zones in the Glenrothes locality (source: Local Heat and Energy Efficiency Strategy)

Flood risk in the Glenrothes locality

- 7.28 Parts of the Glenrothes locality are identified by SEPA as predicted to be at risk of flooding, a risk that is increasing because of climate change. The risk is both from surface water flooding and river flooding.
- 7.29 There have been repeated incidents of flooding in the Glenrothes locality over the last few years; areas such as the Balfarg junction in Glenrothes and Kinglassie being particularly badly affected.
- 7.30 There are no existing or proposed formal flood protection schemes in the area.
- 7.31 A detailed flood study carried out for Glenrothes found that the likelihood of river flooding affecting properties is minimal. Flood studies are also required to assess the risk of fluvial flooding in Markinch and Kinglassie. The Kinglassie study is now complete.
- 7.32 SEPA have predicted that there is a risk of geomorphic change (change to the river channel) along stretches of the River Leven through Glenrothes and Leslie.

Links/Resources

- [Fife Strategic Flood Risk Assessment](#)
- [SEPA Flood Risk Maps](#)
- [SEPA – Geomorphic Risk data](#)
- [Forth Estuary Local Plan District Flood Risk Management Plan](#)
- [Background paper on water and coastal erosion issues in Fife](#)
- [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#)

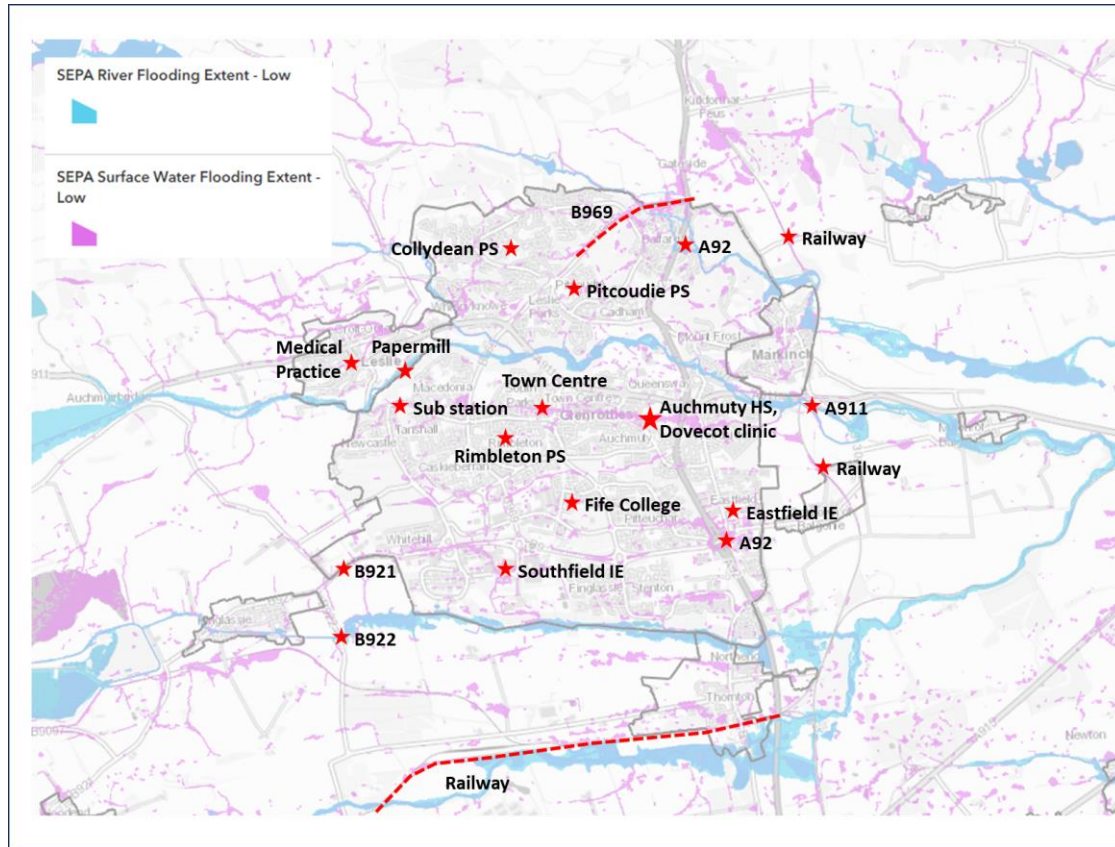


Figure 7.7 Plan showing key assets predicted to be at risk of flooding in Glenrothes area. This map was created by visually comparing: Fife Council data on schools, healthcare facilities and key employment areas (see [Local Living and 20 minute neighbourhood interactive map](#)) and Mastermap and OS Base mapping with [SEPA flood maps](#).

Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.

Water quality in the Glenrothes locality

7.33 Surface water quality in the Glenrothes locality is poor to bad. The River Leven is poor quality between Loch Leven and Markinch and is classed as bad quality to the east of Markinch. All other burns in the locality are classified as poor quality.

7.34 The groundwater condition in the Glenrothes locality is identified as poor due to abstraction from businesses. However, the ground water quality is classified as good.

7.35 There is a major project underway as part of the Leven Programme, to improve the quality of the Back Burn to the north of Glenrothes and towards Markinch restoring it to a more natural condition.

Links/Resources

- [Background paper on water and coastal erosion issues in Fife](#)
- [SEPA water classification hub](#)
- [Back Burn Project](#)

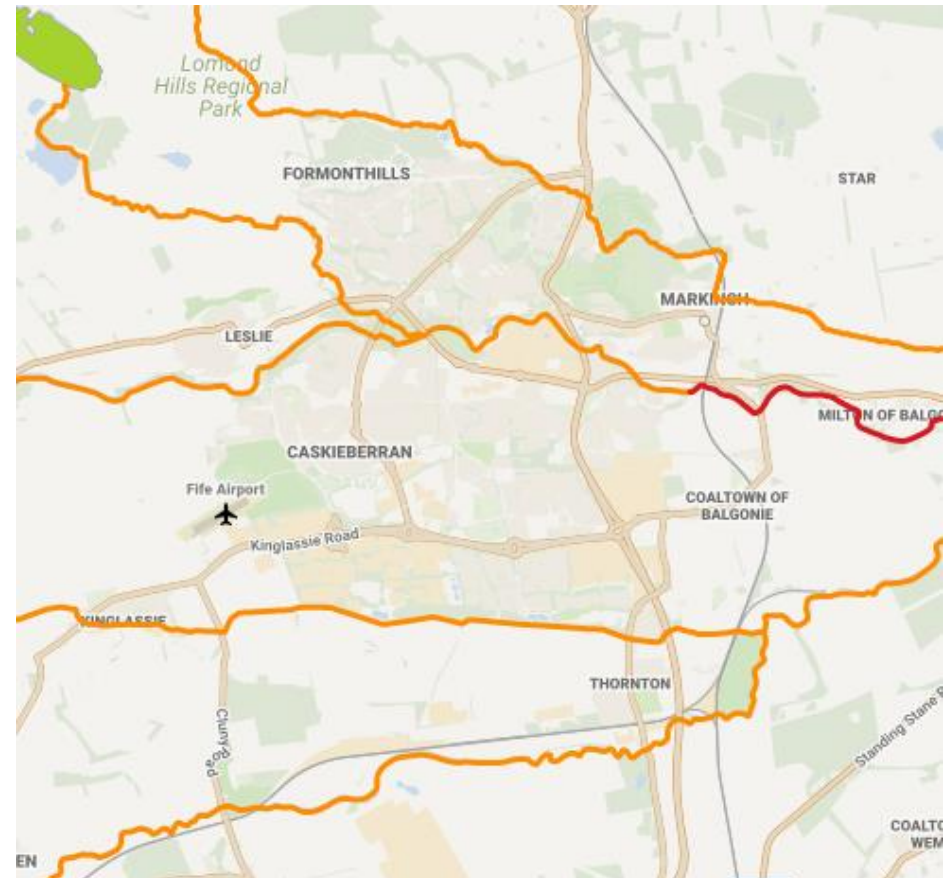


Figure 7.8 Extract from SEPA water classification hub showing quality of surface waters in the Glenrothes locality

Green and blue networks in the Glenrothes locality

7.36 This area forms part of the Central Scotland Green Network- one of the eighteen national developments recognised within NPF4 and is one of Europe's largest green infrastructure projects.

7.37 Some of the key active travel routes within the Glenrothes locality include: The Fife Pilgrim Way which connects Kinglassie to Markinch and the National Cycle Network Route 766 which provides connections to Kirkcaldy and North East Fife.

7.38 However, there are some wider connectivity issues within the Glenrothes locality with the A92 and the B9130 acting as key barriers.

Links/Resources

- [Glenrothes report Green and Blue Network update 2023](#)
- [Kinglassie report Green and Blue Network update 2023](#)
- [Thornton report Green and Blue Network update 2023](#)
- [Fife Greenspace Audit 2010](#)
- [NPF4](#)
- [Central Scotland Green Network](#)
- [Fife Pilgrim Way](#)
- [Sustrans National Cycle Network Routes in the East of Scotland](#)
- [Interactive map – Fife's Green and Blue network and ecosystem services](#)
- [Fife Green and Blue Network Audit Storymap](#)

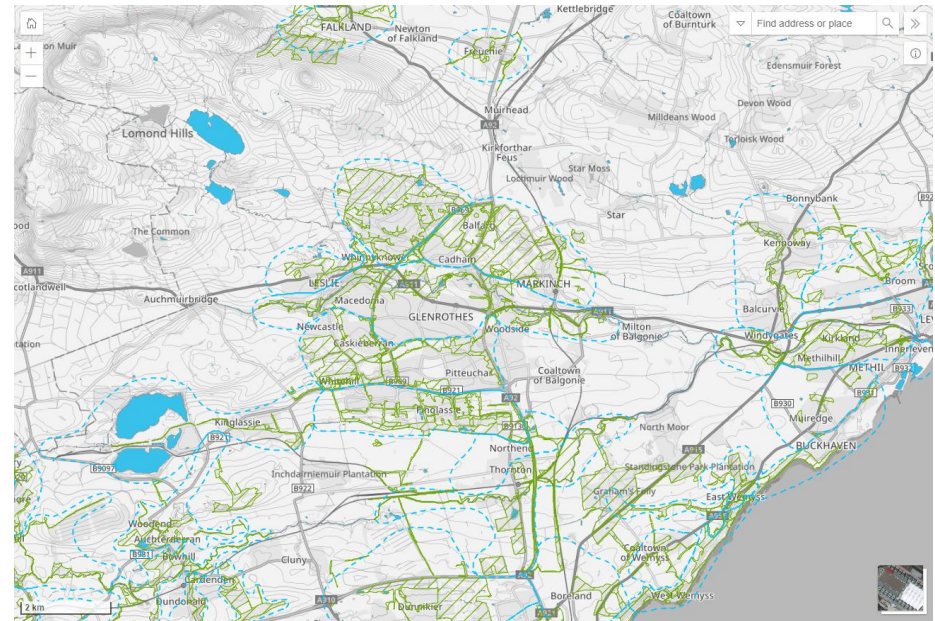


Figure 7.9 Extract from the [Fife Green and Blue Network interactive map](#) illustrating key assets and existing blue and green network policy areas

Biodiversity in the Glenrothes locality

7.39 Some of the priority habitats within the Glenrothes locality include various bodies of standing and running water, some species rich grassland, and a mix of ancient, semi-natural and long-established woodland.

7.40 These habitats support a wealth of wildlife including otters (European Protected Species), badgers, red squirrels, the common frog, and palmate newts (the latter of which are all UK protected species).

7.41 Given the destruction of habitats is the number one cause of species extinction it is key these priority habitats are safeguarded.

7.42 Invasive species such as Japanese Knotweed, Giant Hogweed, Himalayan Balsam, and Rhododendron also pose a threat to the various ecosystems within the Glenrothes locality.

7.43 Another invasive non-native species which can be found within the Glenrothes locality is the American mink which poses a threat to domestic ducks and poultry, gamebirds, and fish. This species has also been linked to the decrease of water voles in the UK and is considered to have negative implications for fisheries.

Table 7.1 Summary of the priority habitats found within the Glenrothes locality including key sites.
Source: Fife's Local Biodiversity Action Plan

Freshwater & Wetland Habitats	Lowland & Farmland Habitats	Woodland Habitats
<ul style="list-style-type: none"> Inland freshwater, such as Ballo and Harplerleas Reservoirs (SSSI) Lowland fen at Star Moss (SSSI) Rivers such as the River Leven Ponds such as Stenton Pond (LWS) 	<ul style="list-style-type: none"> Species-rich grassland such as Coul Den (Local Nature Reserve) and Coul Reservoir (LWS) Field margins and boundaries Parks and areas with veteran trees, such as Balbirnie 	<ul style="list-style-type: none"> Ancient, semi-natural & long-established woodlands, such as Star Moss (SSSI) Mixed lowland woodland Urban woodland

Links/Resources

- [NBN atlas](#)
- [Fife Local Biodiversity Action Plan](#)
- [Nature Scot- Invasive non-native plants](#)
- [Nature Scot- Protected species A-Z guide](#)
- [The Non-native Species Information Portal](#)
- [Fife's Forestry and Woodland Strategy](#)
- [Indicative Red Squirrel Sites – Fife Nature](#)

Natural Heritage Designations in the Glenrothes locality

7.44 There are four SSSI sites in the Glenrothes locality; Ballo and Harperleas Reservoir, Holl Meadows, Star Moss and Carristion Reservoir. There is also one Local Nature Reserve; Coul Den.

7.45 There are three local wildlife sites in the locality: Coul Reservoir and Stenton Pond which have been recently resurveyed and found to be in an OK condition. The Leslie – Strathendry wildlife site has not been resurveyed.

7.46 Part of the Lomond Hills Regional Park sits within the Glenrothes locality. Many of the designated sites are situated within the regional park.

Links/Resources

- [Scottish Government – Natural Heritage Designations](#)
- [Naturescot– local designations](#)
- [Fife Designated Natural Heritage Sites](#)
- [Fife Local Wildlife Site tracker Dec 2023](#)

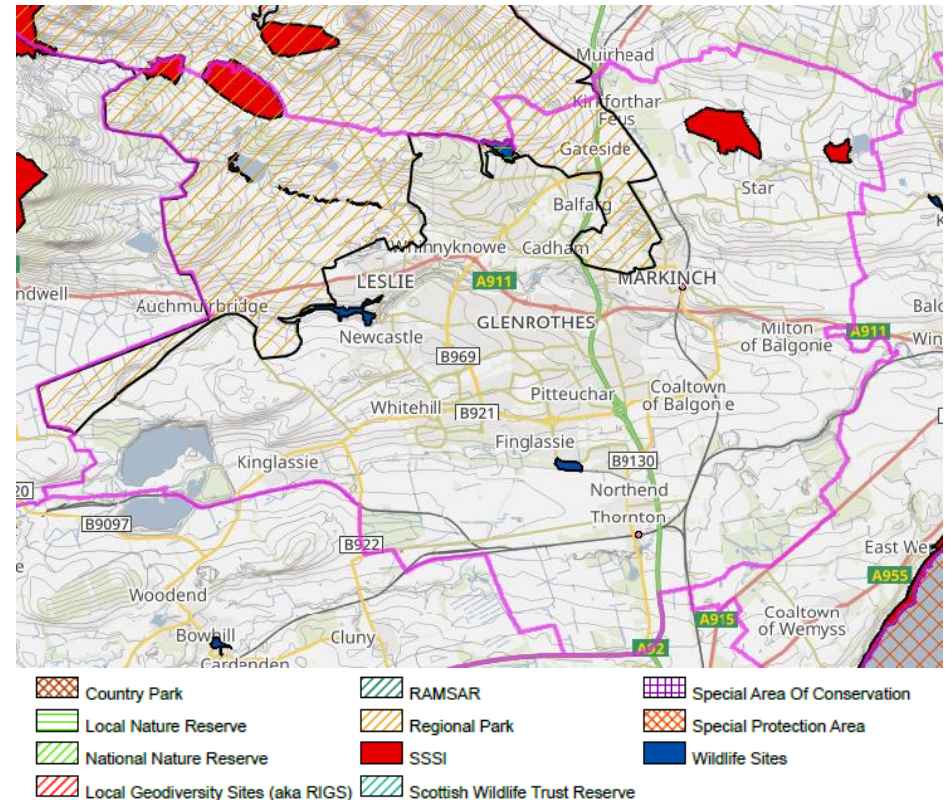


Figure 7.10 Natural heritage designations in the Glenrothes locality. These can be viewed on the [Green and Blue network interactive map](#).

Landscape character in the Glenrothes locality

- 7.47 The Glenrothes locality is predominately characterised by a mix of upland hills and lowland hills and valleys. There is one Local Landscape Area within the Glenrothes locality; Lomond Hills.
- 7.48 Lomond Hills became Scotland's first Regional Park in 1986 due to its importance for recreation and conservation and comprises 25 square miles of moorland, lochs, and farmland.
- 7.49 There are some locations of carbon rich soils within the Glenrothes locality, including class 1 peatland at Star Moss near Star of Markinch. Class 1 soils are nationally important and are of high conservation value.
- 7.50 There is one working quarry within the Glenrothes locality- Lomond Quarry which is located to the North of Leslie and extracts both hard rock and sand and gravel. Also, the former Westfield opencast coal mine located to the West of Kingalssie has undergone major restoration works and received permission in 2018 for the redevelopment of the site (16/03661/EIA).
- 7.51 Furthermore, outwith the built-up areas there is a high proportion of prime agricultural land within the Glenrothes locality (classes 1 to 3.1 in the Scottish Land Capability for agriculture map).

Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

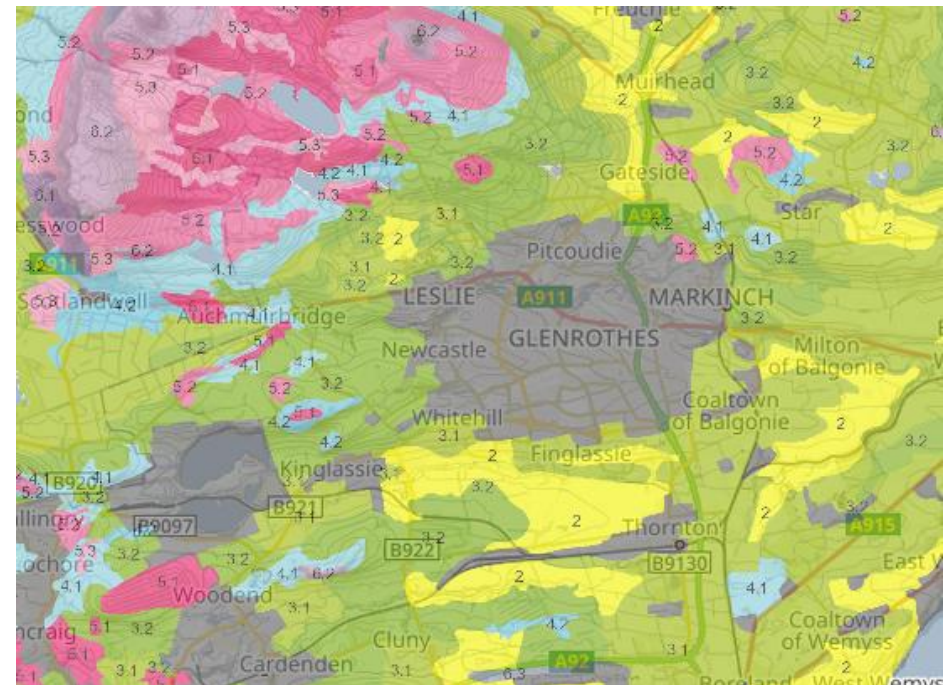


Figure 7.11 Extract from the land capability map for Scotland for the Glenrothes locality. ©Crown Copyright. Scottish Government Licence Number 100020540. All Rights Reserved.

Links/Resources

- [Naturescot – Landscape Character Types 2019](#)
- [Scotlands Soils – Land Capability for agriculture](#)
- [List of Fife’s Quarries](#)
- [Lomond Hills Regional Park](#)
- [Fife Council Natural Heritage Designations Mapping](#)
- [Carbon and Peatland Map 2016](#)

Vacant and derelict land in the Glenrothes locality

7.52 The Glenrothes locality has 37 vacant and derelict sites many of which relate to former industrial, mining and quarrying activities. The largest sites are at the Westfield former opencast mine site and Balgonie Bing.

7.53 Between 2021-22 two vacant and derelict sites in the Glenrothes locality were taken off the vacant and derelict land register – both relate to a large scale mixed use development on the Tullis Russell site. One additional site was identified – to the south west of Westfield. Funding from the Vacant and Derelict land fund has been allocated to support the remediation of a site at Station Road Thornton and support regeneration works at Queensway in Glenrothes.

7.54 There are 4 gas network pipelines which pass through the Glenrothes locality to the north and west of Glenrothes. Development close to these pipes and within associated zones is subject to consultation with the Health and Safety Executive. There are also 3 consultation zones associated with whisky production and storage operations and one relating to explosives in Glenrothes.

Links/Resources

- [Fife Vacant and Derelict land audit 2022](#)
- [Health and Safety Executive - Land Use Planning](#)

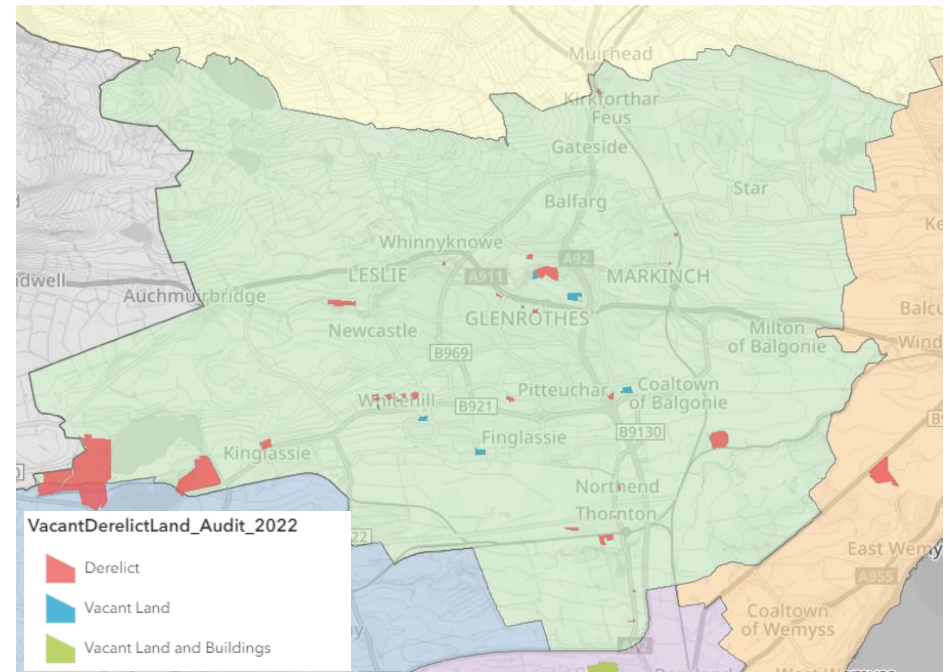


Figure 7.12 Extract from the Fife Vacant and Derelict Land Audit 2022 showing the Glenrothes locality.

The infrastructure issues that need to be addressed in the Glenrothes locality within the lifetime of the Plan

At a local level the main infrastructure issue facing the Glenrothes locality is access to healthcare.



Leslie Dental Surgery

7.55 In the autumn of 2022, we asked residents what they felt was good about the Glenrothes locality, what wasn't so good, and what the key issues were that they felt needed to be tackled.

7.56 Access to parks, play facilities and open space is seen to be good, as was the ability to access to local shops.

7.57 However, the ability to access healthcare facilities is seen as being poor. Feedback highlighted that dental appointments are difficult to get while the availability of GPs is also poor.

7.58 Residents also said that the proximity of parks and the nearby regional park is good for dog walks and there are plenty of footpaths around Glenrothes itself with minimal disruption from traffic and noise.

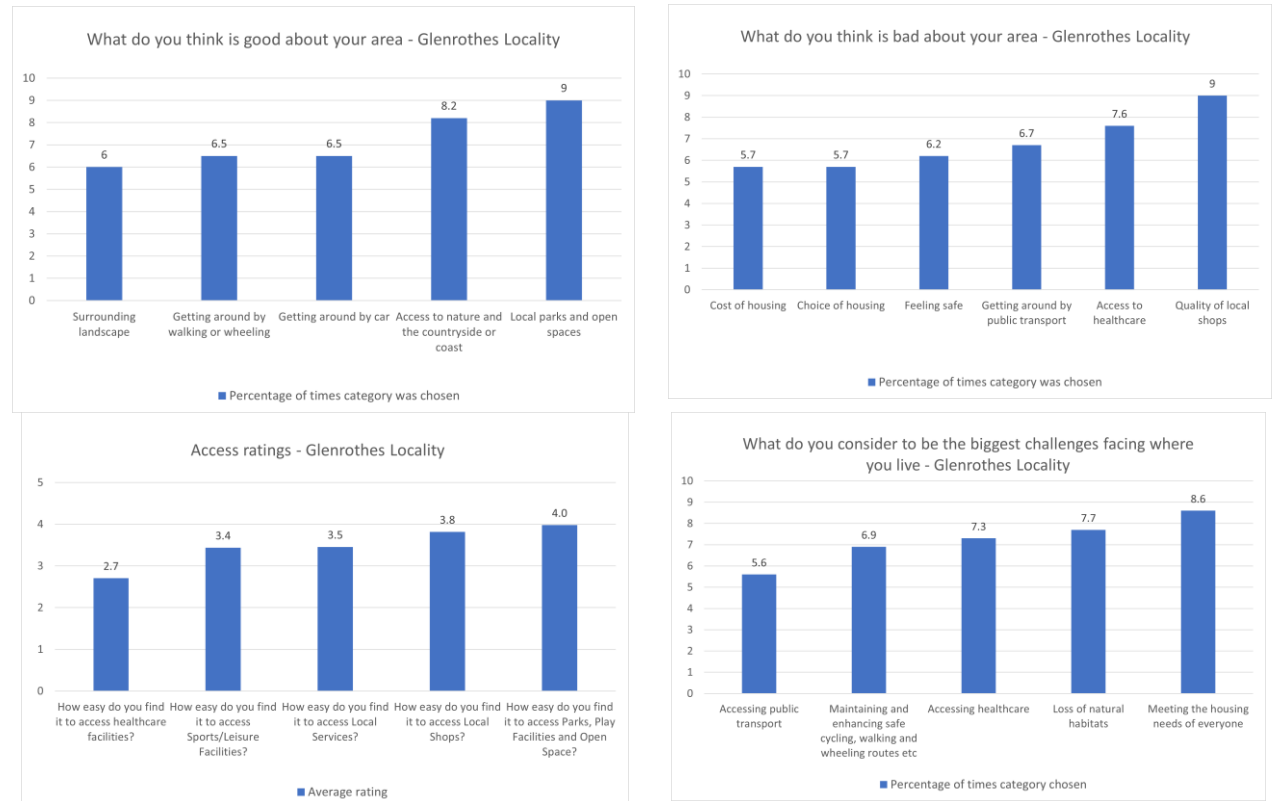


Figure 7.13 What residents of the Glenrothes locality think about their area

Links/Resources

- [Glenrothes summary of survey \(residents\)](#)

Healthcare in the Glenrothes locality

7.59 The Glenrothes locality has a range of health and care facilities across the town and surrounding area. However, planned growth and demographic changes (in particular, an aging population) are likely to put increased pressure on these facilities. NHS Fife are moving towards health and wellbeing hubs which provide multi-disciplinary care. There is a particular need for new or replacement premises.

Links/Resources

- [NHS Fife Estates Strategy](#)

7.60 NHS Fife has identified future Primary Care capacity issues in the Glenrothes locality and have made recommendations as follows:

- Across the cluster there is a requirement to find clinical space for 14 additional rooms on full implementation of the Primary Care Implementation Plan. This may involve major new build for some of the practices.
- In addition, there are pressure points for new housing developments within the cluster which will require a long-term solution to be identified as part of major capital investment.

School places in the Glenrothes locality

7.61 In education, there is projected pupil capacity across the whole of the existing and planned primary and secondary school estates to accommodate some further growth over the next ten years. However, individual schools do have capacity constraints. Further capacity will be required at Auchmuty High School.

7.62 In addition, a new or extended primary school is required to accommodate development in Thornton, as allocated in the adopted FIFEplan 2017.

7.63 There has been significant investment in the education estate across the Glenrothes locality in recent years.

7.64 Fife College has a higher education campus in Glenrothes.

Links/Resources

- [School Roll Projections by Area Committee September 2023](#)

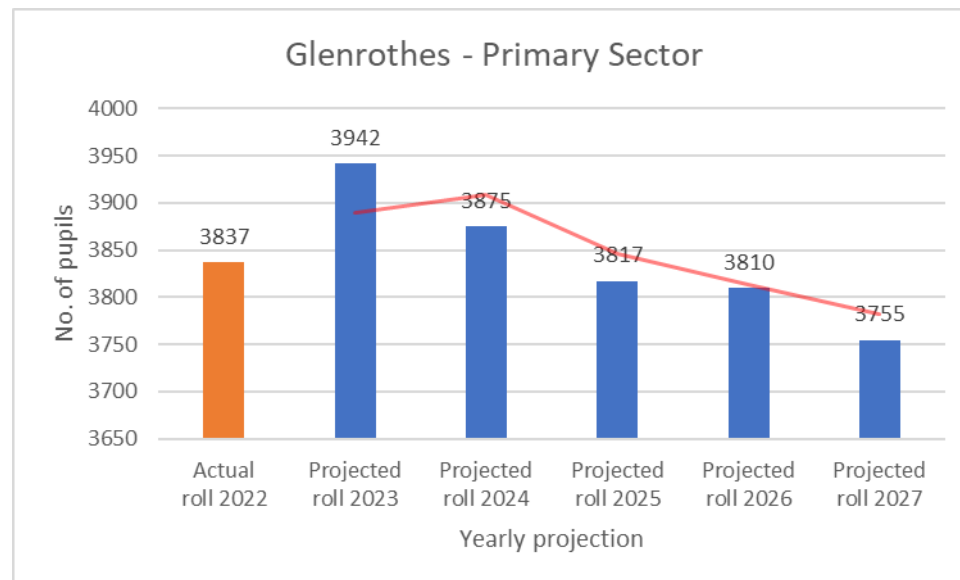


Figure 7.14 Projected pupil numbers in primary schools in the Glenrothes locality (2023 - 2027)

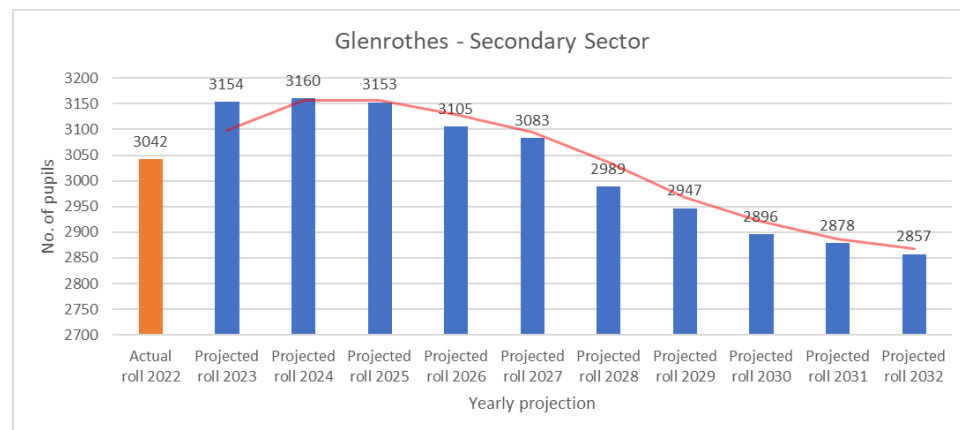


Figure 7.15 Projected pupil numbers in secondary schools in the Glenrothes locality (2023 - 2032)

Open space and play space in the Glenrothes locality

7.65 Open spaces, green and blue infrastructure, and outdoor places to play and socialise are key to successful placemaking. The outdoor spaces, including public parks and access to the Lomonds, in the Glenrothes locality have helped to make communities more pleasant, liveable, healthy, and resilient. Glenrothes, Leslie, Markinch and Thornton all have high quality play parks but there are also a number of facilities with very limited play value in Glenrothes. [Fife's Play Sufficiency Assessment](#) provides more information.

7.66 Generally, there is good provision and quality of greenspace within Glenrothes, Leslie and Thornton, however access to greenspace is restricted in Leslie and Thornton as well as Coaltown of Balgonie, Markinch, and Star of Markinch.

7.67 There is a lack of greenspace within Coaltown of Balgonie, Kinglassie, Markinch, Milton of Balgonie, and Star of Markinch, however there are some good quality greenspaces within Markinch.

7.68 The quality of greenspace is poor within Coaltown of Balgonie and Milton of Balgonie.

7.69 Furthermore, there are some perceived safety issues for users of greenspace within the Glenrothes locality, in particular at Tanshall and Gilvenbank.

7.70 The existing Fife Greenspace Audit and Strategy date from 2009; work is currently underway to update the audit and strategy and will be available to inform the next stage of the new Local Development Plan (the proposed plan).

7.71 Fife's largest sports centre is also located in Glenrothes, adjacent to the Fife College campus providing opportunities for sport and recreation.

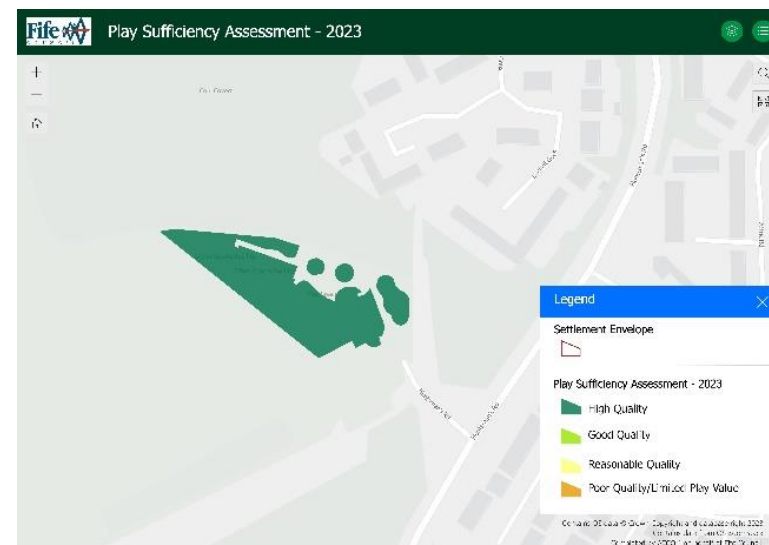


Figure 7.16 Indicative image from Fife's Play Sufficiency Assessment (showing part of the Glenrothes locality)

Links/Resources

- [Play Sufficiency Assessment](#)
- [Fife Greenspace Audit 2010](#)

Accessibility of public transport in the Glenrothes locality

7.72 Many areas in central Glenrothes and Markinch have good access to bus services, however there are some areas particularly to the north east and south west of Glenrothes, Thornton, Kinglassie and the smaller villages which have much poorer access to public transport.

7.73 Glenrothes Bus Station, one of Fife's five main bus station hubs, is located in the heart of the town centre providing connections to Dundee, Edinburgh and Glasgow amongst others.

7.74 There are also two train stations serving the Glenrothes locality; Glenrothes with Thornton, which is on the Fife Circle and Markinch which is designed as a transport interchange. Markinch train station is located along the East Coast Mainline and has fairly frequent services north and south.

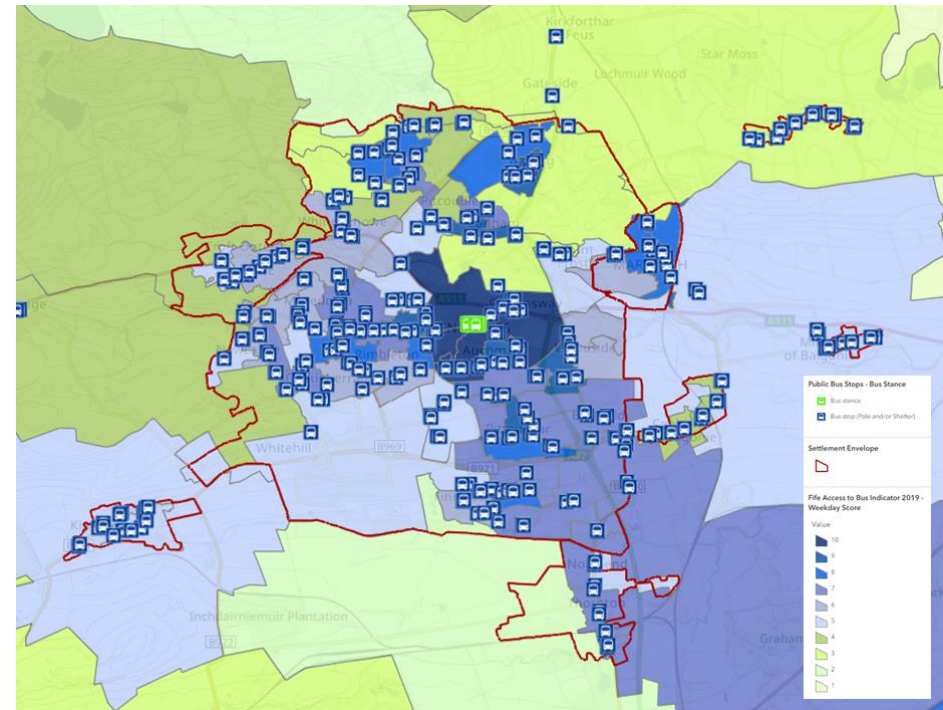


Figure 7.17 Weekday access to buses in the Glenrothes locality with bus stops (1= poor access, 10 = good access) (Source: [Scottish Access to Bus Indicator \(2019\)](#))

7.75 Public transport access to regional and local employment destinations from the Glenrothes locality is variable. There is good access from many parts of the area but areas in the west and north of Glenrothes, including Leslie have poorer access.

7.76 A similar picture exists for public transport accessibility of further and higher education, community health, strategic health and retailing.

Links/Resources

- [LTS & LDP Strategic Transport Modelling and option Development Report 2022](#)
- [DataShine: Scotland Travel to Work/Study](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

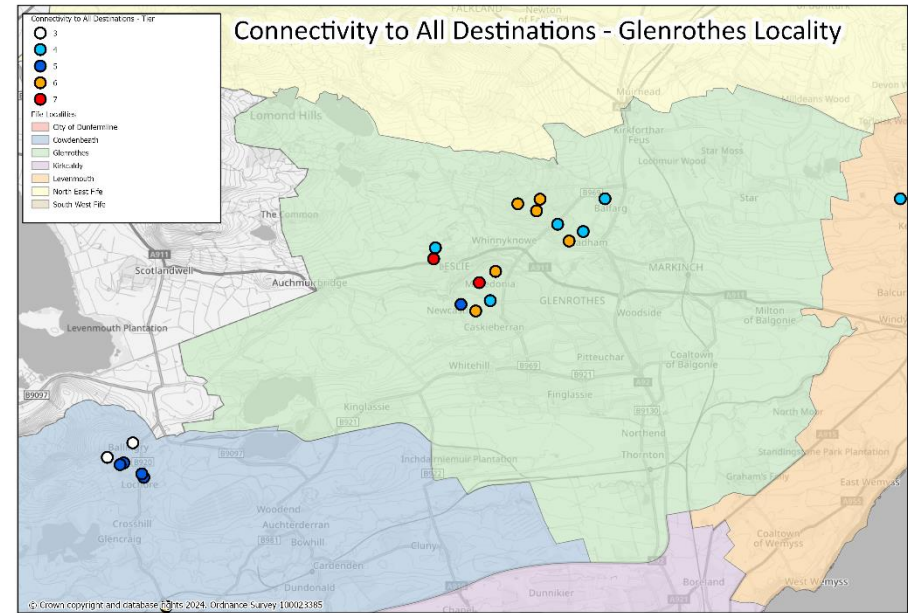


Figure 7.18

How the Glenrothes locality's economy is performing and how resilient it is to the future

7.77 The Glenrothes locality is the least deprived locality in Mid-Fife.

7.78 The locality has a slightly lower percentage of working age people qualified to NVQ4 or above than Fife and Scottish averages; but also, a lower percentage of people who have no qualifications.

7.79 The Glenrothes locality has slightly higher percentages of children who live in relative poverty and working age people who are employment and income deprived when compared to Fife averages. However, claimant counts in the locality are slightly below the Fife average.

7.80 The Macedonia, Tanshall, Auchmuty, Cadham and Collydean areas of Glenrothes are in the 10% most deprived areas in Scotland.

7.81 The areas with least deprivation are around Pitteuchar, Pitcairn and Balfarg in Glenrothes, and the west of Coaltown of Balgonie which are in the 10% least deprived.

Links/Resources

- [Scottish Index of Multiple Deprivation](#)
- [18-10-04-Talk-of-the-Town.pdf \(centreforcities.org\)](#)
- [Wellbeing Index \(coop.co.uk\)](#)
- [Local Economic Profile 2021-2022](#)

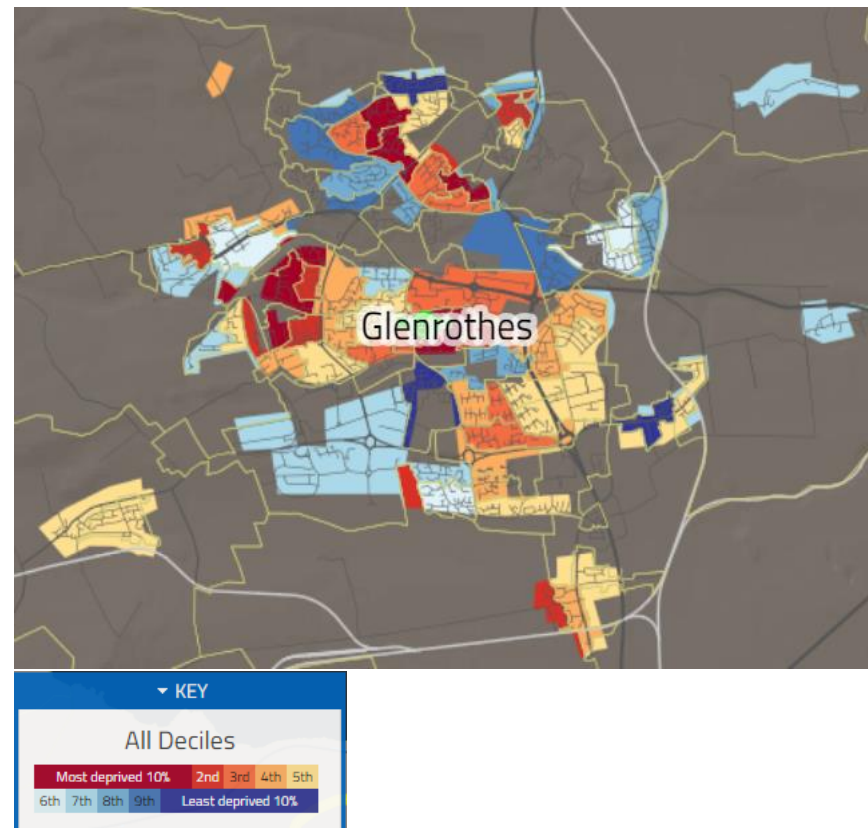


Figure 7.19 Deprivation in the Glenrothes locality

Employment in the Glenrothes locality

7.82 The majority of people living within the Glenrothes locality travel to work within the area with a sizable number travelling to Kirkcaldy. A relatively large number of people come from the Kirkcaldy locality, Levenmouth and Cupar.

7.83 Glenrothes is the administration centre for Fife Council and so many the employees are based there. It also has a significant amount of land for employment uses in the form of industrial estates and business parks.

7.84 A number of people travel to Dunfermline and Edinburgh from Glenrothes.

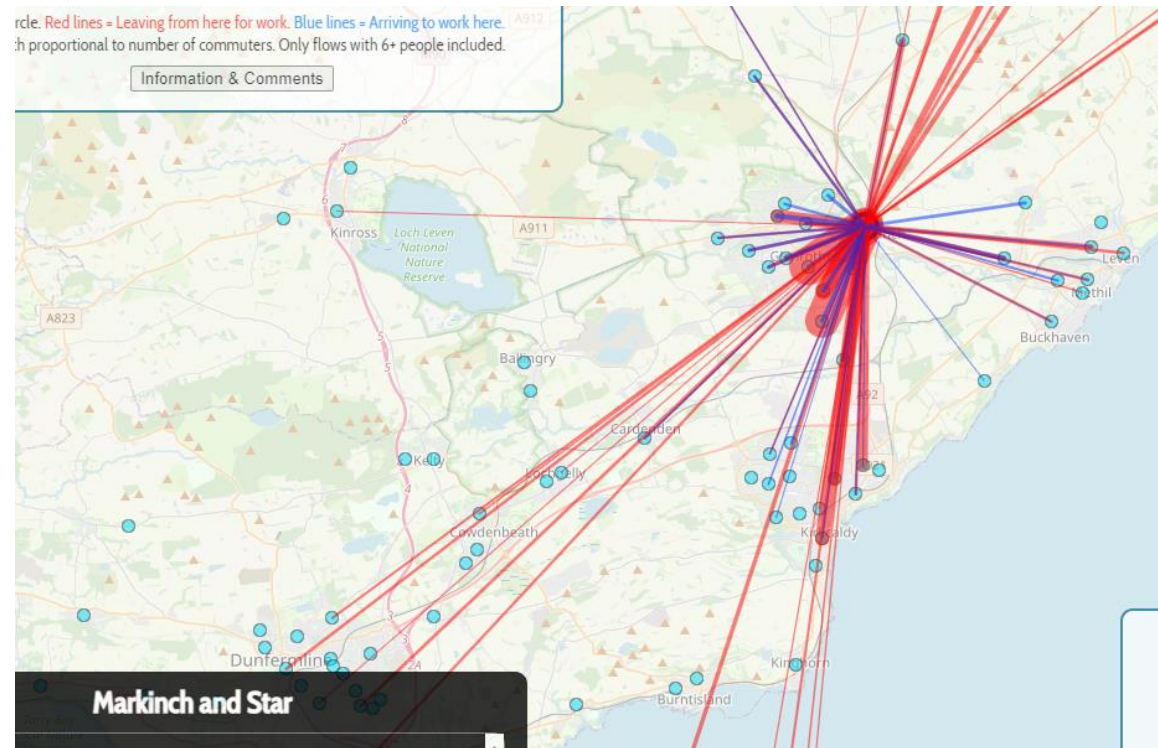


Figure 7.20 Example of journeys to work to and from part of the Glenrothes locality

7.85 The sectors employing the largest numbers of people in the Glenrothes locality are Public Administration; and Manufacturing.

7.86 The Glenrothes locality has nearly two-thirds of public administration jobs in Fife (reflecting the fact that Fife Council is based in Glenrothes).

7.87 The area also has nearly a third of all manufacturing jobs in Fife. Glenrothes is arguably the driving force of the Mid-Fife economy, due largely to its strong manufacturing sector.

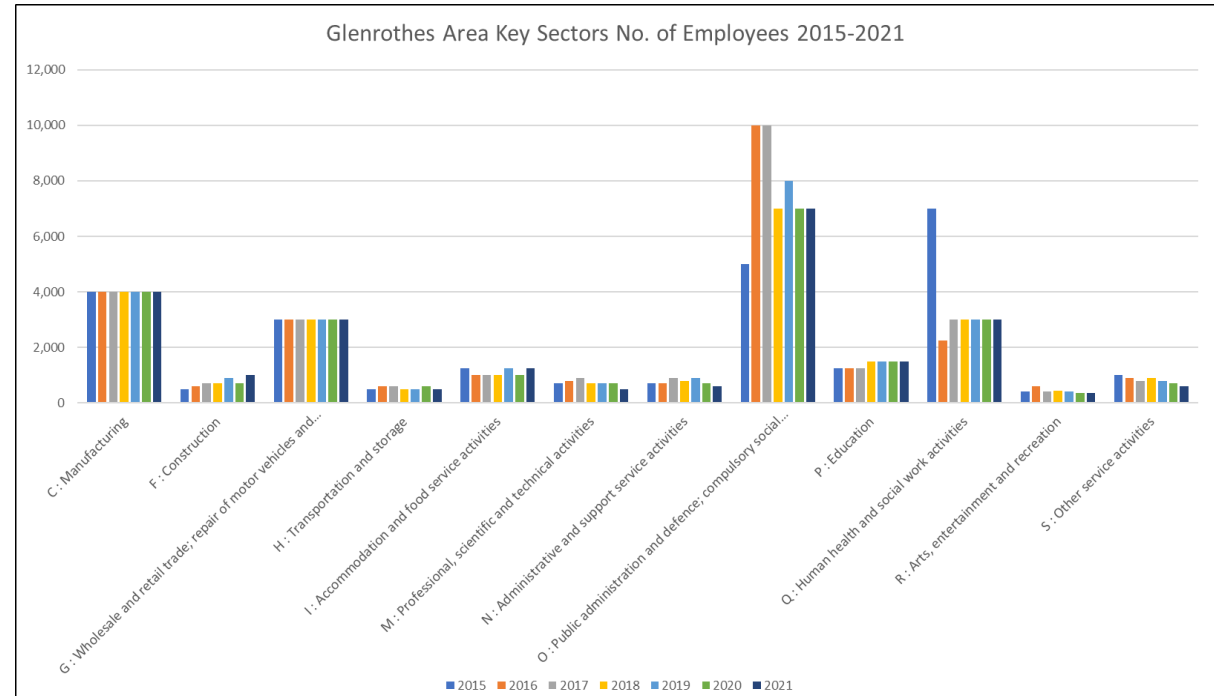


Figure 7.21 The Glenrothes locality's key employment sectors (number of people employed each year from 2015 to 2021)

7.88 The occupancy rates of Safeguarded Employment Areas i.e. industrial estates and business parks in the Glenrothes locality range from 59% at Whitehill Industrial Estate to 100% at Strathmore Road 2 in Thornton. The majority of employment areas have at least 80% occupancy.

7.89 Under current planning policy the Glenrothes locality currently almost has enough immediately available marketable employment land allocated (at 93%) to meet the 7-year supply requirement.

Links/Resources

- [DataShine: Scotland Travel to Work/Study](#)
- [Fife Economic Strategy 2023-2030](#)
- [Fife Local Economic Profiles 2021-22](#)
- [2021 Fife Business Base Report](#)
- [Fife Employment Land Strategy Economic Policy and Baseline Context April 22](#)
- [Glenrothes Businesses & Organisations Consultation 2022](#)
- [Key sectors Number of Employed 15-22](#)
- [Review of safeguarded employment areas](#)
- [Employment Land Audit 2022](#)
- [Fife Employment Land Strategy Review](#)

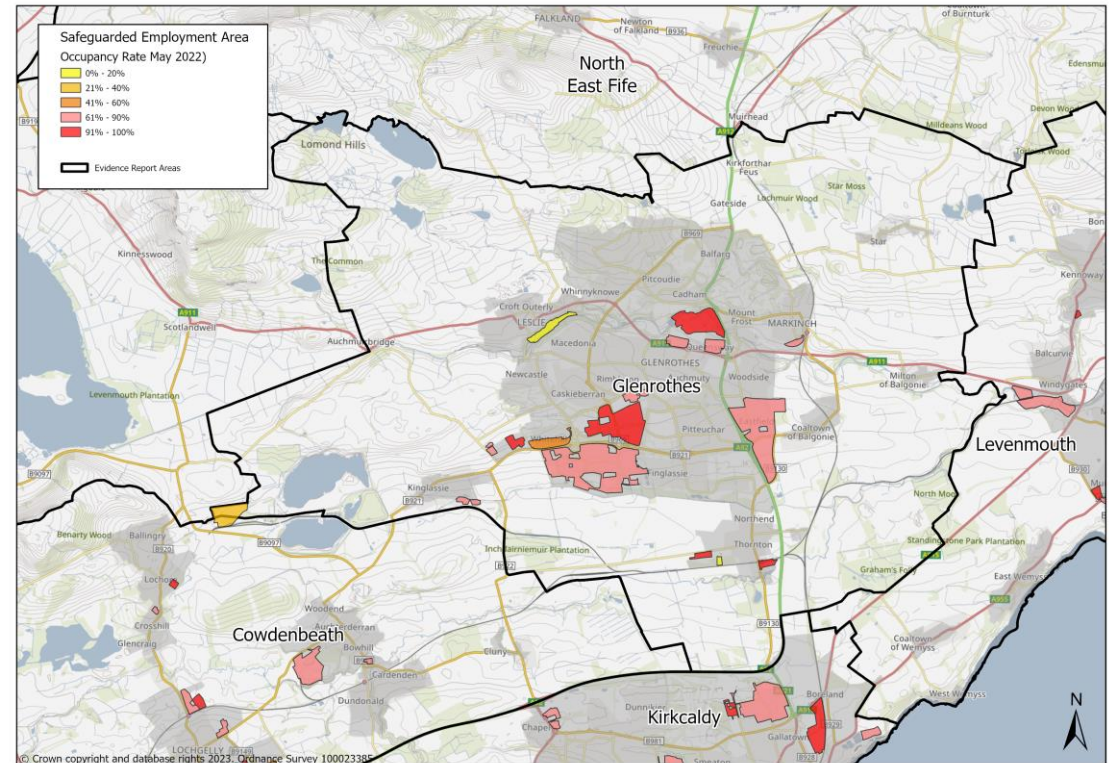


Figure 7.22 Occupancy rates in Safeguarded Employment Areas in the Glenrothes locality

7.90 In 2022 we consulted businesses and organisations in the Glenrothes locality about their premises, their places, and the issues the next Local Development Plan should address.

7.91 Issues with old building stock that is costly to upgrade to modern standards was highlighted. It was suggested that old stock is an issue in Southfield Industrial Estate located in Glenrothes. That being said premises across the locality were rated as either okay, good or excellent.

7.92 Poor signage indicating which businesses and organisations are located at Pentland Park was specifically mentioned.

7.93 The deteriorating condition of several industrial estates and business parks needs to be a focus of investment.

7.94 The five biggest issues facing business and organisations in the Glenrothes locality are the quality of public areas around businesses and organisations, attracting people to work, the lack of high-quality business premises, the provision for electric vehicle charging points and public transport connections to employment locations.

7.95 It was suggested that providing affordable land would help with business expansion opportunities.

Links/Resources

- [Glenrothes Businesses & Organisations Consultation 2022](#)

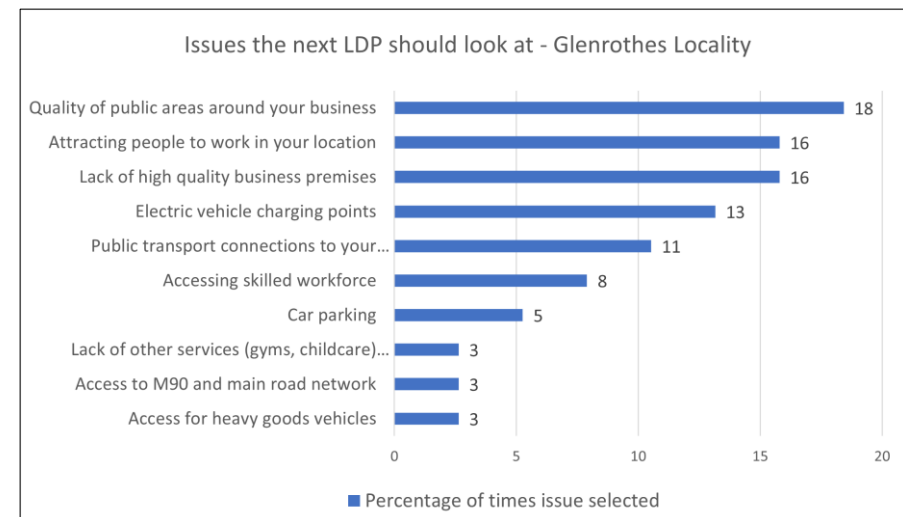
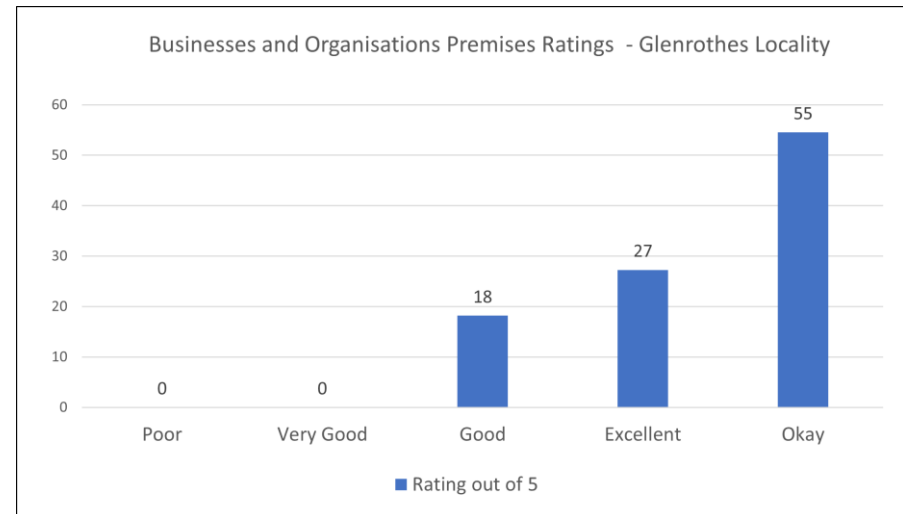


Figure 7.23 Feedback from local businesses in the Glenrothes locality

Glenrothes Town Centre

7.96 Glenrothes Town is one of three main town centres in Fife along with Dunfermline and Kirkcaldy. Of these centres it is the only one that has not seen a marked increase in vacancies.

7.97 In addition to Glenrothes Town Centre there are seven Local Shopping Centres serving the locality including the villages of Leslie, Thornton and Markinch. Occupancy rates are good with all being above 90%.

7.98 The recently demolished Glenwood Shopping Centre, an LSC located in West Glenrothes is currently subject to consultation with regard to its future uses and wider place making outcomes.

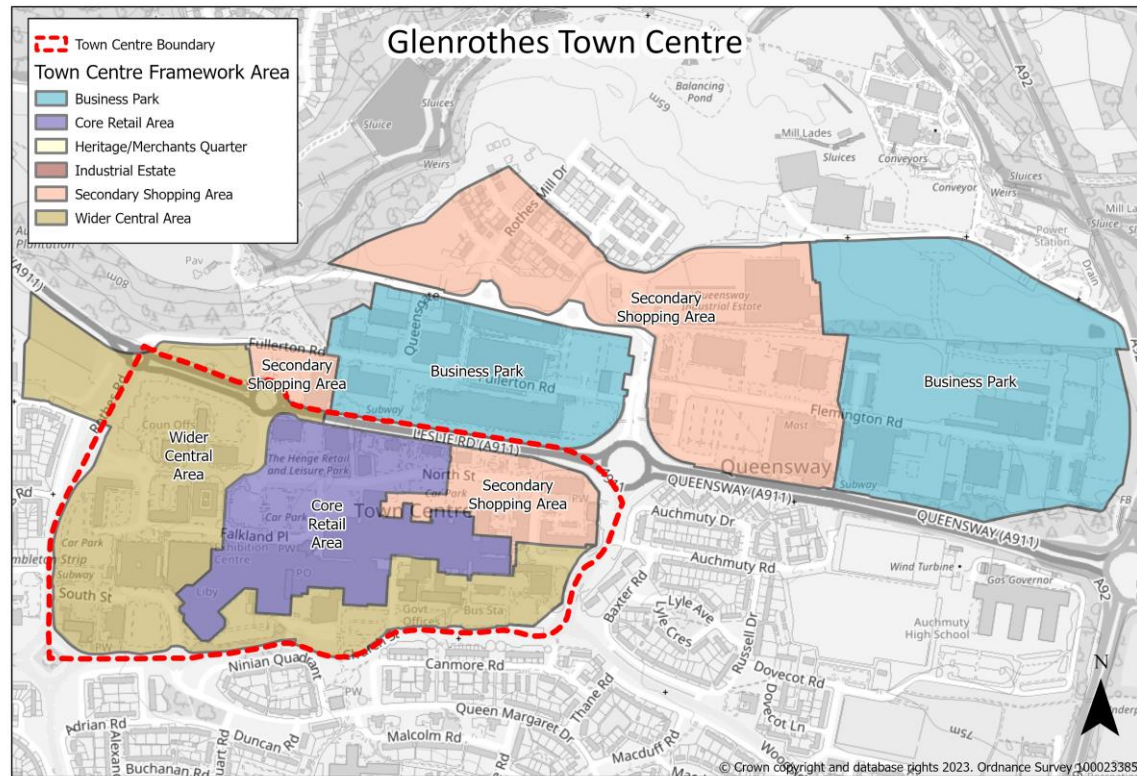


Figure 7.24 Map of Glenrothes Town Centre

7.99 Vacancy rates in Glenrothes Town Centre have remained stable but high since 2012 falling from 28% to 27% in 2021. Vacancy rates are lower than in Kirkcaldy and about the same as in Dunfermline.

7.100 Like Kirkcaldy and Dunfermline, there has been a loss of comparison floorspace in Glenrothes Town Centre but the fall has been less marked (falling from 17,490m² in 2012 to 15,880m² in 2021).

7.101 As a major employer in the town centre, changes to working practices at Fife Council since the COVID-19 pandemic will probably have had an impact on the town centre.

7.102 Although there has been a loss of retail floorspace there has been an increase in leisure floorspace in the town centre.

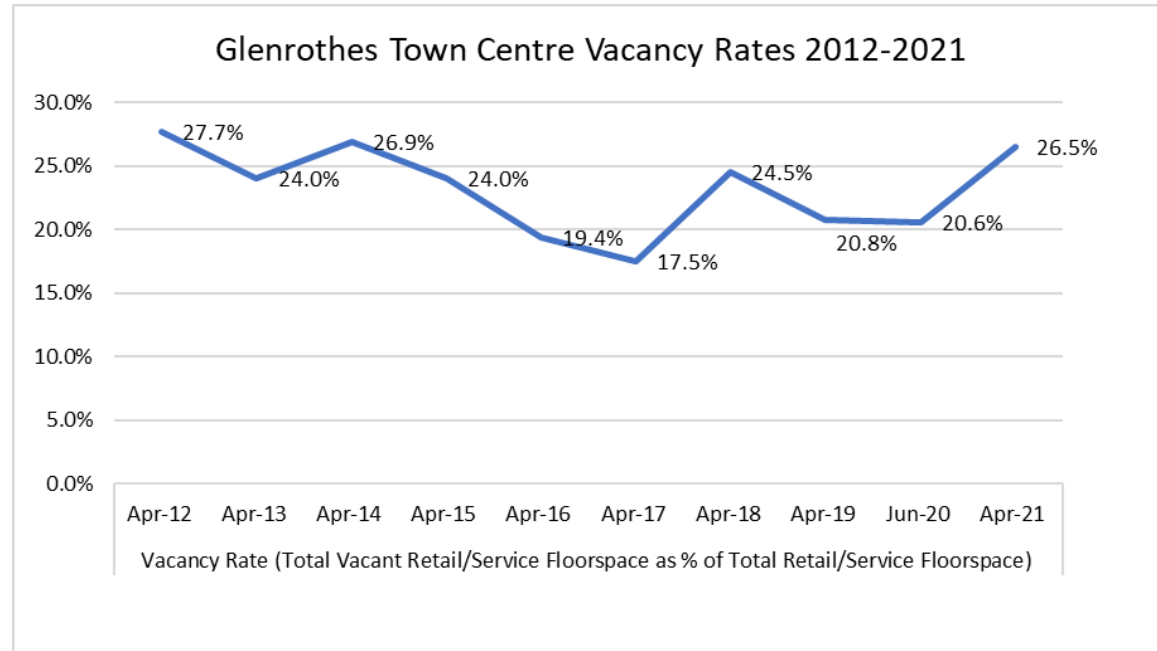


Figure 7.25 Vacancy rates in Glenrothes Town Centre (2012 – 2021)

Table 7.2 Glenrothes Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

	Town Centre - Use Types by Total F/space (m²) and Difference between 2012 and 2021		
Use Type	Glenrothes April 2012	Glenrothes April 2021	Glenrothes Change
Assembly	390	0	-390
Comparison	17,490	15,880	-1,610
Convenience	3,210	3,870	660
Convenience/Comparison	2,350	2,210	-140
Food and Drink	1,910	1,710	-200
Hotel/Hostel	1,020	1,020	0
Leisure	4,990	6,730	1,740
Medical	250	380	130
Office	1,120	1,010	-110
Service	5,390	5,670	280
Vacant	8,220	10,740	2,520

Links/Resources

- [Glenrothes Town Centre SWOT Analysis 2022](#)
- [GOAD data](#)
- [Fife Retail Capacity Study 2022](#)
- [Assessment of local shopping centres](#)

7.103 Glenrothes town centre is not considered to have a good quality of place, particularly outwith the Kingdom shopping centre. The shopping centre presents rear elevations to the surrounding streets which has a detrimental impact on the appearance of the town centre. Recent commercial developments around to the Kingdom Centre have not managed to help to create quality of place or a civic centre to the town as they are mainly designed around access by car.

7.104 There are a mix of shop frontages within the Kingdom Centre, some are attractive, but many have standard corporate signage and closed off frontages which reduce the attractiveness of the street. Outwith the centre the shops tend to be larger format units which have large scale shop fronts rather than pedestrian scale frontages. There has been investment in the public realm along North Street There has been some investment in the public realm along North Street but it is already starting to look old due to the materials and street furniture used.

7.105 Two Town Centre Building Improvement grants totalling nearly £17,000 were awarded in the Glenrothes locality in 2022/23.

7.106 Austerity measures over the last 15 years have had an impact on the level of funding which can be accessed for town centre public realm and building improvements.



Kingdom Centre, Glenrothes

7.107 Although most of the buildings within the town centre are modern and new town buildings which are of average to poor quality, some of the public art sculptures have been recognised and listed for their cultural significance and contribution to the character of the town centre.

7.108 There is some green infrastructure around the centre although most of it is landscaping planting rather than usable greenspace. A couple of small grassed areas with seating have been created in the last few years on sites where buildings have been demolished, for example the site of the former Kingdom House. These sites vary in quality although they are being utilised which indicates a demand.

7.109 The demolition of Rothesay House also presents future opportunity for redevelopment within the town centre.

7.110 A consideration of the comparative value of retail and service businesses found that Glenrothes is towards the lower end of town centre performance in Fife.

7.111 A masterplan has been developed for Glenrothes town centre which focuses on improving connectivity in and around the centre and work has begun to implement actions in the plan. Some businesses such as the Bridge Café have helped to provide greater animation to the outward facing elevations of the centre.



Glenrothes Town Centre - looking across North Street to the Kingdom Centre and new temporary locality of greenspace created on the site of a demolished office building

Links/Resources

- [Stories of Fife's Places site visit summary report](#)
- [Stories of Fife's Places site visit assessment sheets](#)
- [Fife centres retail value assessment summaries](#)
- [Town centre Masterplan Glenrothes 2020-2030](#)
- [Fife Council Public Toilet Data](#)
- [Historic Environment Scotland Listing: The Birds](#)
- [Historic Environment Scotland Listing: Ex Terra](#)
- [Rothesay House Demolition](#)

Implications for Fife's new Local Development Plan of evidence specific to the Glenrothes locality

- 7.112 Glenrothes was one of Scotland's first new town areas and although established to house mainly mining workers and their families, it transformed into a centre for electronics and technical industries. Much of the locality is well connected given its location in the centre of Fife, and the original new town was designed around principles of Living Well Locally in the form of neighbourhood precincts.
- 7.113 The Glenrothes locality is the least deprived of the four areas that make up Mid-Fife but does contain areas of high relative deprivation and overall child poverty levels and income deprivation are both higher in the area than across Fife as a whole.
- 7.114 The area is the centre for manufacturing in Fife, as well as public administration. However, some of the industrial premises are starting to date and there is a need for more employment premises in the area.
- 7.115 Flooding and water quality are issues in parts of the area, which will have implications for development under the new LDP.
- 7.116 Planned growth and demographic changes across the locality mean there is a need for additional capacity in primary care sector that will need to be planned for.
- 7.117 There is some capacity in primary and secondary schools across the area although individual schools are more constrained.
- 7.118 The town centre is one the four main centres in Fife, but unlike the other three (Dunfermline, Kirkcaldy, and St Andrews), it has not seen the same marked increase in vacancies. However, vacancy levels are still high and the design of the town centre around a purpose built shopping centre makes re-configuration difficult. A masterplan has been prepared for the town centre to address some of the issues it faces.

8 Kirkcaldy locality evidence and issues



Introducing the Kirkcaldy locality

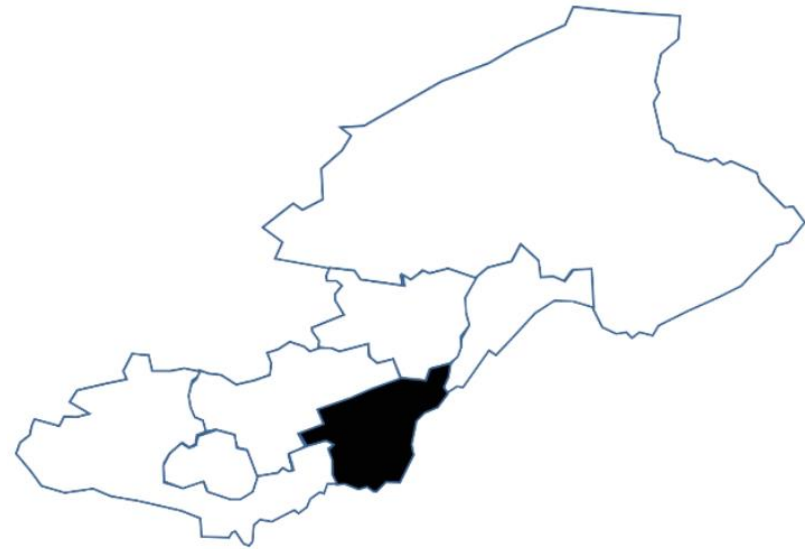
8.1 The Kirkcaldy locality sits in the south of Fife. The town of Kirkcaldy is the second largest settlement in Fife and is located around 12 miles north of Edinburgh. The area has a long tradition of heavy industry, such as coal mining and manufacturing, in particular linoleum. The locality serves as a major hub for central Fife for both jobs and social and leisure facilities.

8.2 With a population of 60,472, in 30,554 households, Kirkcaldy is the second most populated locality in Fife, after North East Fife. 61% of the population is made up of those aged 16-64 years. 58% of households are owner-occupied and 27% are social rented.

8.3 Kirkcaldy is one of the most deprived areas of Fife, after Levenmouth, with 11.4% employment deprived and 14.9% income deprived. Employment rate (63.6%) is lower than that of Fife, with a larger proportion of residents classed as economically inactive (33.3%). The claimant rate is 6.6%. 89% of 16-19 year olds are participating in education, employment or training which is below Fife.

8.4 In terms of health, in 2019 the average life expectancy for males living within the Kirkcaldy locality was 75.6 which is just below the Fife and Scotland average, and 81 for females which is consistent with the Fife and Scotland average.

8.5 In addition, 24% of the locality's population were registered as living with a long-term physical health condition during the period between 2019 and 2020.



Links/Resources

- [Kirkcaldy Local Strategic Assessment 2022](#)
- [ScotPHO profiling tool](#)

Implementation of FIFEplan in the Kirkcaldy locality

- 8.6 There are a number of place-specific proposals in the current FIFEplan in the Kirkcaldy locality. This section outlines the success of FIFEplan in delivering its outcomes including allocations.
- 8.7 There are two strategic development areas (SDA) in the Kirkcaldy locality.
- 8.8 Development at Kirkcaldy West SDA has not yet been consented so has not commenced.
- 8.9 Development commenced on the Kirkcaldy East SDA in 2019 at Kingslaw with infrastructure and residential completions since then. Part of the Boreland area has been granted conditional approval for residential development. The rest of the locality has not progressed and will be considered for the new Local Development Plan. Mitchelston Industrial Estate has had little related planning activity.
- 8.10 FIFEplan plans for a hovercraft link from Kirkcaldy to Leith in Edinburgh. Temporary planning permission for a hovercraft terminal was granted in 2020. The proposal is included as an intervention in proposed Local Transportation Strategy for Fife 2023-33 and will be considered for the new LDP.

How past development has shaped how the Kirkcaldy locality is today

8.11 How and why the settlements of the Kirkcaldy locality developed and changed over time heavily influences how they work today and the issues they face in reducing carbon emissions and tackling social and economic inequality.

8.12 Residential developments to the north and far west of Kirkcaldy are cut off by busy road infrastructure from the rest of the town reducing integration and making it less likely that people will walk or cycle to destinations. This in turn impacts Kirkcaldy town centre as other destinations such as the Mid-Fife Retail Park become more attractive.

8.13 Kirkcaldy Town Centre turns its back to the coast, resulting in many of the buildings on the seafront itself being the unattractive rear of buildings in the town centre, rather than the fronts of buildings overlooking the promenade. This reduces the vibrancy and attractiveness of both the town centre and the seafront.

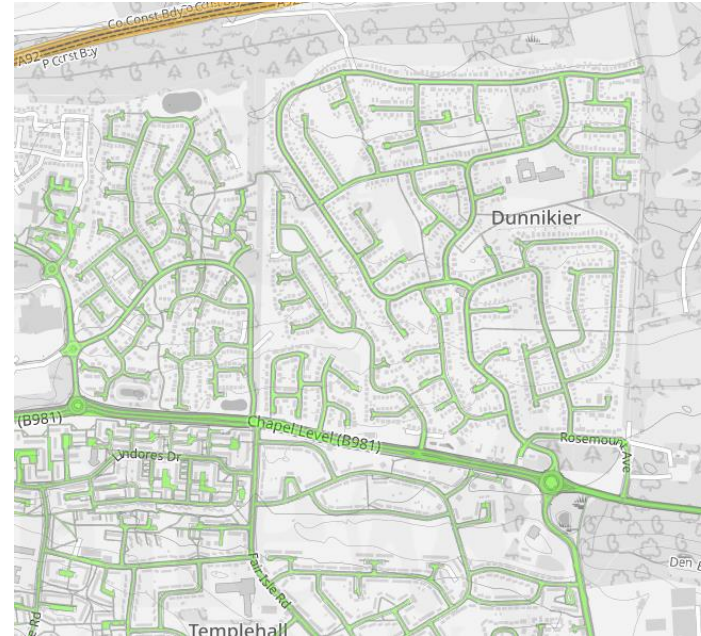


Figure 8.1 Map extract of Kirkcaldy showing the wide, busy Chapel Level creating a barrier between residential developments to the north.



Chapel Level Source: Google Maps

8.14 Burntisland and Kinghorn both have historic centres which built up around their harbours. In both settlements the railway cuts off large parts of the settlement from the coast. This is most marked in Burntisland. Both settlements have had considerable expansion since the mid 20th Century much of which has poor internal connectivity and integration.

8.15 Auchtertool has expanded only very slightly since the mid 19th century with a series of small cul-de-sac developments along the Main Street, these developments have poor connectivity between them.



Burntisland beach showing how the railway embankment cuts off the town from the coast

- 8.16 The evolution of the Kirkcaldy locality has strongly influenced how easy it is to access services within a ten-minute walk or cycle.
- 8.17 Much of Kirkcaldy, Burntisland and Kinghorn have reasonable access to key services and facilities within a 10-minute walk.
- 8.18 However, newer developments on the extremities of these settlements and in the former industrial area around Smeaton in Kirkcaldy are more poorly served. The extremities also have the lowest access to bus services.
- 8.19 Auchtertool has few services and facilities and poor access to bus services.
- 8.20 Annex 7 provides more information on Living Well Locally and 20-minute Neighbourhoods in Fife.

Links/Resources

- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Interactive Local Living and 20 Minute Neighbourhoods mapping](#)

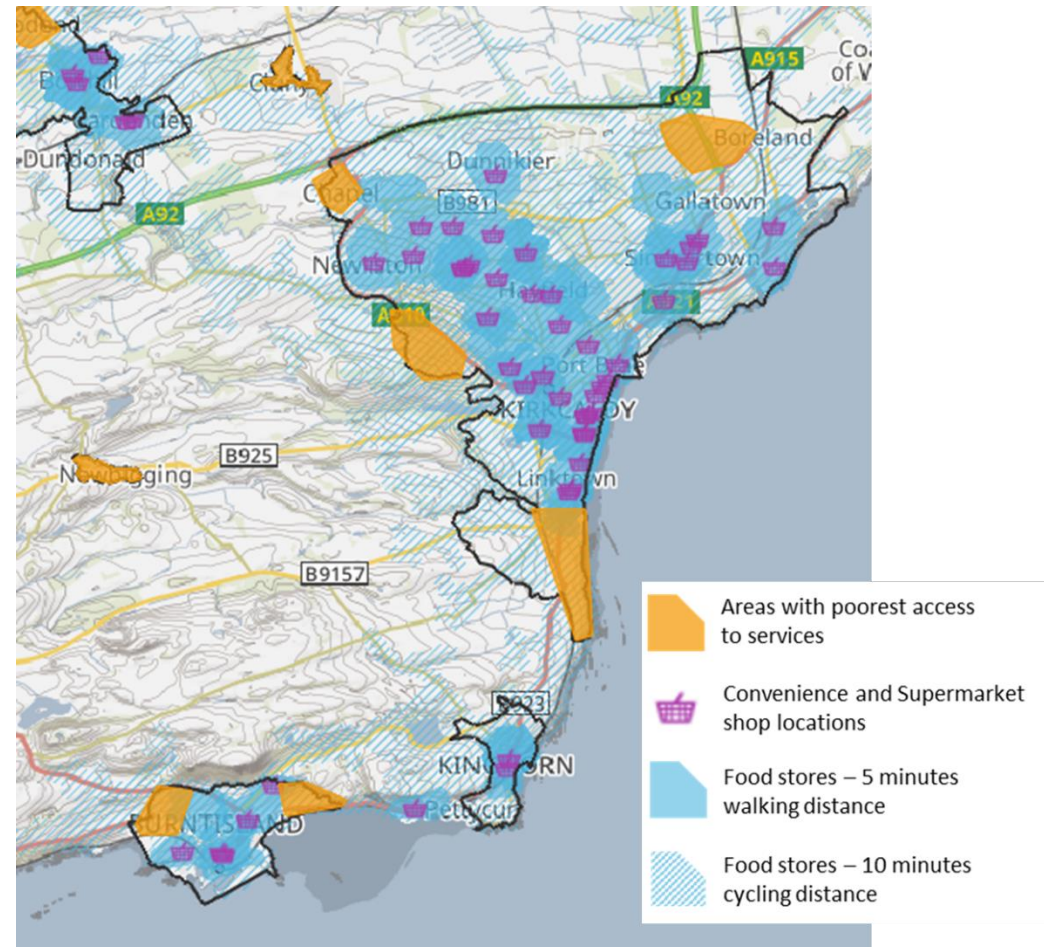


Figure 8.2 Example extract from [Local Living and 20 MN interactive mapping](#) showing walking and cycling distances from convenience stores in the Kirkcaldy locality, and the areas which are least well served by services and facilities.

Built heritage in the Kirkcaldy locality

- 8.21 The Kirkcaldy locality has many built heritage assets, there are conservation areas in Kirkcaldy, Dysart, Kinghorn and Burntisland and a great many listed buildings. There are also considerable historic designed landscape assets at Raith, Beveridge and Ravenscraig Parks.
- 8.22 Kirkcaldy and Burntisland both have a great many high quality historic buildings in their centres. In Burntisland maintenance is generally good but in Kirkcaldy maintenance is more of an issue with many poorly maintained buildings.
- 8.23 There have been townscape initiatives in Kirkcaldy, Dysart, Kinghorn and Burntisland which have invested nearly £17 million in the built heritage of the locality.

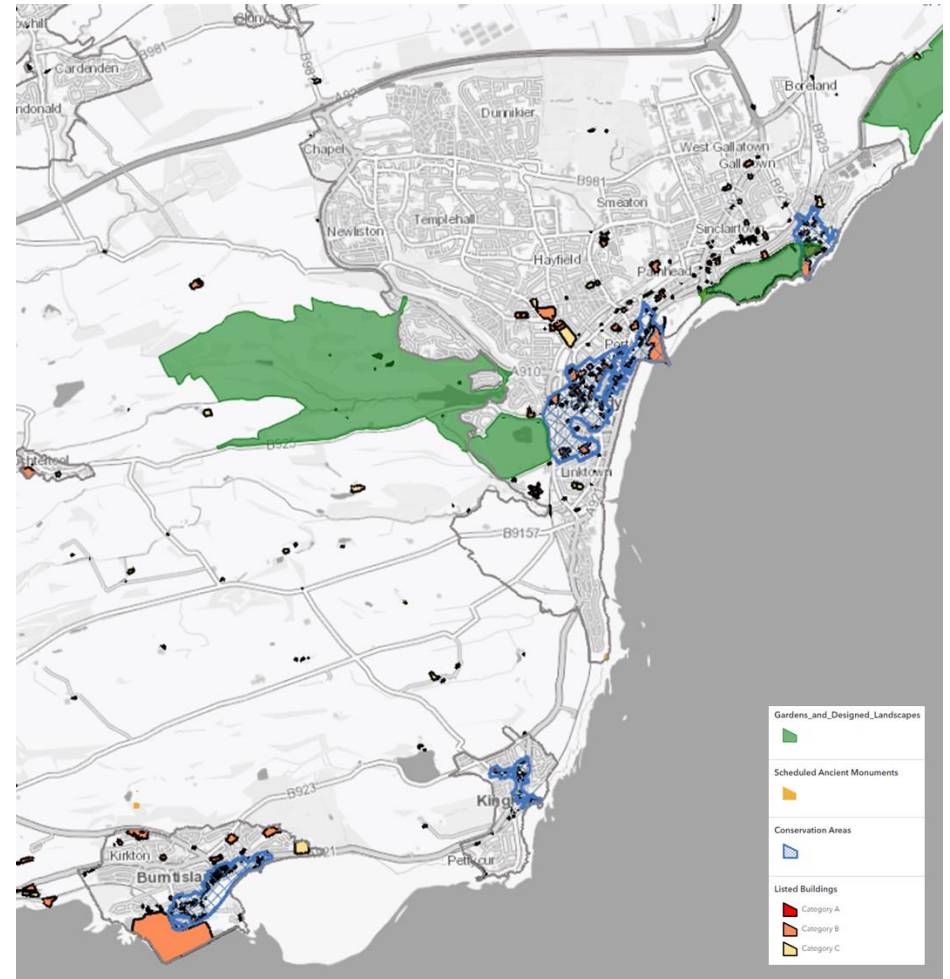


Figure 8.3 Map extract showing built heritage assets in the Kirkcaldy locality

8.24 Parts of the Dysart and Kirkcaldy Harbour and Port Brae Conservation areas are predicted to be at risk of coastal flooding, this mainly affects the listed harbours, Dysart House and Ravenscraig Park Garden and Designed Landscape. Seafield Tower Scheduled Ancient Monument and other listed harbour and slipway structures in the area are also predicted to be at risk of coastal flooding.

8.25 Listed buildings in the Smeaton and Pathhead areas, and the Linktown area in Kirkcaldy are predicted to be at risk of flooding from the Den Burn and Tiel Burn. The Raith Park and Beveridge Park Garden and designed landscape and listed bridges are predicted to be at risk of surface water flooding and flooding from the Dronnachy Burn.

8.26 Dysart House and Ravenscraig Park Garden and Designed Landscape, Ravenscraig Castle, Kinghorn Conservation Area (including some listed buildings) and Seafield Tower are predicted to be at risk from coastal erosion.

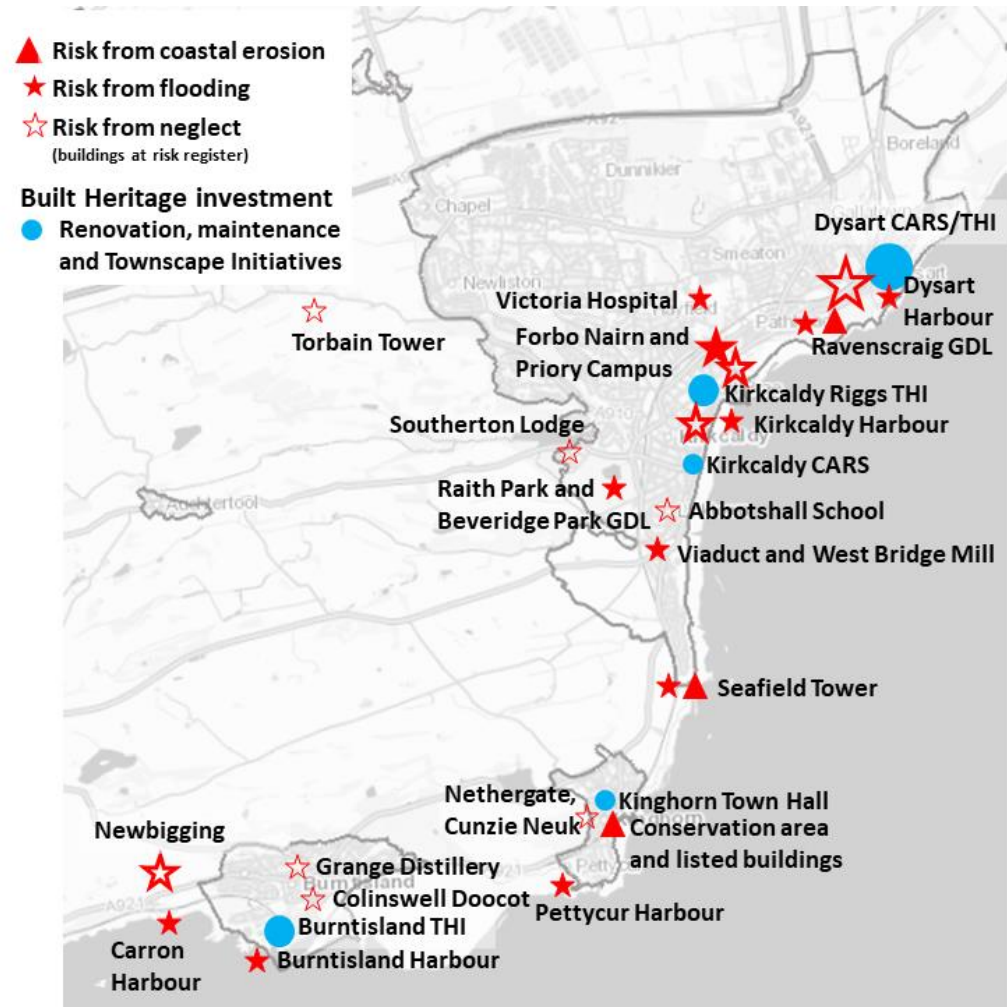


Figure 8.4 Map of the Kirkcaldy locality showing built heritage at risk from flooding and neglect; and some built heritage investment initiatives. This map was created by visually comparing [HES built heritage designations](#) with the [SEPA flood maps](#), the [Dynamic Coast 2 webmap](#), the [Buildings at Risk register](#) and some areas which have [received funding for townscape and heritage initiatives](#).

8.27 There are 31 buildings at risk identified in the locality, ten of which are in Dysart. One building has recently been restored and has been taken off the register. At least two listed buildings in the locality have recently lost following fires, and two others have been demolished after being found to be unviable to redevelop: the category A listed Linoleum Factory building and B listed Victoria Road Power Station.

8.28 In the last 10 years listed building consent has been granted for the demolition of four buildings, two in Kirkcaldy (including one of the fire damaged buildings) and two in Burntisland.

Links/Resources

- [Conservation Locality Appraisals](#)
- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)
- [Fife Historic Buildings Trust](#)
- [Buildings at Risk register](#)



B Listed Victoria Road Power Station, Kirkcaldy – now demolished

How the Kirkcaldy locality will need to change because of the climate and biodiversity emergencies

In common with other coastal areas of Fife, the Kirkcaldy locality faces challenges arising from the climate and biodiversity emergencies. Opportunities will need to be taken to decarbonise heating in the area to reduce greenhouse gas emissions. Climate change is increasing the risk of flooding, and rising sea levels increase the threat from coastal erosion. Both of these issues will affect how development is planned in the future.

Decarbonising heating in the Kirkcaldy locality

8.29 Decarbonising heating will be important in helping Fife tackle the climate emergency and meeting net zero commitments. Potential Heat Network Zones in the Kirkcaldy locality have been identified as part of a Local Heat and Energy Efficiency Strategy for Fife. The potential heat network zones are shown on the map. Further work to identify Heat Network Zones will be undertaken in 2024-25.

Links/Resources

- [Local Heat and Energy Efficiency Strategy](#)

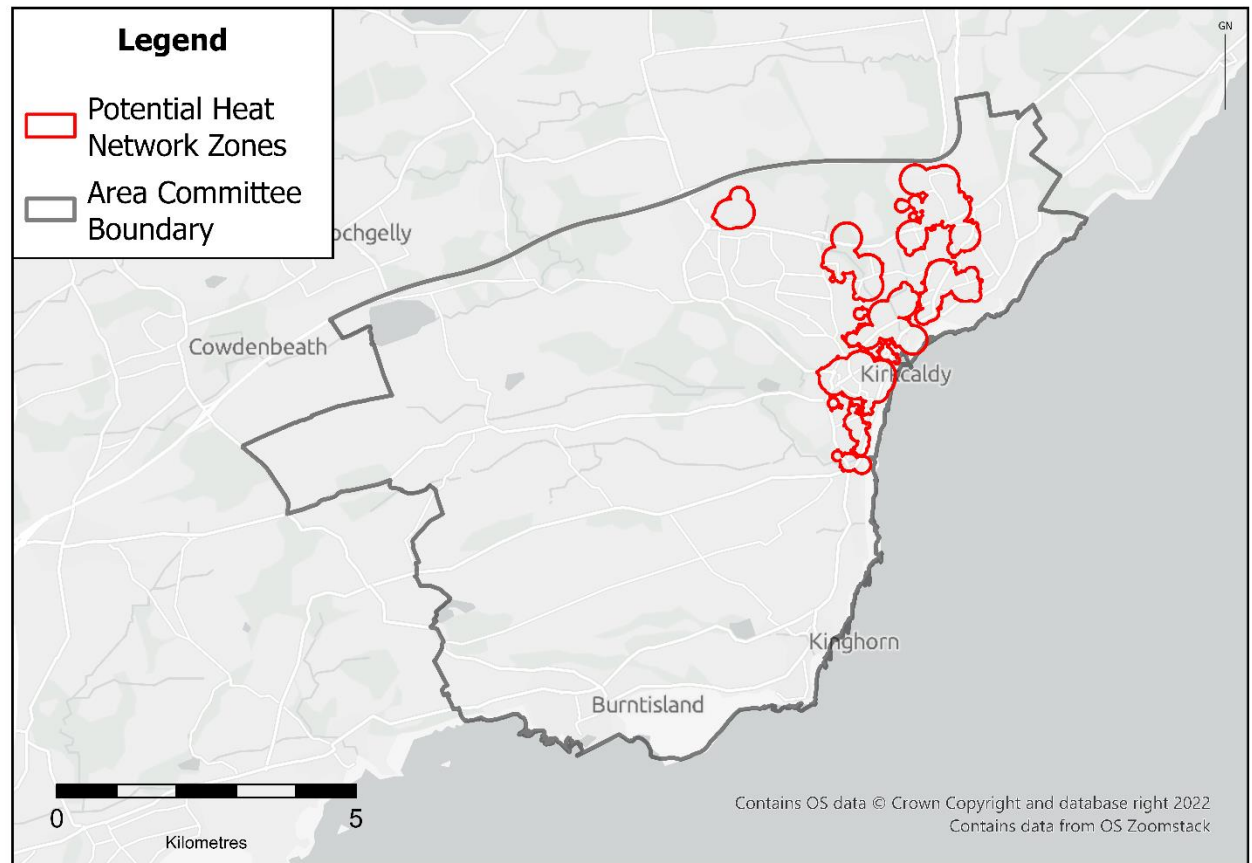


Figure 8.5 Potential heat network zones in the Kirkcaldy locality (source: Local Heat and Energy Efficiency Strategy)

Flood risk in the Kirkcaldy locality

- 8.30 Parts of the Kirkcaldy locality including the town itself and Dysart are identified by SEPA as predicted to be at risk of flooding, a risk that is increasing because of climate change. The risk is mainly from surface water flooding, although there is also some risk from river and coastal flooding.
- 8.31 There have been repeated incidents of flooding in the Kirkcaldy locality with Kirkcaldy Victoria hospital being particularly badly affected in August 2020.
- 8.32 There are no existing or proposed formal flood protection schemes in the locality. A Flood Study produced for Linktown, Kirkcaldy in 2019 recommended that there is no economically viable flood scheme to protect against low frequency floods in the area. A Surface Water Management Plan is proposed for the Kirkcaldy locality.
- 8.33 SEPA have predicted that there is a risk of geomorphic change (change to the river channel) along stretches of the Teil and Dronnachy Burns in the Kirkcaldy locality.

Links/Resources

- [Fife Strategic Flood Risk Assessment](#)
- [SEPA Flood Risk Maps](#)
- [SEPA – Geomorphic Risk data](#)
- [Forth Estuary Local Plan District Flood Risk Management Plan](#)
- [Background paper on water and coastal erosion issues in Fife](#)
- [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#)

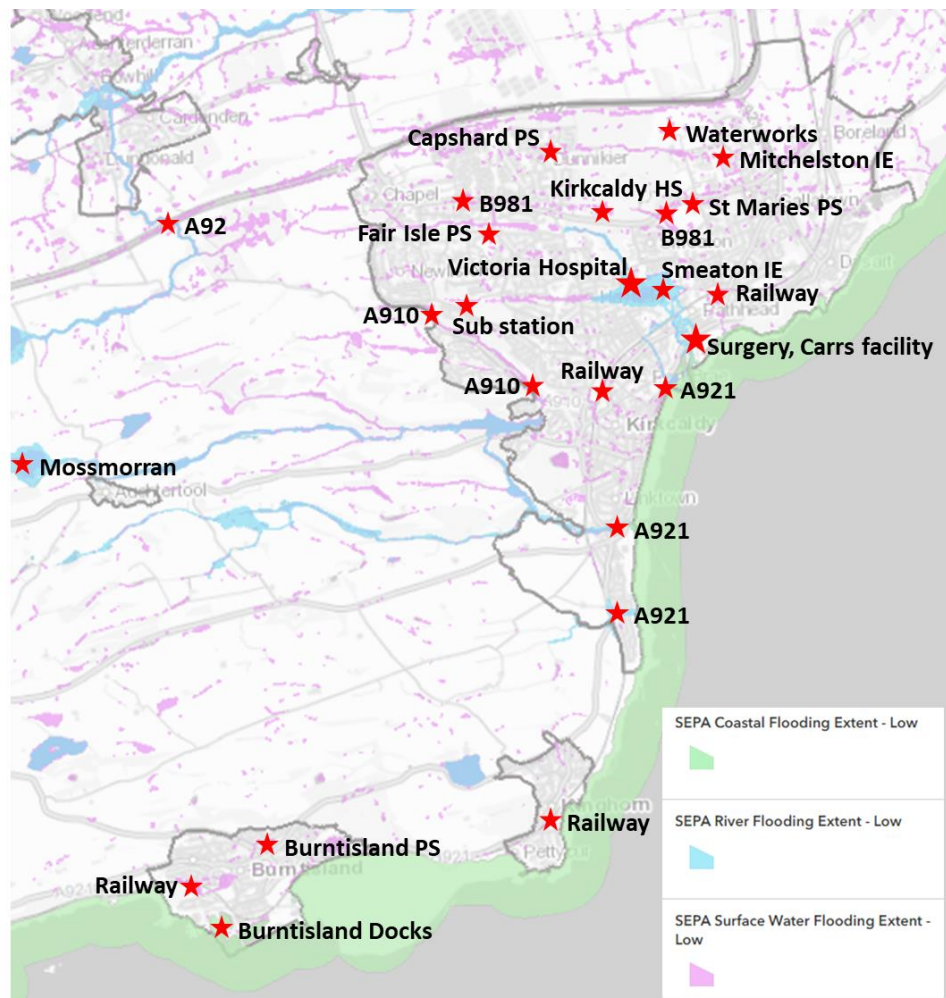


Figure 8.6 Plan showing key assets predicted to be at risk of flooding in Kirkcaldy locality. This map was created by visually comparing: Fife Council data on schools, healthcare facilities and key employment areas (see [Local Living and 20 minute neighbourhood interactive map](#)) and Mastermap and OS Base mapping with [SEPA flood maps](#) and [Dynamic Coast 2 webmaps](#).

Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.

Water quality in the Kirkcaldy locality

- 8.34 Surface water quality in the Kirkcaldy locality is not a significant issue with the Dronachy Burn and Tiel Burn being classed as moderate quality.
- 8.35 Bathing water quality at Kinghorn Harbour Beach as classed as poor as it is at risk of short term pollution after heavy rains.
- 8.36 Groundwater quality across the Kirkcaldy and Dysart area is identified as poor due to legacy pollution from mining and quarrying activities. Water flows are also low due to business abstraction.

Links/Resources

- [Background paper on water and coastal erosion issues in Fife](#)
- [SEPA water classification hub](#)

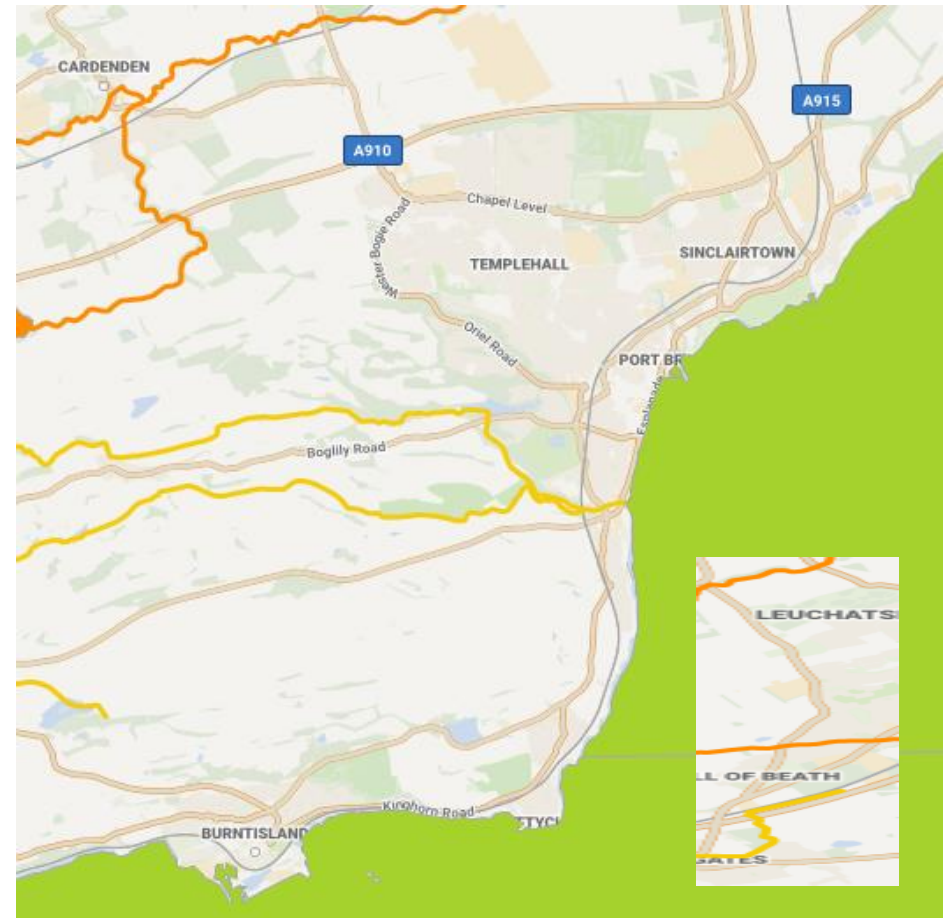


Figure 8.7 Extract from SEPA water classification hub showing quality of surface waters in the Kirkcaldy locality

Coastal erosion in the Kirkcaldy locality

- 8.37 The climate emergency is also increasing the risk of coastal erosion all along the coast within the Kirkcaldy Area. Dynamic Coast 2 mapping identifies areas all along the coast in the Kirkcaldy locality as predicted to be at risk from coastal erosion.
- 8.38 There are extensive artificial coastal defences protecting the coastal settlements in the Kirkcaldy locality. The seawall along the Esplanade Kirkcaldy was upgraded in 2014 with the intention of reducing the risk of flooding from the sea for the next 50 years.
- 8.39 Storms in October 2023 caused damage to the Pathhead Sands area in Kirkcaldy.
- 8.40 Under the Coastal Change Adaptation programme, Fife will review its Shoreline Management Plan (SMP2) in line with new Guidance on creating Coastal Change Adaptation Plans.
- 8.41 The new Local Development Plan will have to consider how future development should manage the risk of coastal erosion. There is a strong presumption by Scottish Government that engineering solutions to protect areas at risk are no longer appropriate.

Links/Resources

- [Dynamic Coast mapping](#)
- [Fife Shoreline Management Plan \(2011\)](#)
- [Fife Coastal Formal Defences Register Dec 2023](#)
- [Background paper on water and coastal erosion issues in Fife](#)

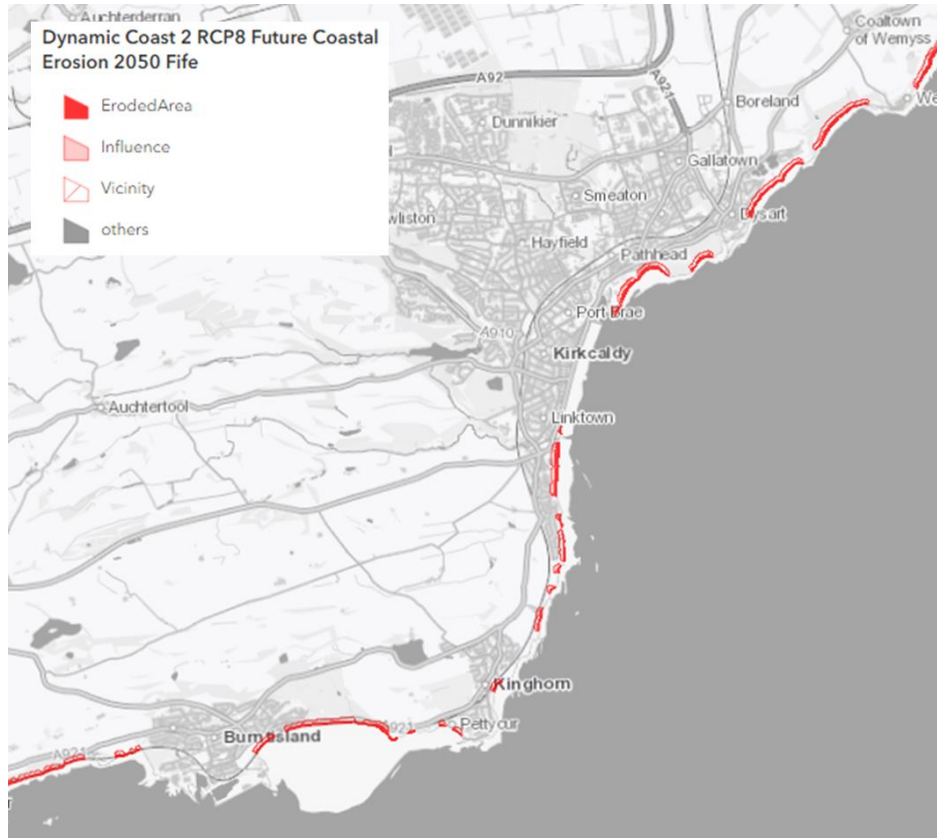


Figure 8.8 Map showing areas in the Kirkcaldy locality which are predicted to be at risk of coastal erosion (in red) – 2050 high emission scenario Source: [Dynamic Coast mapping \(DC2\)](#)

Caveat for use of Dynamic Coast maps. The Dynamic Coast maps should not be used to assess coastal risk to individual properties.

Green and blue networks in the Kirkcaldy locality

8.42 This locality forms part of the Central Scotland Green Network – one of the eighteen national developments recognised within NPF4 and is one of Europe’s largest green infrastructure projects.

8.43 Some of the key active travel routes within the Kirkcaldy locality include the Fife Coastal Path and National Cycle Network Route 76 which provides connections to Dalgety Bay.

8.44 However, the green and blue networks within Kirkcaldy are quite fragmented and most assets would benefit from investment. For example, the dens that run through the middle of Kirkcaldy are not accessible.

Links/Resources

- [Kirkcaldy Report Green and Blue Networks 2023 update](#)
- [Aberdour Burntisland Kinghorn Report Green and Blue Networks 2023 update](#)
- [Fife Greenspace Audit 2010](#)
- [NPF4](#)
- [Central Scotland Green Network](#)
- [Fife Coastal Path](#)
- [Sustrans National Cycle Network Routes in the East of Scotland](#)
- [Interactive map – Fife’s Green and Blue network and ecosystem services](#)
- [Fife Green and Blue Network Audit Storymap](#)

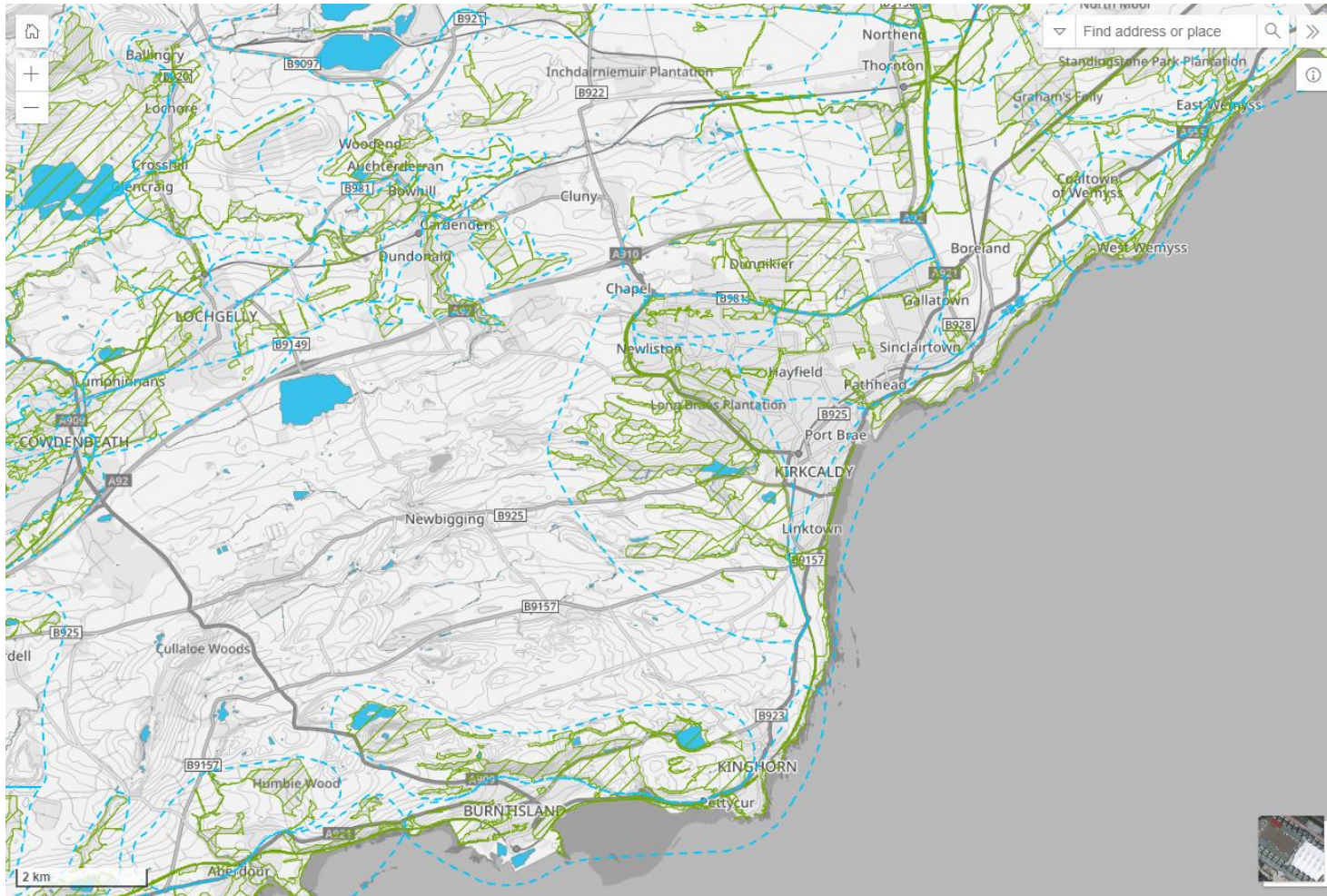


Figure 8.9 Extract from [Green and Blue Network interactive map](#) illustrating key assets and existing blue and green network policy areas

Biodiversity in the Kirkcaldy locality

- 8.45 Some of the priority habitats within the Kirkcaldy locality include maritime cliffs and slopes, species rich grasslands, and a mix of ancient, semi-natural and long-established woodland.
- 8.46 These habitats support a wealth of wildlife including bottle-nosed dolphins (European Protected Species), common porpoise (EPS), grey seals (EPS), red squirrels (UK Protected Species) and bluebells (UK PS).
- 8.47 Given the destruction of habitats is the number one cause of species extinction it is key these priority habitats are safeguarded.
- 8.48 Invasive species such as Japanese Knotweed, Giant Hogweed, Himalayan balsam, and Rhododendron also pose a threat to the various ecosystems within the Kirkcaldy locality.
- 8.49 Another invasive non-native species which can be found within the Kirkcaldy locality is the grey squirrel which poses a threat to the native red squirrel population and has negative implications for commercial forestry operations.

Links/Resources

- [NBN atlas](#)
- [Fife Local Biodiversity Action Plan](#)
- [Nature Scot- Invasive non-native plants](#)
- [Nature Scot- Protected species A-Z guide](#)
- [The Non-native Species Information Portal](#)
- [Fife's Forestry and Woodland Strategy](#)
- [Selected Key Bluebell sites in Fife – Fife Nature](#)

Table 8.1 Summary of the priority habitats found within the Kirkcaldy locality including key sites. Source: Fife's Local Biodiversity Action Plan

Freshwater & Wetland Habitats	Lowland & Farmland Habitats	Woodland Habitats	Marine & Coastal Habitats
<ul style="list-style-type: none"> • Inland freshwater, such as Stenhouse Reservoir (LWS) • Rivers, such as Den Burn • Ponds 	<ul style="list-style-type: none"> • Species-rich grassland, such as Burntisland Binn (LWS) • Field margins and boundaries • Parks and areas with veteran trees, such as Beveridge Park 	<ul style="list-style-type: none"> • Ancient, semi-natural & long-established woodland, such as Chapel Moss • Mixed lowland woodland • Urban woodland 	<ul style="list-style-type: none"> • Intertidal communities: the Firth of Forth (SPA, RAMSAR, SSSI) • Maritime cliffs & slopes • Coastal Vegetated Shingle

Natural Heritage Designations in the Kirkcaldy locality

8.50 There are internationally designated natural heritage sites along the coast in the Kirkcaldy locality, the Firth of Forth Ramsar, Special Protection Area and SSSI; and the Outer Firth of Forth and St Andrews Bay Complex Special Protection Area have primarily been designated for their importance for marine birds, waders and waterfowl.

8.51 Camilla Loch and Inveriel Quarry are also SSSI's.

8.52 There are large locally designated wildlife sites at Burntisland Binn, and Stenhouse Reservoir (a managed fishery) and a smaller site Auchtertool Linn - which have been recently resurveyed and have been found to be in an OK condition. Two other wildlife sites Balwearie Braes and Dunearn Hill Wood have not yet been resurveyed.

Links/Resources

- [Scottish Government – Natural Heritage Designations](#)
- [Naturescot– local designations](#)
- [Fife Designated Natural Heritage Sites](#)
- [Fife Local Wildlife Site tracker Dec 2023](#)

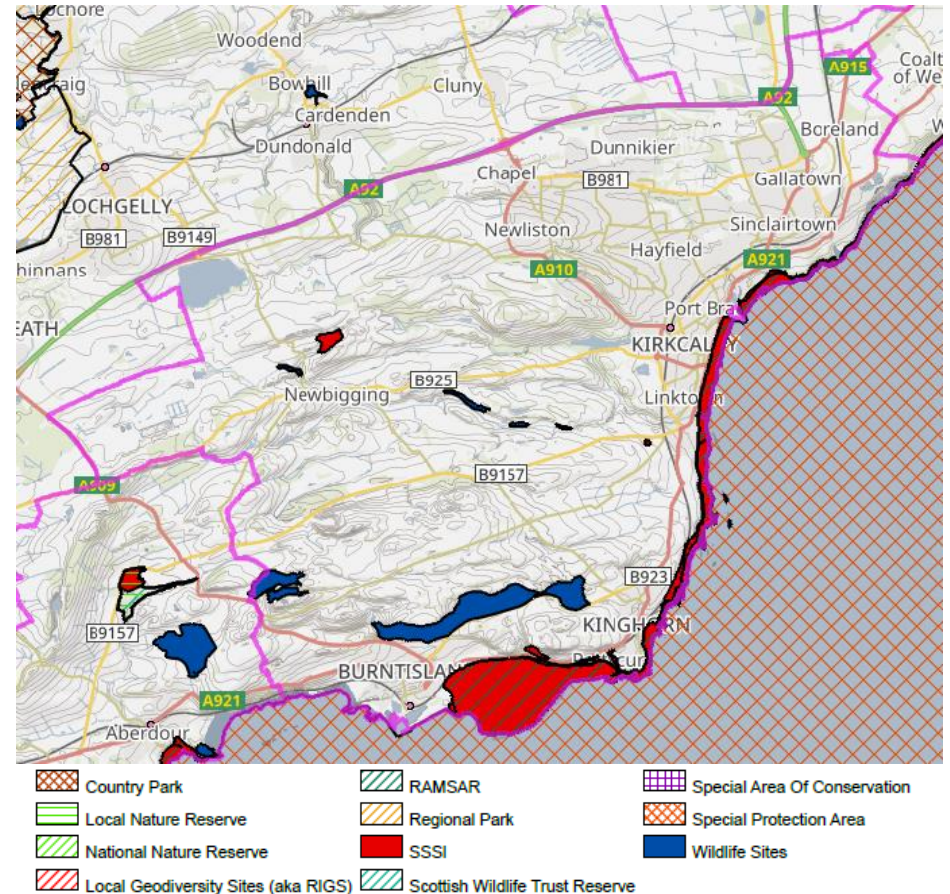


Figure 8.10 Natural heritage designations in the Kirkcaldy locality. These can be viewed on the [Green and Blue network interactive map](#).

Landscape character in the Kirkcaldy locality

- 8.53 The landscape of the Kirkcaldy locality is predominately characterised by pronounced hills and crags and coastal hills. Most of the land to the west of Kirkcaldy is covered by the Cullaloe Hills and Coast Local Landscape Area, and the east of Kirkcaldy is framed by the Wemyss Coast Local landscape Area. There are no greenbelts in the Kirkcaldy locality.
- 8.54 Outwith the built-up areas there are several areas of prime agricultural land (classes 1 to 3.1 in the Scottish Land Capability for agriculture map).
- 8.55 There are a few areas of peatland and carbon rich soils to the west of Kirkcaldy, in particular around Mossmorran and Dunearn Hill. An area to the north of Kirkcaldy (Chapel Moss) is classed as a nationally important carbon rich soil on the 2016 carbon and Peatland Map.
- 8.56 There is one active quarry within the Kirkcaldy locality; Orrock Quarry which extracts hard rock.

Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

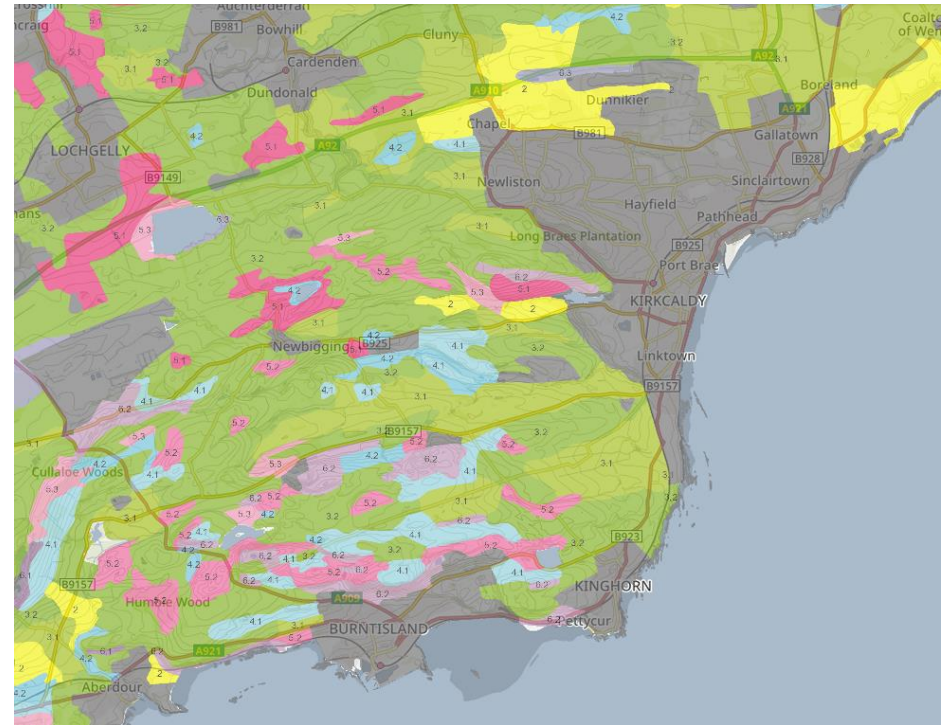


Figure 8.11 Extract from the land capability map for Scotland for the Kirkcaldy locality. ©Crown Copyright. Scottish Government Licence Number 100020540. All Rights Reserved.

Links/Resources

- [Naturescot – Landscape Character Types 2019](#)
- [Scotland’s Soils – Land Capability for agriculture](#)
- [Carbon and Peatland Map 2016](#)
- [List of Fife’s Quarries](#)

Vacant and derelict land in the Kirkcaldy locality

8.57 The Kirkcaldy locality has 31 vacant and derelict sites many of which relate to former industrial, mining and quarrying activities. The largest sites are Goat Quarry and the Old Strand Factory in Kirkcaldy.

8.58 Between 2021-22 one vacant and derelict sites in the Kirkcaldy locality was taken off the vacant and derelict land register – Seaforth Place in Burntisland, and one additional site was identified – Ravenscraig Gardens East Lodge. Funding from the Vacant and Derelict land fund has been allocated to support the acquisition and remediation of a former waste transfer site in Kirkcaldy.

8.59 The Auchmuirbridge/Kirkcaldy Scottish Gas Network pipeline passes along the west of Kirkcaldy, parts of the pipelines to Mossmorran also pass through the Kirkcaldy locality. Development close to these pipes and within associated zones is subject to consultation with the Health and Safety Executive. There are also consultation zones associated with the operations at Mossmorran within the Kirkcaldy locality.

Links/Resources

- [Fife Vacant and Derelict land audit 2022](#)
- [Health and Safety Executive - Land Use Planning](#)

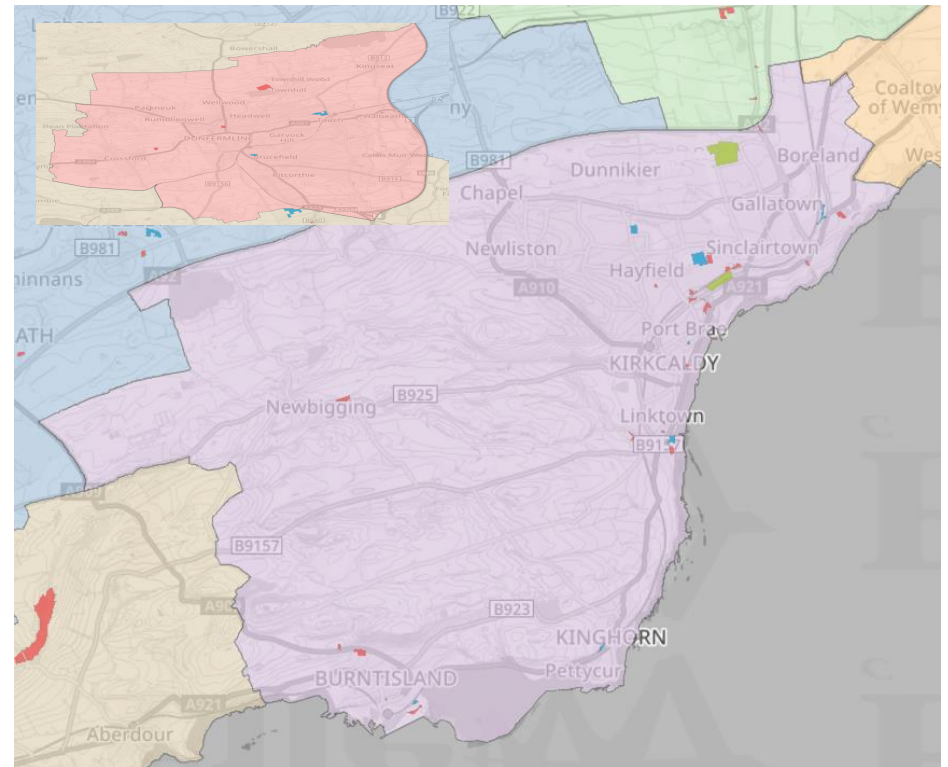


Figure 8.12 Extract from the Fife Vacant and Derelict Land Audit 2022 showing the Kirkcaldy locality

The infrastructure issues that need to be addressed in the Kirkcaldy locality within the lifetime of the Plan

At a local level the main infrastructure issue facing the Kirkcaldy locality is access to healthcare.



Victoria Hospital Kirkcaldy © Paul Watt photography

- 8.60 In the autumn of 2022, we asked residents what they felt was good about the Kirkcaldy locality, what wasn't so good, and what the key issues were that they felt needed to be tackled.
- 8.61 Some people said that there is not enough free car parking around Kirkcaldy town centre to access the services they desire.
- 8.62 The leisure centre on the promenade is considered 'shocking' and described as 'a monstrosity'.
- 8.63 Respondents stated that they find it easier to go to other towns such as Glenrothes where they feel it is easier to access due to availability of car parking.
- 8.64 Poor public transport links to local services and amenities, particularly for leisure centres and swimming pools were highlighted. Respondents were supportive of the Kirkcaldy Library.
- 8.65 Meeting the housing needs of everyone was seen as the biggest challenge the area faces. Access to GPs and Healthcare was frequently described as poor due to lack of parking, GP availability and poor public transport links.
- 8.66 Some respondents from Burntisland stated that the range of local shops is good and meets most day-to-day needs.

Links/Resources

- [Kirkcaldy summary of survey \(residents\)](#)

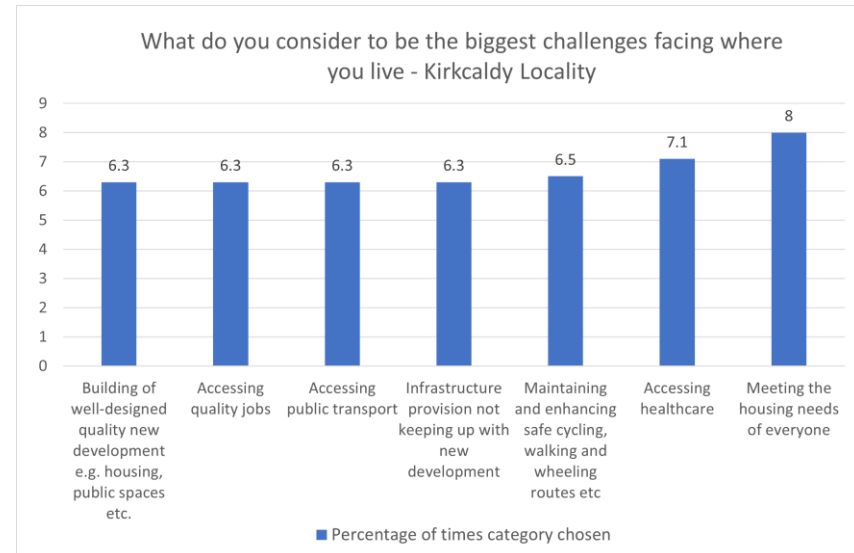
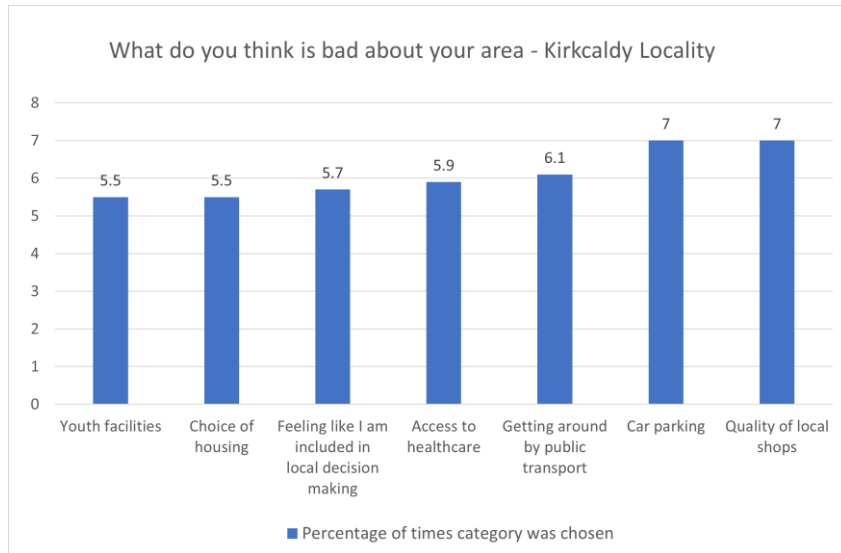
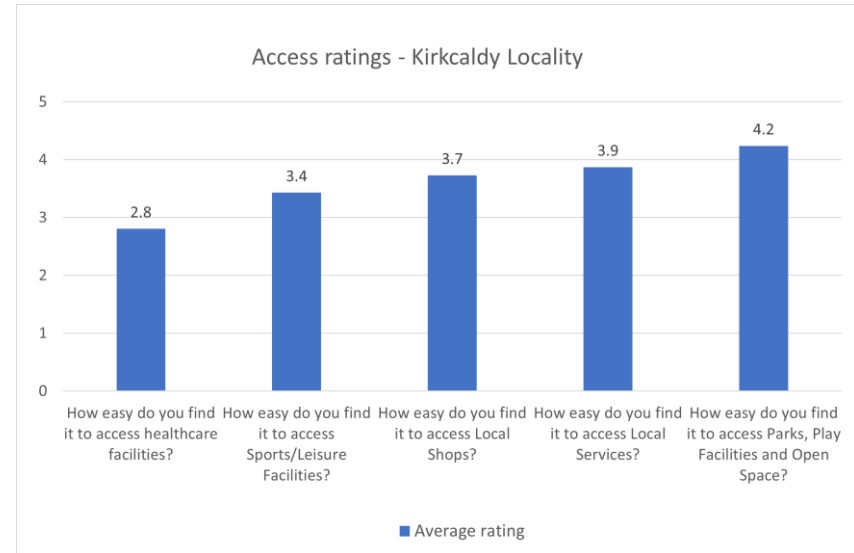
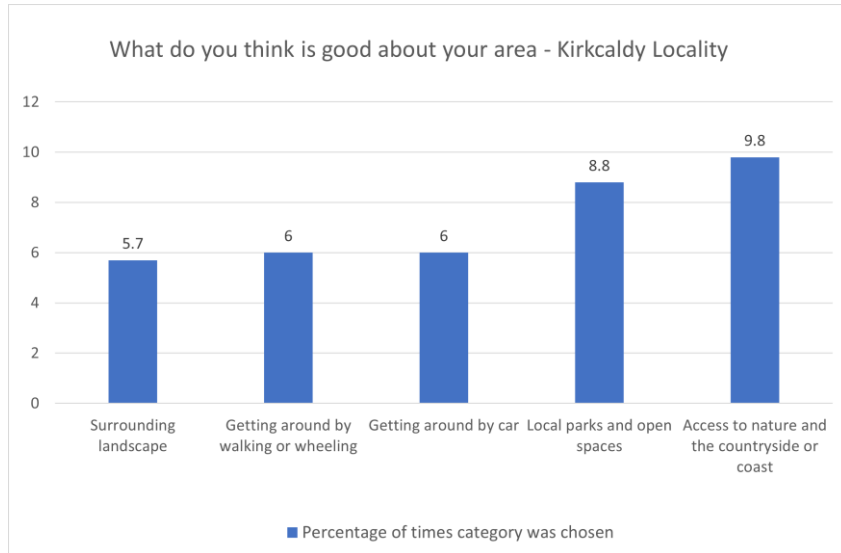


Figure 8.13 What residents of the Kirkcaldy locality think about their area

Healthcare in the Kirkcaldy locality

8.67 The Kirkcaldy locality has a range of health and care facilities across the town and surrounding area, including the Victoria Hospital. However, planned growth and demographic changes (in particular, an aging population) are likely to put increased pressure on these facilities. NHS Fife are moving towards health and wellbeing hubs which provide multi-disciplinary care. There is a particular need for new or replacement premises.

Links/Resources

- [NHS Fife Estates Strategy](#)

8.68 NHS Fife has identified future Primary Care capacity issues in the Kirkcaldy locality and have made recommendations as follows:

- Across the cluster there is the requirement to find clinical space for an additional 18 rooms on full implementation of the Primary Care Implementation Plan.
- Kirkcaldy Health centre has been identified as the initial cluster hub, however, it is unlikely to be able to accommodate all future space requirements. Long term, the recommendation is to build a new facility for a number of practices plus cluster hub services. In addition, there are pressure points for new housing developments within the cluster which will require a long-term solution. All premises highlighted for investment are owned by GPs therefore a multi-practice new development within Kirkcaldy would also help to address the shift in ownership from GP to health board.
- The Place Planning tool identified Path House and Kirkcaldy Health Centre as priority area for investment.

School places in the Kirkcaldy locality

8.69 In education, there is projected pupil capacity across the whole of the existing and planned primary and secondary school estates to accommodate some further growth over the next ten years. However, individual schools do have capacity constraints. An extension is required for Viewforth High School.

8.70 In addition, there are 2 new primary schools (Kingslaw and Inveriel) planned in the locality to accommodate pupils from new housing growth in Kirkcaldy, as allocated in the adopted FIFEplan 2017.

8.71 Fife College has a higher education campus in Kirkcaldy

Links/Resources

- [School Roll Projections by Area Committee](#)

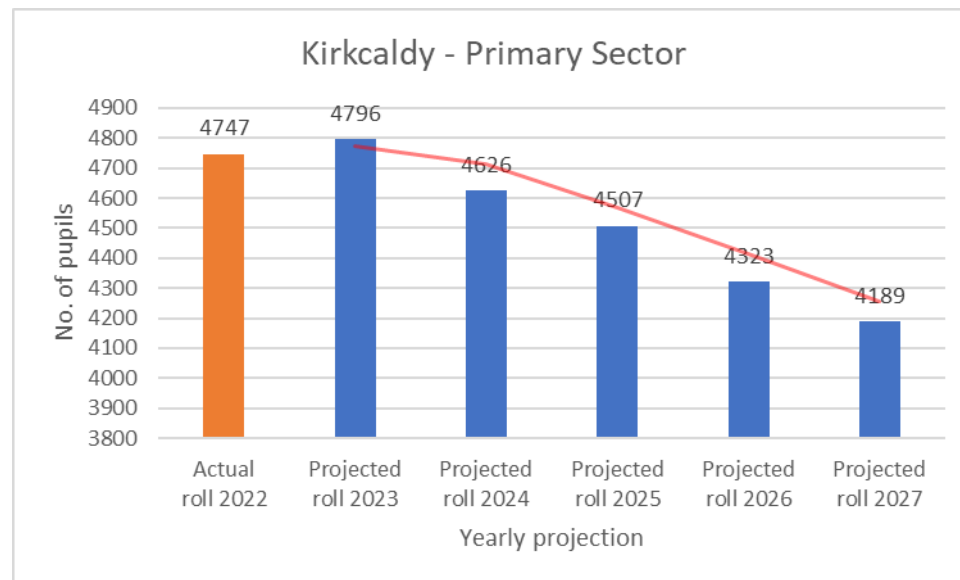


Figure 8.14 Projected pupil numbers in primary schools in the Kirkcaldy locality (2023 - 2027)

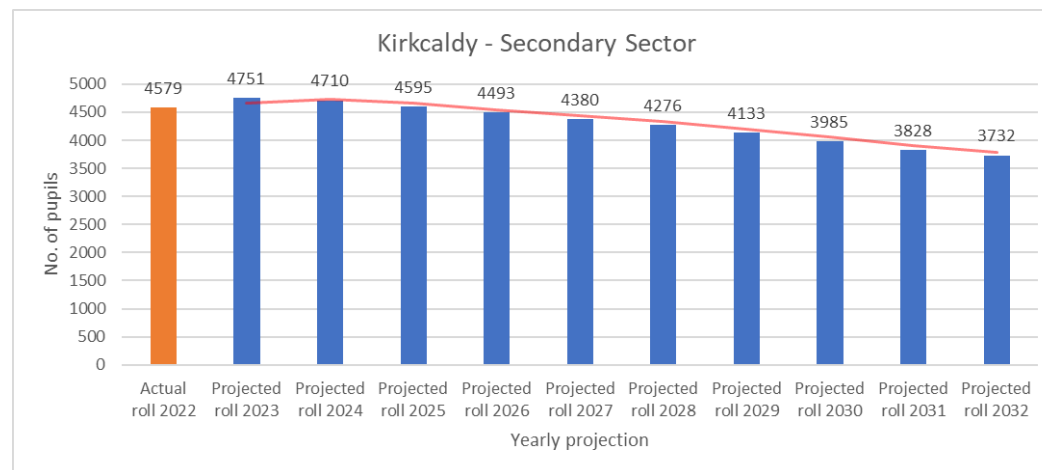


Figure 8.15 Projected pupil numbers in secondary schools in the Kirkcaldy locality (2023 - 2032)

Open space and play space in the Kirkcaldy locality

8.72 Open spaces, green and blue infrastructure, and outdoor places to play and socialise are key to successful placemaking. The outdoor spaces, including public parks and access to the coast, in the Kirkcaldy locality have helped to make communities more pleasant, liveable, healthy, and resilient. Kirkcaldy, Auchtertool and Burntisland all have a high quality play park but there are also a number of much poorer facilities. [Fife's Play Sufficiency Assessment](#) provides more information.

8.73 In general, Kirkcaldy has good provision and quality of greenspace however some spaces in the Templehall area are of poorer quality.

8.74 Burntisland has good provision of greenspace however the overall quality of greenspace is below average, although there are some good quality spaces such as the Links.

8.75 Kinghorn and Auchtertool both have low provision of greenspace however the quality is reasonable.

8.76 There are plans for improvements to greenspaces in Templehall as part of the neighbourhood masterplan.

8.77 The existing Fife Greenspace Audit and Strategy date from 2009; work is currently underway to update the audit and strategy and will be available to inform the new Local Development Plan (the proposed plan).

8.78 There are leisure centres with swimming pools in Kirkcaldy and Burntisland providing opportunities for sport and recreation.

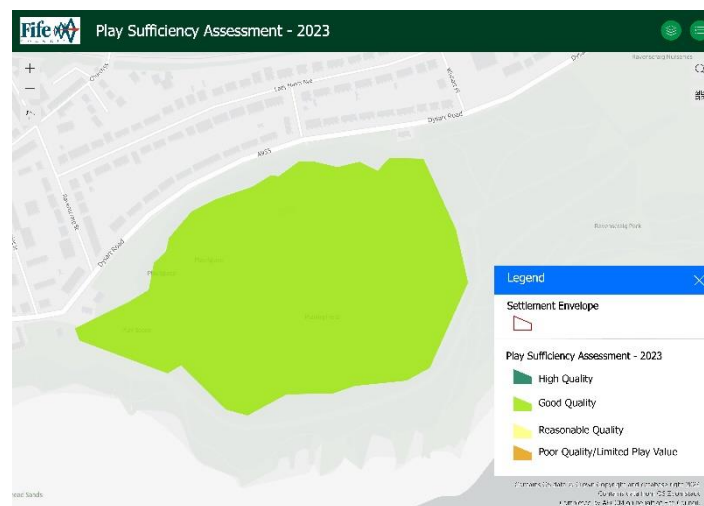


Figure 8.16 Indicative image from Fife's Play Sufficiency Assessment (showing part of the Kirkcaldy locality)



FIFE'S PLAY SUFFICIENCY ASSESSMENT

November 2023

Links/Resources

- [Play Sufficiency Assessment](#)
- [Fife Greenspace Audit 2010](#)

Accessibility of public transport in the Kirkcaldy locality

8.79 Much of Kirkcaldy has good access to bus services and the centre of Kinghorn and Burntisland have reasonable access. However, peripheral areas to the north and west of Kirkcaldy, parts of Kinghorn and Burntisland and Auchtertool are more poorly served.

8.80 Kirkcaldy, Kinghorn and Burntisland have train stations and are located along the East Coast main line and have fairly regular services north and south.

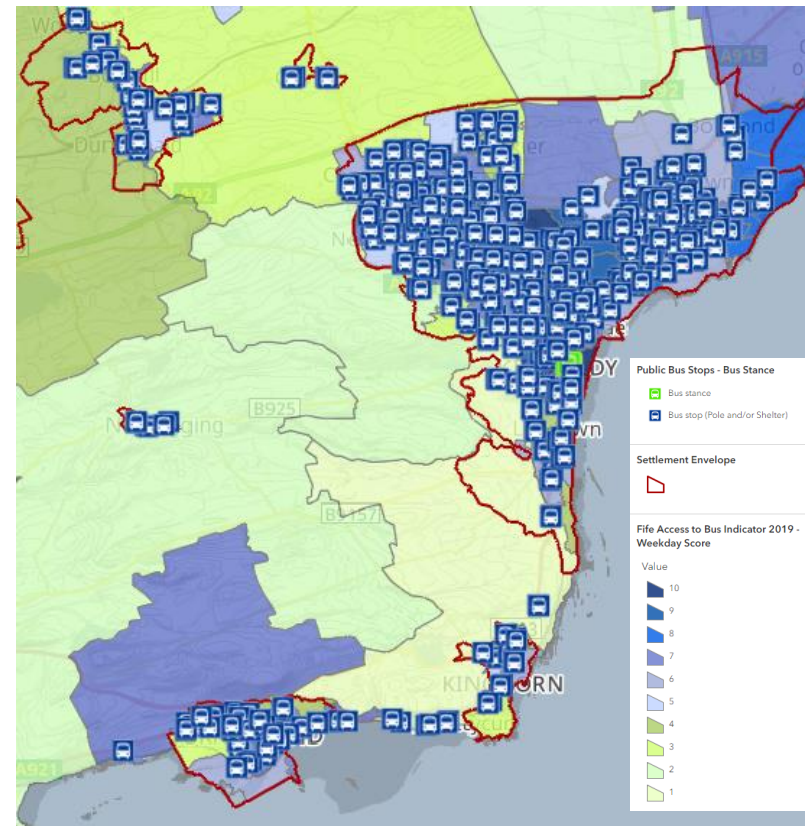


Figure 8.17 Weekday access to buses in the Kirkcaldy locality with bus stops (1= poor access, 10 = good access) (Source: [Scottish Access to Bus Indicator \(2019\)](#))

8.81 Public transport access to regional and local employment destinations from the Kirkcaldy locality is amongst the best in Fife. However, there are a few pockets in the north west of Kirkcaldy itself with poorer quality access.

8.82 Access to further and higher education is good across the locality from significant parts of the Kirkcaldy locality with the exception of Burntisland and the north-western area of Kirkcaldy town itself.

8.83 The locality has good connectivity to community and strategic health destinations using public transport, with the exception of some parts of Burntisland.

8.84 Connectivity to retail destinations by public transport is also generally good across the area with the exception of some pockets in Kirkcaldy and Burntisland.

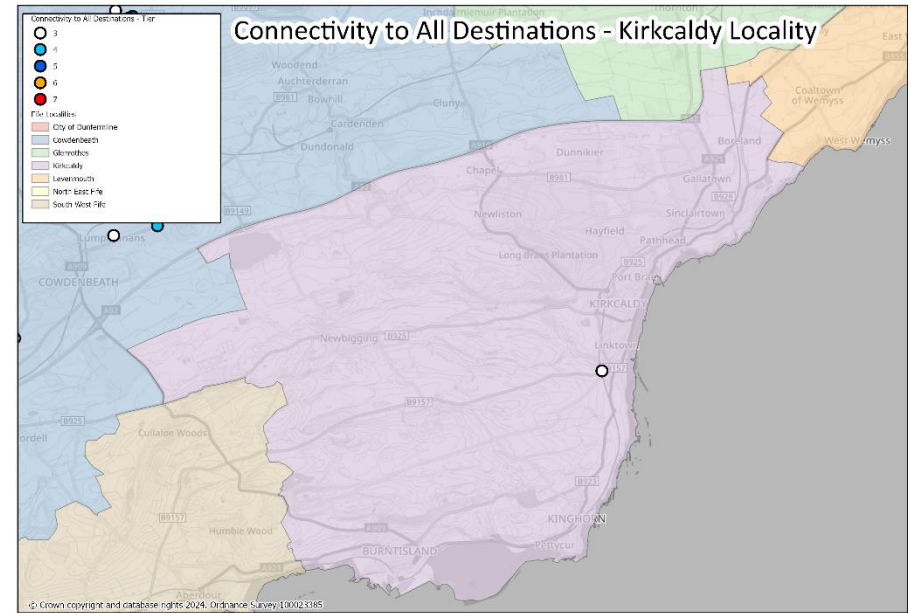


Figure 8.18

Links/Resources

- [LTS & LDP Strategic Transport Modelling and option Development Report 2022](#)
- [DataShine: Scotland Travel to Work/Study](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

How the Kirkcaldy locality's economy is performing and how resilient it is to the future

- 8.85 The Kirkcaldy locality is second-most deprived locality in Fife.
- 8.86 The locality has higher percentages of children who live in relative poverty and working age people who are employment and income deprived when compared to Fife averages. Claimant counts in the locality are also above the Fife average.
- 8.87 The Kirkcaldy locality has slightly lower percentage of working age people qualified to NVQ4 or above than Fife and Scottish averages; and it has a higher percentage of working age people who have no qualifications.
- 8.88 Linktown, Gallatown, Smeaton and Templehall in Kirkcaldy and around the docks in Burntisland are in the 10% most deprived areas in Scotland.
- 8.89 The areas with least deprivation are around Beveridge Park and the Dunnikier Estate in Kirkcaldy and Colinswell in Burntisland which are in the 10% least deprived.

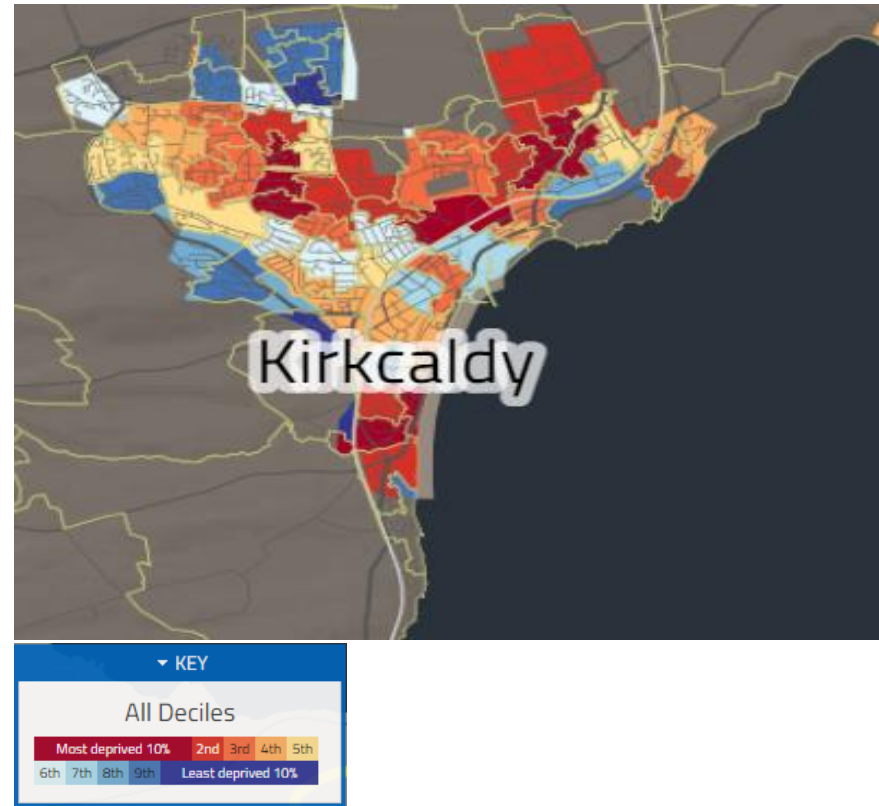


Figure 8.19 Deprivation in the Kirkcaldy locality

Links/Resources

- [Scottish Index of Multiple Deprivation](#)
- [18-10-04-Talk-of-the-Town.pdf \(centreforcities.org\)](#)
- [Wellbeing Index \(coop.co.uk\)](#)
- [Local Economic Profile 2021-2022](#)

Employment in the Kirkcaldy locality

- 8.90 The majority of people living in the Kirkcaldy locality travel to work within the area, however a significant number travel further afield to Glenrothes, Dunfermline or Rosyth. Edinburgh is also a destination for some.
- 8.91 People from Burntisland tend to travel to Kirkcaldy, Dunfermline, Glenrothes or Edinburgh to work.
- 8.92 A significant number of people travel into the locality, with many of the employment areas such as Mitchelston Industrial Estate in Kirkcaldy the destination.

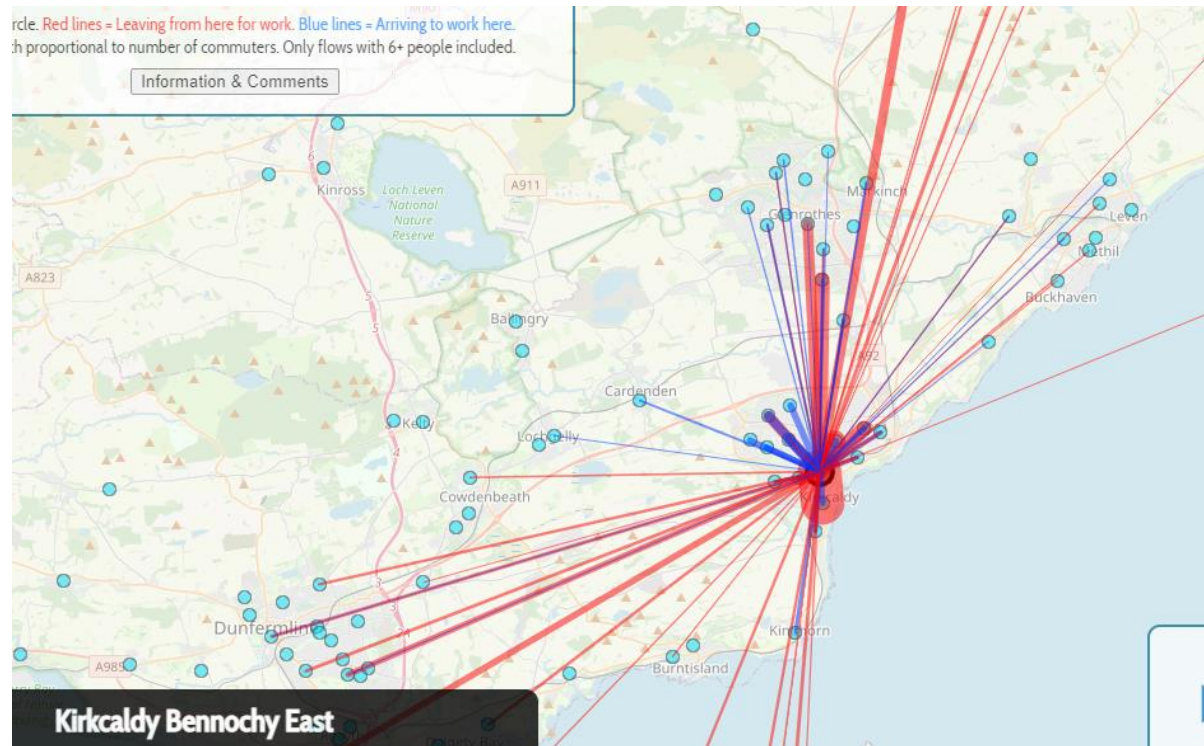


Figure 8.20 Example of journeys to work to and from part of the Kirkcaldy locality

8.93 The three sectors employing the largest numbers of people in the Kirkcaldy locality are Human health & social work activities; Wholesale & Retail Trade; and Education.

8.94 Nearly a third (30%) of people in Fife working in the Human Health & Social Work Activities sector are employed in the Kirkcaldy locality, probably due to Fife's main hospital, the Victoria Hospital, being in Kirkcaldy itself.

8.95 Manufacturing is also well represented in the area with approximately 1,500 employed.

8.96 The occupancy rates of Safeguarded Employment Areas i.e. industrial estates and business parks etc in the Kirkcaldy locality range from 70% at Frances Industrial Park to 100% at Dunnikier Business Park. The data shows the need for premises, as there might be land, but it is often uneconomic across Fife to build new premises for speculative use.

8.97 Under current planning policy the Kirkcaldy locality does not currently have enough immediately available marketable employment land allocated (35%) to meet the 7-year supply requirement.

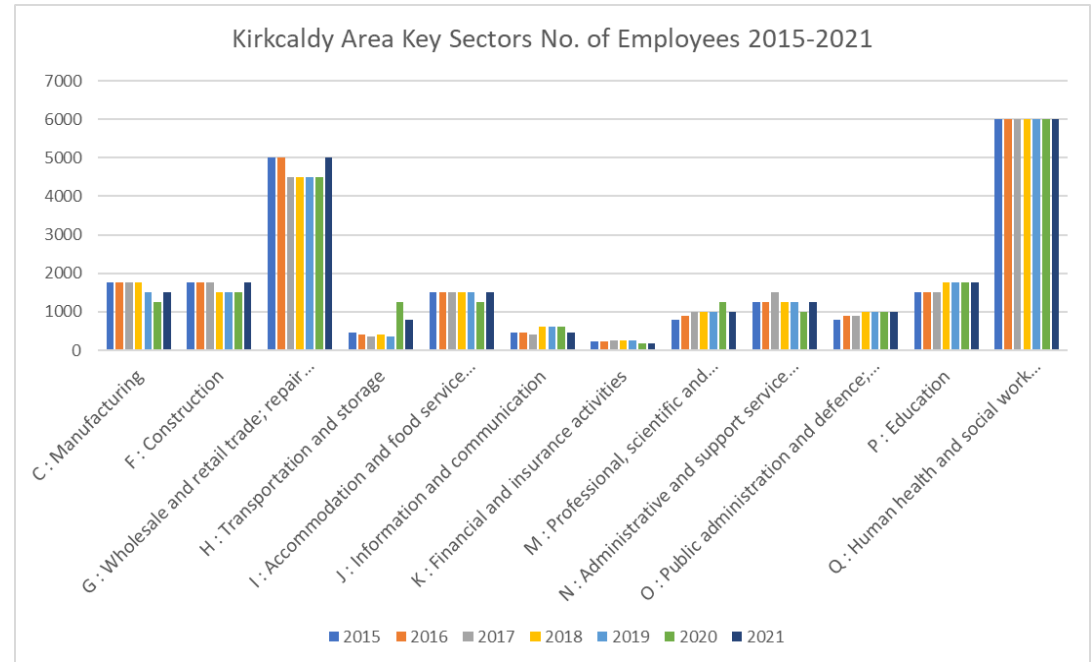


Figure 8.21 The Kirkcaldy locality's key employment sectors (number of people employed each year from 2015 to 2021).

8.98 Burntisland Port is part of the Forth Green Freeport initiative with opportunities for a range of economic activities and investment to be developed.

Links/Resources

- [DataShine: Scotland Travel to Work/Study](#)
- [Fife Economic Strategy 2023-2030](#)
- [Fife Local Economic Profiles 2021-22](#)
- [2021 Fife Business Base Report](#)
- [Fife Employment Land Strategy Economic Policy and Baseline Context April 22](#)
- [Kirkcaldy Businesses & Organisations Consultation 2022](#)
- [Key sectors Number of Employed 15-22](#)
- [Review of safeguarded employment areas](#)
- [Employment Land Audit 2022](#)
- [Fife Employment Land Strategy Review](#)

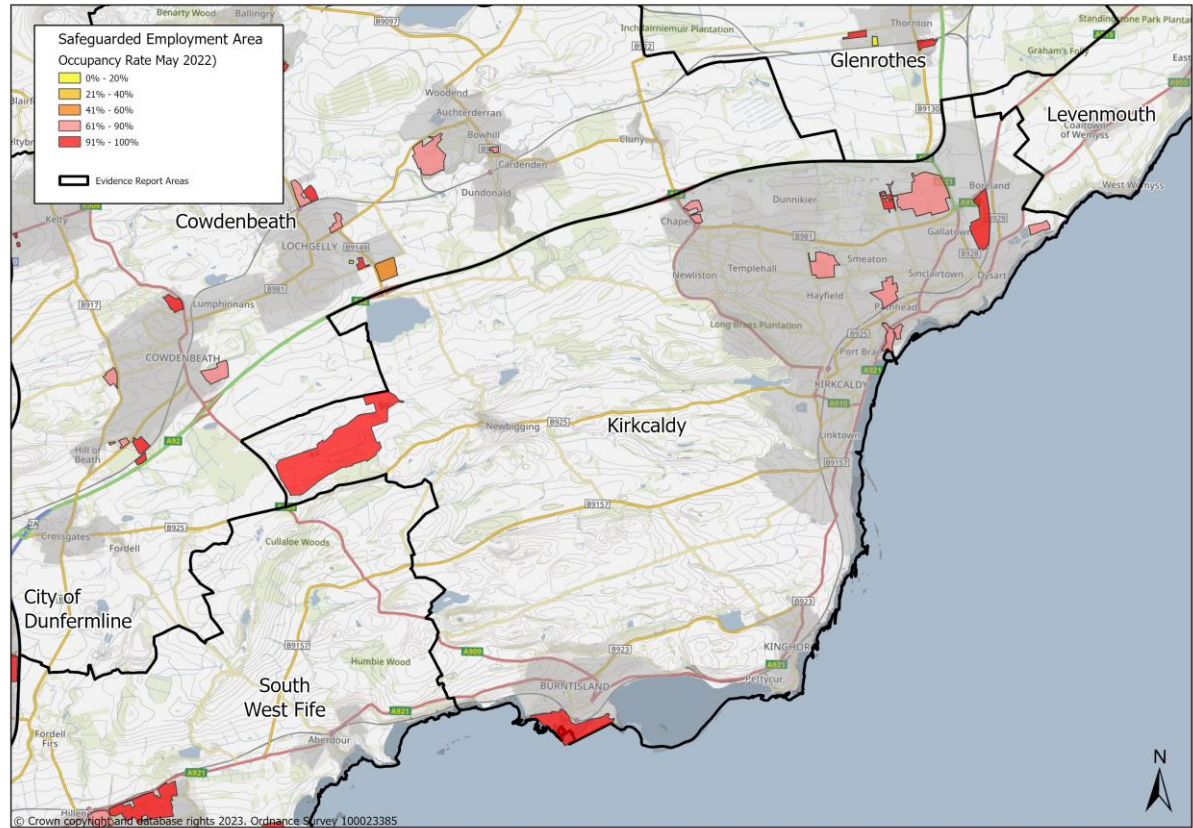


Figure 8.22 Occupancy rates in Safeguarded Employment Areas in the Kirkcaldy locality

8.99 In 2022 we undertook a survey of businesses and organisations on what works as well as the issues that they face operating in the Kirkcaldy locality.

8.100 All respondents rated their premises as either okay, good or excellent.

8.101 Respondents located in Mitchelston Industrial Estate feel being there is good for their growth, however it could do with some improvements in appearance. The location of Mitchelston Industrial Estate is considered convenient as it is sited just off the A92 trunk road. While it is in a good location that is offset by congestion at Redhouse Roundabout at peak times.

8.102 The three main issues respondents want the next local development plan to look at are the quality of public areas around businesses, attracting people to their work, accessing a skilled workforce, providing high-quality premises and premises in the right locations.

Links/Resources

- [Kirkcaldy Businesses & Organisations Consultation 2022](#)

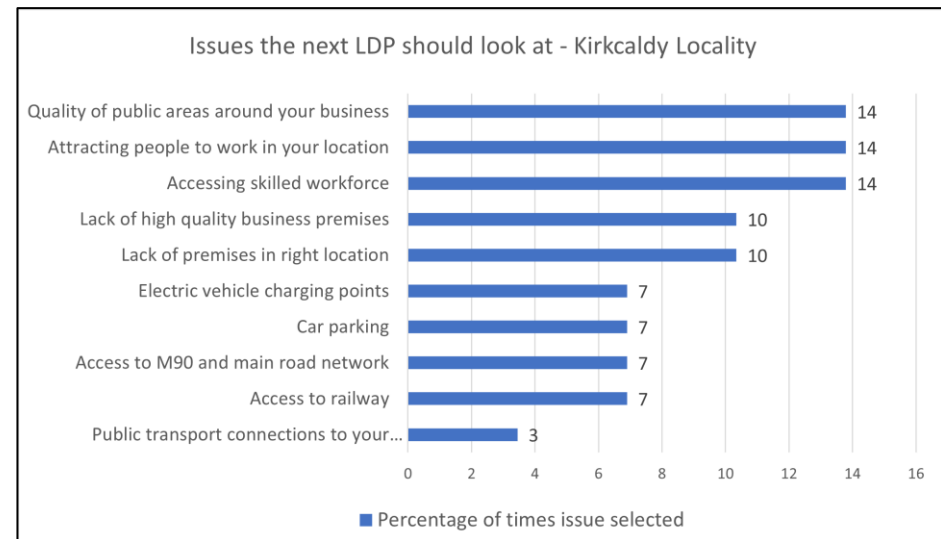
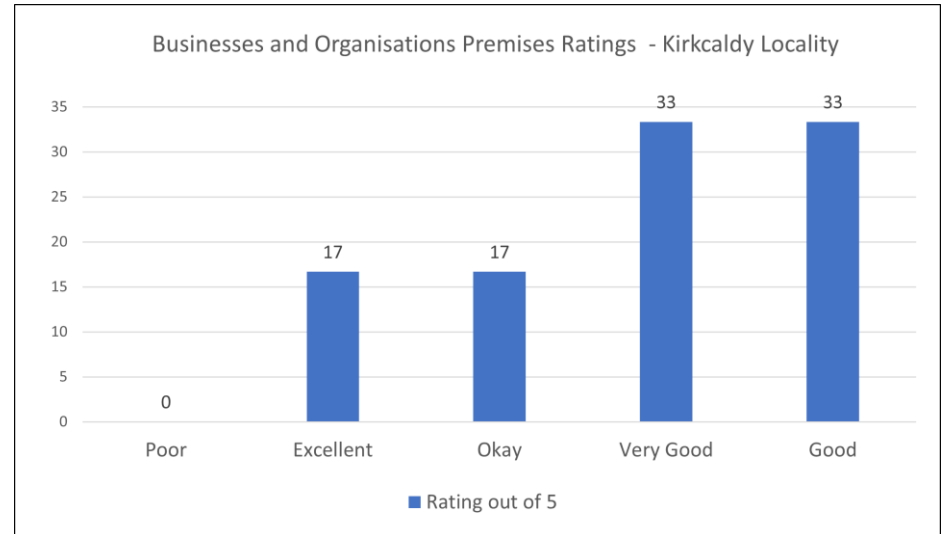


Figure 8.23 Feedback from local businesses in the Kirkcaldy locality

Kirkcaldy Town Centre

8.103 Kirkcaldy Town Centre is a regional centre that is facing many challenges, not least the changing nature of retail shopping and competition from the out of town Fife Central Retail Park. It is one of three main town centres in Fife along with Dunfermline and Glenrothes.

8.104 In addition to Kirkcaldy Town Centre there are six Local Shopping Centres serving the locality including the villages of Burntisland and Kinghorn. Occupancy rates in the Local Shopping Centres are generally good ranging between 90% and 100%.

8.105 A consideration of the comparative value of retail and service businesses found that Kirkcaldy is one of the poorest performing town centres in Fife, whilst Burntisland is the best performing local centre.

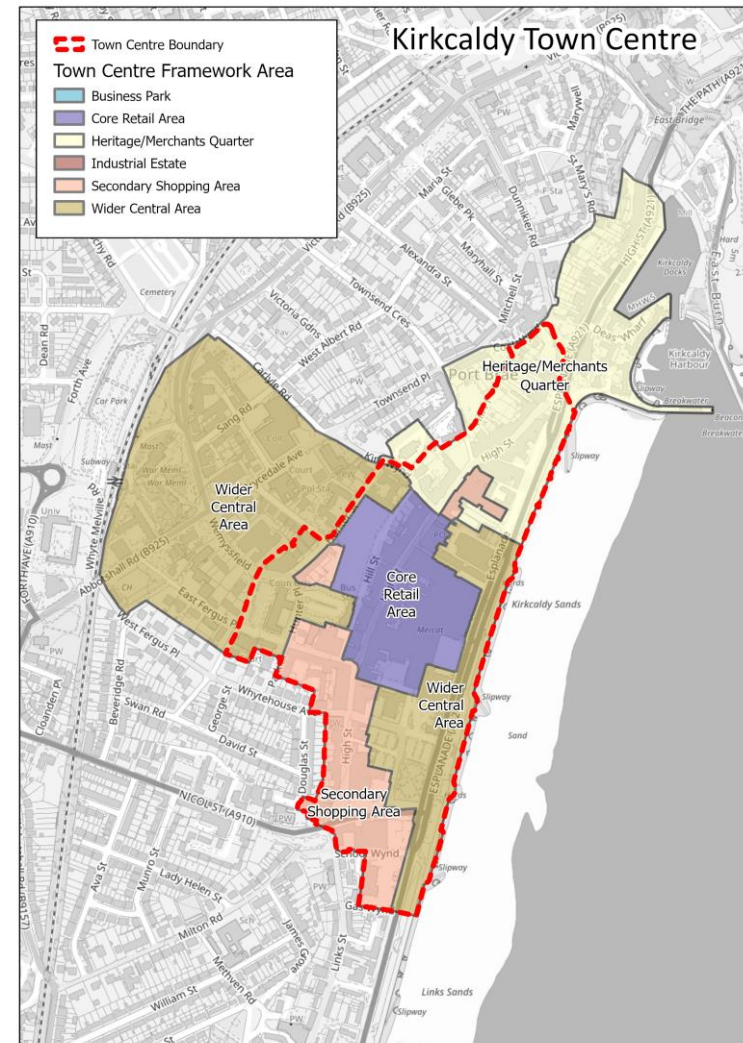


Figure 8.24 Map of Kirkcaldy Town Centre

8.106 Vacancy rates in Kirkcaldy Town Centre have risen markedly since 2012 from 16% to 35% in 2021, the highest levels of vacancy in Fife.

8.107 This is despite the demolition of the Postings Shopping Centre and the former Co-op building.

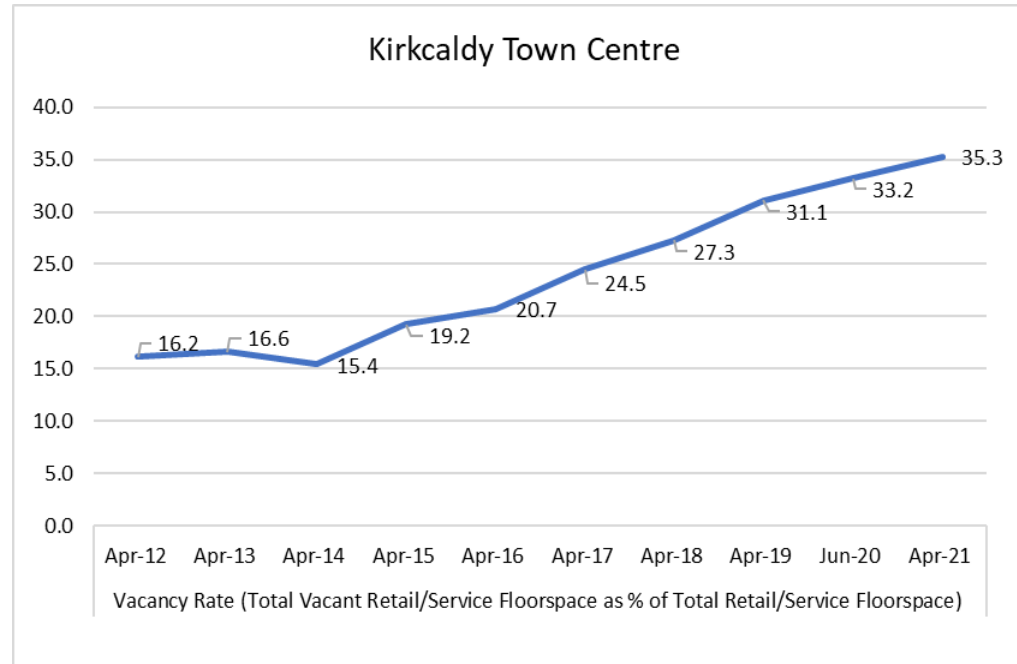


Figure 8.25 Vacancy rates in Kirkcaldy Town Centre (2012 – 2021)

8.108 Kirkcaldy Town Centre's total vacant floorspace has increased by 11,930m² since 2012 going from 14,460m² to 26,390m² in 2021 with its largest reduction being in comparison floorspace, a reduction from 39,840m² in 2012 to 26,610m² in 2021

8.109 A significant number of vacant units are large and not suitable for modern needs. Many of these are located within the Core Retail Area of Kirkcaldy Town Centre.

8.110 Although there has been a loss of retail floorspace there has been an increase in leisure, and food and drink floorspaces in the town centre indicating that the way town centres are being used is changing.

8.111 The Local Development Plan will look at a range of uses for Fife's town centres including residential and community uses where appropriate. It will identify opportunity sites and provide the policy framework to enable change of uses to help create better places.

Links/Resources

- [Kirkcaldy Town Centre SWOT Analysis 2022](#)
- [GOAD data](#)
- [Fife Retail Capacity Study 2022](#)
- [Assessment of local shopping centres](#)

Table 8.2 Kirkcaldy Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

Use Type	Town Centre - Use Types by Total F/space (m ²) and Difference between 2012 and 2021		
	Kirkcaldy April 2012	Kirkcaldy April 2021	Kirkcaldy Change
Assembly	1,200	1,100	-100
Comparison	39,840	26,610	-13,230
Convenience	2,790	3,000	210
Convenience/ Comparison	4,420	1,380	-3,040
Food and Drink	5,880	7,820	1,940
Hotel/Hostel	1,440	0	-1,440
Leisure	3,960	5,070	1,110
Medical	170	340	170
Office	1,850	2,450	600
Service	11,450	9,260	-2,190
Vacant	14,460	26,390	11,930

8.112 The quality of place in Kirkcaldy town centre is mixed, there are a lot of distinctive and high-quality historic buildings, but many would benefit from investment and most inserts from the mid 20th century have been undistinguished. The quality of shop frontages is also mixed, some are attractive but too many are ordinary and offer little to the quality of place.

8.113 There has been significant investment in the public realm which is attractive and well maintained, but the quality of the central pedestrian space is degraded by the amount of cars which now park along it.

8.114 There is relatively little green infrastructure within the centre of Kirkcaldy and the many vacant (and some derelict properties), impact on the attractiveness of the locality.

8.115 Nine Town Centre Building Improvement grants totalling just under £77,500 were awarded in 2022/23 in the Kirkcaldy locality.

8.116 Austerity measures over the last 15 years have had an impact on the level of funding which can be accessed for town centre public realm and building improvements.



Kirkcaldy High Street

8.117 The quality of place in the centre of Burntisland is generally good. There are many high quality historic buildings which are in good repair, although there are some poor 20th century inserts which degrade the look of the place. There has been investment in the public realm which is attractive and well maintained and designed to make pedestrian movement easier. Most of the shop frontages are attractive and there is a good amount of green infrastructure along the High Street. All these contribute positively to the quality of place.

8.118 A town centre design and development framework was developed for Kirkcaldy in 2015, this has since guided interventions along the Esplanade and within the town centre.

Links/Resources

- [Stories of Fife's Places site visit summary report](#)
- [Stories of Fife's Places site visit assessment sheets](#)
- [Fife centres retail value assessment summaries](#)
- [Kirkcaldy Town centre design and development framework](#)
- [Fife Council Public Toilet Data](#)



Burntisland High Street

Implications for Fife's new Local Development Plan of evidence specific to the Kirkcaldy locality

- 8.119 The Kirkcaldy locality is one of the most accessible in Fife, yet it has the second highest relative deprivation (after Levenmouth).
- 8.120 Much of the area has good access to services within walking or cycling distance.
- 8.121 As with other coastal areas, coastal erosion is potentially a significant issue facing the locality.
- 8.122 Planned growth and demographic changes across the locality mean there is a need for additional capacity in primary care sector that will need to be planned for.
- 8.123 There is some capacity in primary and secondary schools across the area although individual schools are more constrained.
- 8.124 Kirkcaldy has a significant shortage of land for industry and warehousing uses.
- 8.125 Kirkcaldy town centre has the highest levels of vacancy of any town centre in Fife, as well as the most marked increase in vacancy levels since 2012. There is a surplus of commercial floorspace in the town centre and much of it is in an obsolete configuration. The role of the town centre is becoming as much about social transactions as it is a place to shop.
- 8.126 The new Local Development Plan may need to consider if additional policies or support is needed in addition to national policy. Considerations are likely to include where additional scope exists for town centre living for different age needs in places where local access to neighbourhood and social facilities are readily available.
- 8.127 The Esplanade is a key asset for Kirkcaldy, yet the town centre turns its back on it, making the seafront and beach difficult to access, made worse by the road itself which is a barrier. This issue has been the subject of various studies and initiatives to improve connectivity between the waterfront and town centre.

9 Levenmouth locality evidence and issues



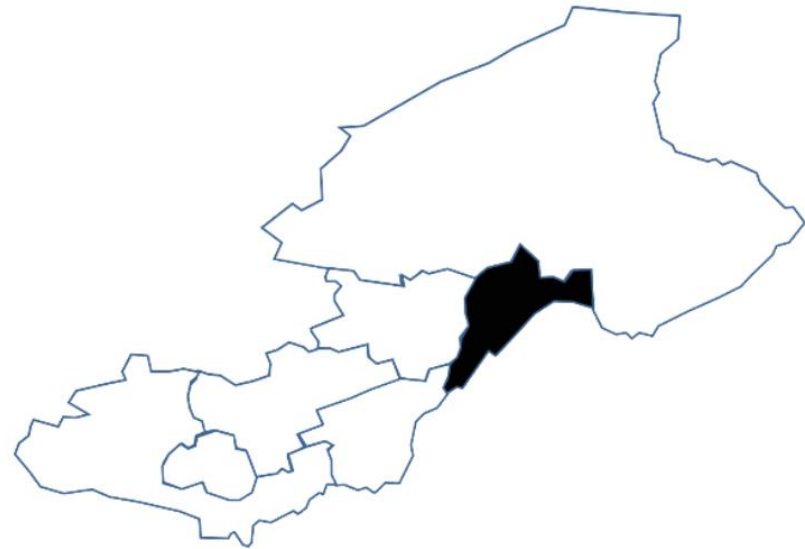
Introducing the Levenmouth locality

9.1 The Levenmouth locality is made up of three main coastal towns (Leven, Buckhaven, and Methil) and a number of smaller towns and villages. These sit on the north side of the Firth of Forth in the south east of Fife. The locality is characterised by heavy and traditional industries, such as coal mining and the docks, which have steadily declined over recent decades.

9.2 According to the 2022 Local Strategic Assessment Levenmouth has the smallest population of Fife's seven localities, with 37,722 people living in 19,672 households, a higher proportion of which are older people (22.6%). The locality has a lower level of owner-occupied (54.2%) and a higher rate of social rented housing (31.3%).

9.3 It has the highest proportion of deprived data zones, and the highest levels of income (19.5%) and employment deprivation (15.9%) of all areas. The locality has the lowest employment rate (59.9%), and the highest claimant rate (6.9%). It also has the lowest levels of 16-19 year olds participating in education, employment, or training (85.8%) with only 65.5% continuing in education.

9.4 In terms of health, in 2019 the average life expectancy for males living within the Levenmouth locality was 73.9 and 78.7 for females which is below the Fife and Scotland average.



Links/Resources

- [Levenmouth Local Strategic Assessment 2022](#)
- [ScotPHO profiling tool](#)

Implementation of FIFEplan in the Levenmouth locality

- 9.5 The current FIFEplan contains a number of place-specific proposals in the Levenmouth locality. These include proposals identified in the Bawbee Bridge charrette projects, with these proposals having largely been implemented.
- 9.6 FIFEplan contains one strategic development area in the Levenmouth locality. Until recently there had been no development activity but a new planning application for permission in principle was submitted in 2023.
- 9.7 The restoration and re-opening of the railway line to Leven is a key infrastructure and regeneration project in FIFEplan for the Levenmouth locality that will help to improve access to employment and training for local residents and help to bring people to the coastline in the Leven area. Work on the Leven rail link and new stations are well advanced programmed for completion in 2024.
- 9.8 There is also a significant programme of environment, active travel and heritage-based projects being implemented as part of the River Leven and Levenmouth Reconnected programmes.
- 9.9 FIFEplan also designates Methil Energy Park as a key infrastructure and employment location with potential for future expansion.

How past development has shaped how the Levenmouth locality is today

9.10 How and why the settlements of Levenmouth developed and changed over time heavily influences how they work today and the issues they face in reducing carbon emissions and tackling social and economic inequality.

9.11 Most of the Levenmouth conurbation began as small historic villages; with Leven being the largest settlement. Coal mining led to the rapid expansion of the built-up area (including Kennoway, Windygyates, and East Wemyss) in the late 19th and throughout the 20th century.

9.12 Today the Levenmouth locality has developed into a series of small towns, Leven, Buckhaven, Methil, Methilhill, and Kennoway many of which are conjoined. As these settlements are relatively small in scale many parts of them retain reasonable access to key services and facilities within a 10-minute walk in line with the principles of living well locally.



Figure 9.1 1890's map of the Levenmouth locality showing the historic villages

9.13 The closure of the railway line in the 1960s has led to the locality being perceived as remote, and the poorer accessibility of the area in general from other parts of Fife has contributed to it becoming one of the most deprived areas in Fife.

9.14 The reopening of the railway line (due in 2024) and Leven station should help to address some of these issues. Work is well underway.

9.15 The railway, which runs alongside the River Leven creates a barrier between Leven and the Buckhaven, Methil and Methilhill areas. There are currently relatively few bridges over the river and railway and these are often in poor condition. This has led to poor integration between these different parts of Levenmouth and considerably reduces the connectivity of the Kirkland area in Methil in particular.

9.16 As part of the reconnection of the rail link and the Levenmouth Programme Connectivity Project there are proposals to replace or upgrade many of the bridges, including significant investment in the Bawbee Bridge and provision of an additional bridge to the new rail station at Cameronbridge strengthening linkages.

9.17 More recent development in the 21st century have further expanded the built-up area particularly in North Leven, Kennoway and Windygyates. These areas of expansion are mixed in terms of how permeable they are. Some areas have relatively good connectivity whilst others are much less well connected and many of them have poor accessibility to services and facilities.

9.18 The low density of housing built in these locations impacts on the viability of providing new local services; in addition, there is often a lack of permeability in the development layout's which increases travel distances. Less frequent bus services to these areas exacerbates the issue.

9.19 Some areas in Denbeath, Muiredge, Kirkland, and Scoonie also have poor accessibility. Many of the smaller settlements in the Levenmouth locality (including Windygyates) have limited services and facilities and rely on nearby larger settlements to access these.

9.20 The smaller villages in the area have historic cores and tend to be more permeable. Coaltown of Wemyss was a designed village and has a very attractive and distinctive character.



Figure 9.2 Map extract showing the barrier between communities in Levenmouth formed by the River Leven and the railway

9.21 Annex 7 provides more information on Living Well Locally and 20 minute Neighbourhoods in Fife.

Links/Resources

- [Leven rail link website](#)
- [Levenmouth Connectivity Project](#)
- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Interactive Local Living and 20 Minute Neighbourhoods mapping](#)

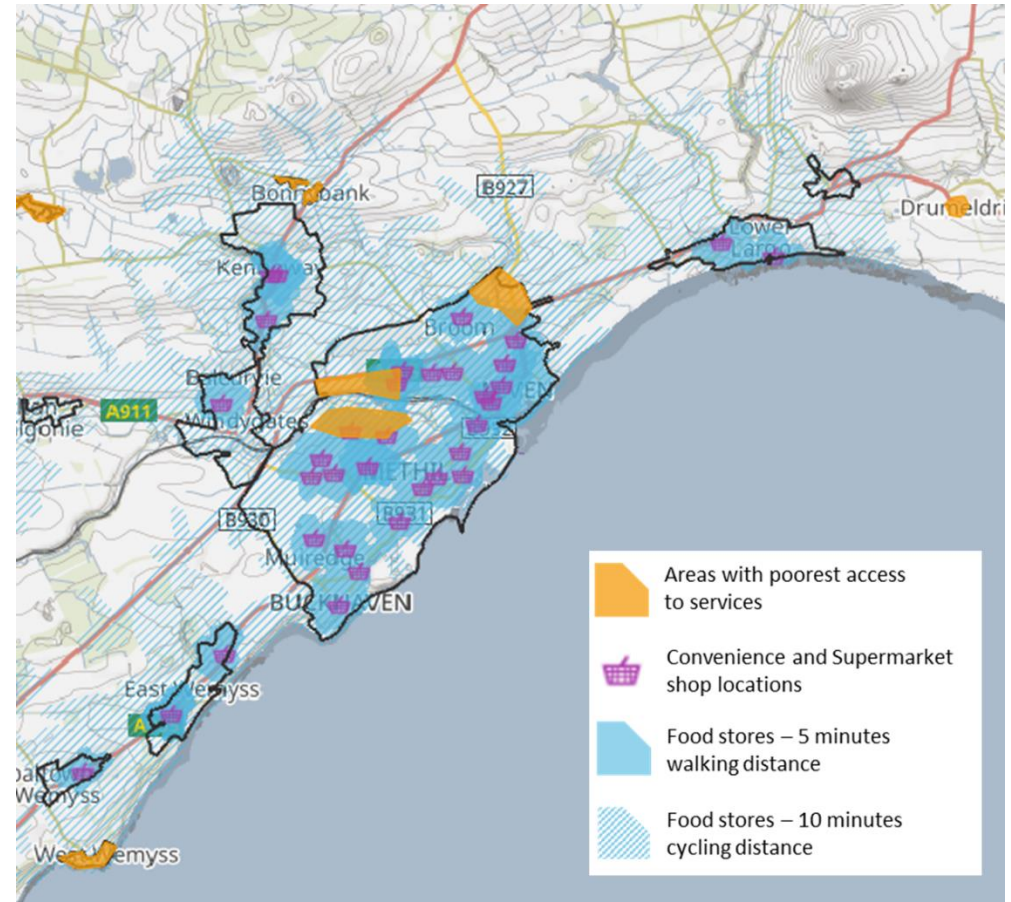


Figure 9.3 Example extract from [Local Living and 20 MN interactive mapping](#) showing walking and cycling distances from convenience stores in the Levenmouth locality, and the areas which are least well served by services and facilities.

Built heritage in the Levenmouth locality

- 9.22 Levenmouth has six conservation areas and 254 listed buildings including four category A buildings.
- 9.23 Leven town centre has a historic core but many of the buildings have been substantially altered in ways that are detrimental to the overall quality of place.
- 9.24 There is a project underway to regenerate the historic flaxmill at Silverburn Park investing around £8 million into the built heritage. Funding has also been secured to develop a project to regenerate the historic town centre in Buckhaven including monies from the Levenmouth Reconnected Fund.
- 9.25 There was an extensive programme of investment in West Wemyss in the early 2000s to restore many of the buildings along the seafront.
- 9.26 A heritage framework has been developed as part of the Leven programme which aims to involve people with heritage, develop heritage-based skills, and work with existing groups to promote the heritage of the locality.



Figure 9.4 Map extract showing built heritage assets in the Levenmouth locality

9.27 There are currently 18 buildings on the Buildings at Risk register in the Levenmouth locality, with clusters in West Wemyss and Upper Largo. There have been a number of fires affecting listed and historic buildings in the locality including the Lundin Links Hotel and Denbeath Institute both of which have led to complete demolition.

9.28 Climate change also poses a significant threat to the area's heritage. West Wemyss harbour is predicted to be at risk from coastal flooding and there are some listed buildings at Cameronbridge and Windygates which are predicted to be at risk from surface water and river flooding from the River Leven and Kennoway Burn.

9.29 The A listed Wemyss Castle and part of the associated designed landscape, Wemyss Chapel Garden, the Wemyss Caves and the Lower Largo Conservation Area and some listed buildings are within areas predicted to be at risk from coastal erosion.

Links/Resources

- [Conservation Area Appraisals](#)
- [The Leven Programme Heritage framework 2022-2032](#)
- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)
- [Fife Historic Buildings Trust](#)
- [Buildings at Risk register](#)

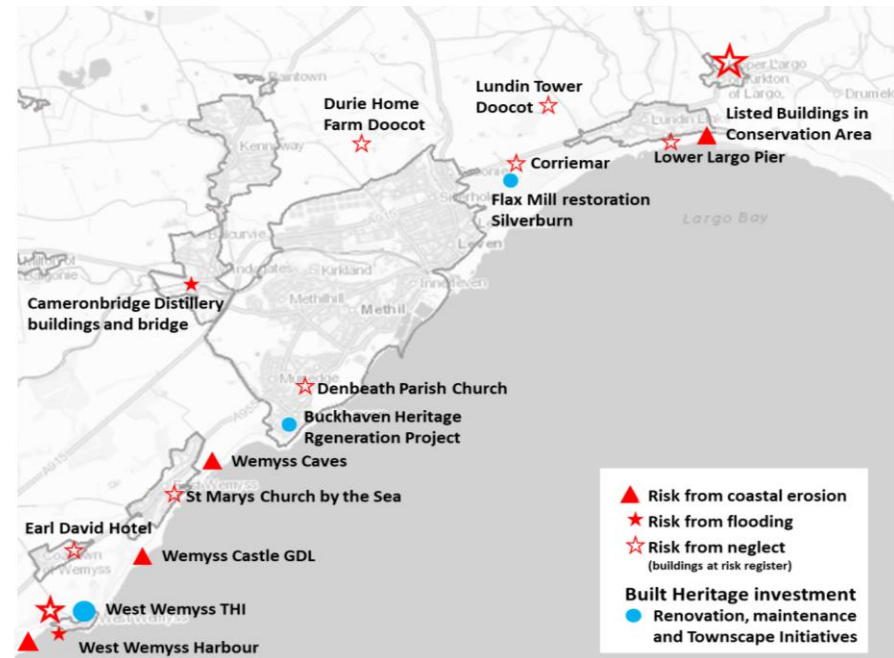


Figure 9.5 Map of the Levenmouth locality showing built heritage at risk from flooding and neglect; and some built heritage investment initiatives. This map was created by visually comparing [HES built heritage designations](#) with the [SEPA flood maps](#), the [Dynamic Coast 2 webmap](#), the [Buildings at Risk register](#) and some areas which have received funding for townscape and heritage initiatives.

How the Levenmouth locality will need to change because of the climate and biodiversity emergencies

In common with other coastal areas of Fife, the Levenmouth locality faces challenges arising from the climate and biodiversity emergencies. Opportunities will need to be taken to decarbonise heating in the locality to reduce greenhouse gas emissions. Climate change is increasing the risk of flooding, and rising sea levels increase the threat from coastal erosion. Both of these issues will affect how development is planned in the future. Water quality and protecting important habitats are also key issues in the Levenmouth locality.

Decarbonising heating in the Levenmouth locality

9.30 Decarbonising heating will be important in helping Fife tackle the climate emergency and meeting net zero commitments. Potential Heat Network Zones in the Levenmouth locality have been identified as part of a Local Heat and Energy Efficiency Strategy for Fife. The potential heat network zones are shown on the map. Further work to identify Heat Network Zones will be undertaken in 2024-25.

9.31 Mine water also provides a possible de-carbonised heat source in the Levenmouth locality.

9.32 The Levenmouth H100 Fife hydrogen project is the world's first project aimed at decarbonising heating and energy. This project plans to use wind energy at Fife Energy Park to supply approximately 300 homes with renewable hydrogen for heating and cooking in a trial first phase.

Links/Resources

- [Local Heat and Energy Efficiency Strategy](#)

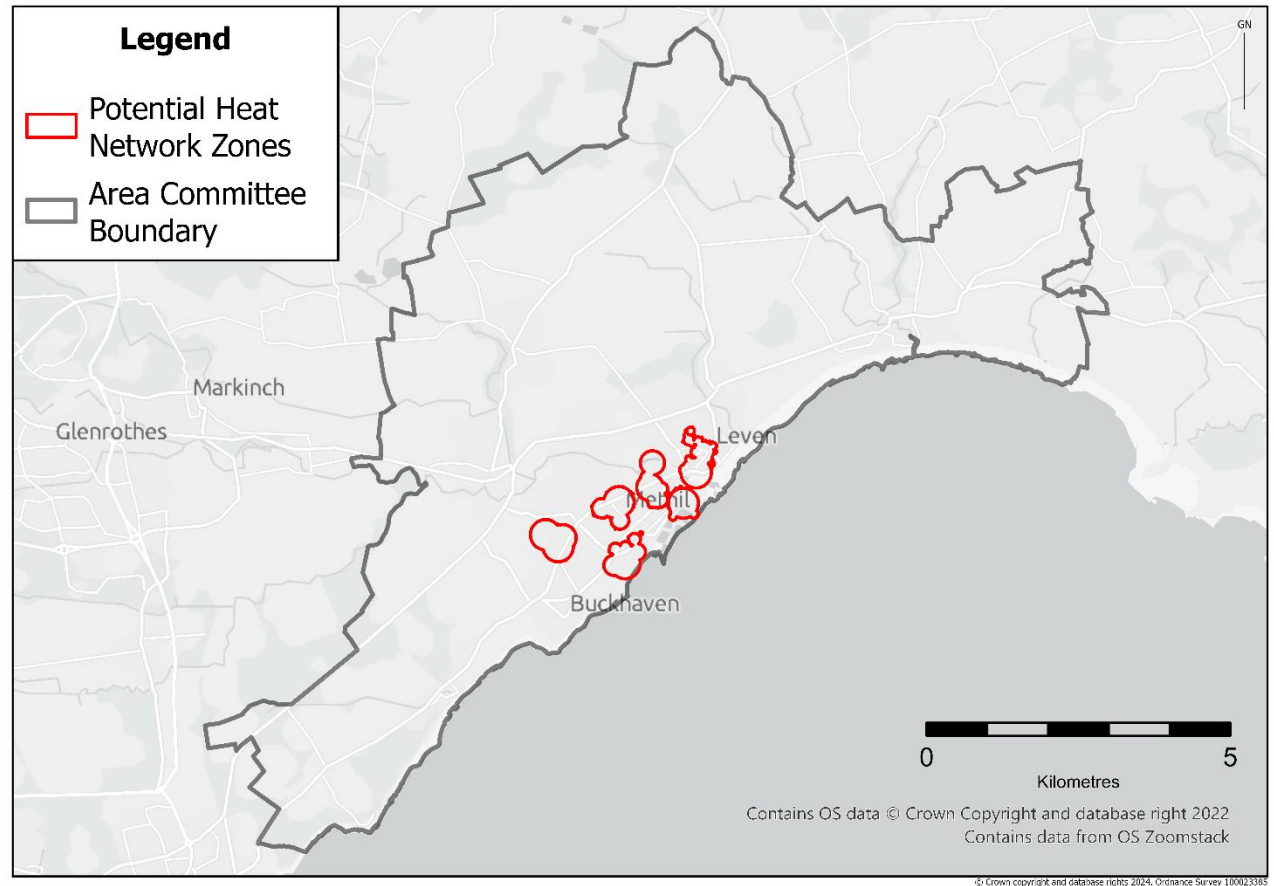


Figure 9.6 Potential heat network zones in the Levenmouth locality (source: Local Heat and Energy Efficiency Strategy)

Flood risk in the Levenmouth locality

- 9.33 Parts of the Levenmouth locality are identified by SEPA as predicted to be at risk of flooding, a risk that is increasing because of climate change. The risk is mainly from river flooding from the River Leven and Scoonie Burn and surface water flooding particularly in Leven. There is also some risk from coastal flooding. The map has further details of areas and features at risk.
- 9.34 There have been repeated incidents of flooding in the Levenmouth locality over the last few years, with parts of Leven, Methil, and Buckhaven being particularly badly affected.
- 9.35 There are no existing or proposed flood defence schemes in the area. East Wemyss and Leven are identified as in need of detailed flood studies in the River Basin Management Plan for the area. This work is underway for East Wemyss.
- 9.36 SEPA has predicted that there is a risk of geomorphic change (change to the river channel) along stretches of the River Leven through the Levenmouth locality.

Links/Resources

- [Fife Strategic Flood Risk Assessment](#)
- [SEPA Flood Risk Maps](#)
- [SEPA – Geomorphic Risk data](#)
- [Forth Estuary Local Plan District Flood Risk Management Plan](#)
- [Background paper on water and coastal erosion issues in Fife](#)
- [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#)

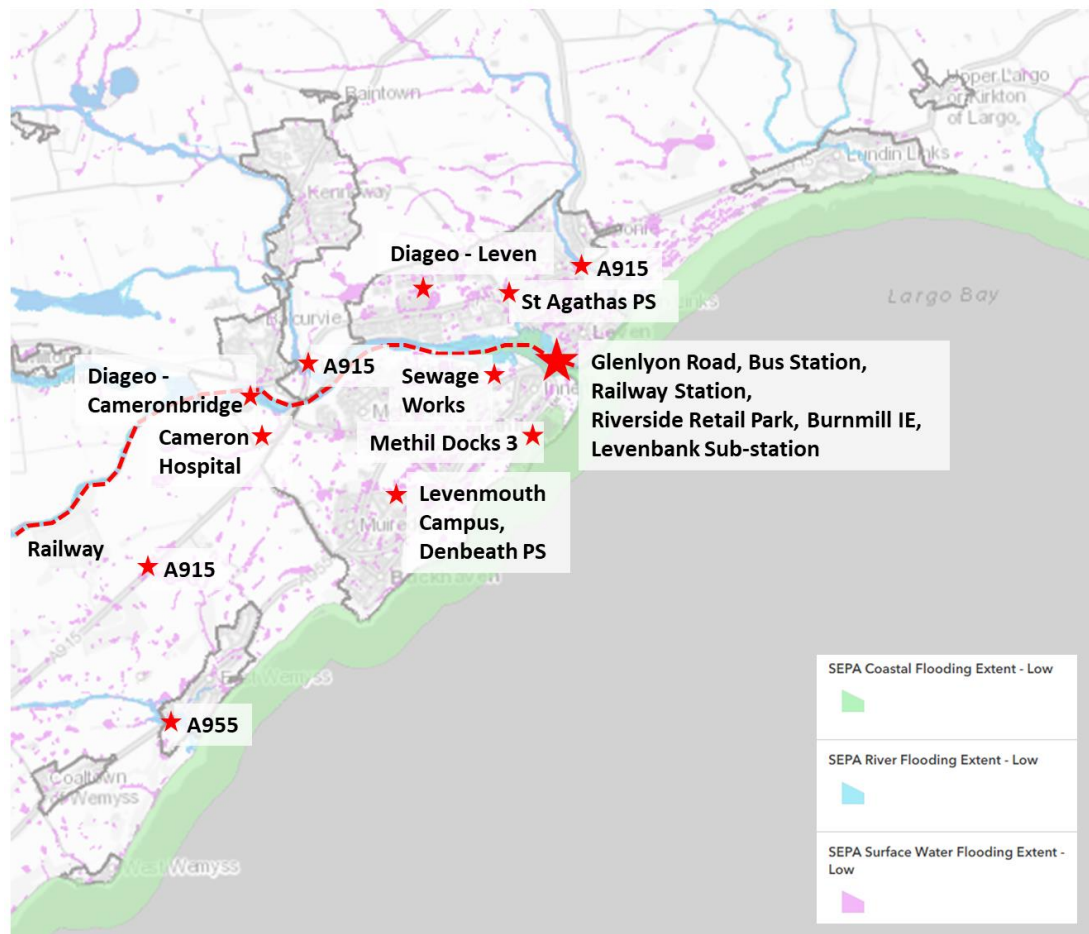


Figure 9.7 Plan showing key assets predicted to be at risk of flooding in Levenmouth locality. This map was created by visually comparing: Fife Council data on schools, healthcare facilities and key employment areas (see [Local Living and 20 minute neighbourhood interactive map](#)) and Mastermap and OS Base mapping with [SEPA flood maps](#) and [Dynamic Coast 2 webmaps](#).

Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.

Water quality in the Levenmouth locality

- 9.37 Alongside flooding there are also issues with water quality in some parts of Fife. The River Leven is classified as bad quality with many of the connecting burns being poor quality. The Keil Burn is identified as good quality.
- 9.38 Groundwater quality in the locality has been identified as poor due to legacy from mining and quarrying activities.
- 9.39 Bathing water at Lower Largo is identified as poor particularly after heavy rain. However, bathing water at Leven is on target.
- 9.40 The River Leven Programme has a major project underway to restore the River Leven at its eastern end, which will improve the quality of the water, creating new areas of wetland habitat, removing barriers to fish migration, and reprofiling and naturalising the river channel.

Links/Resources

- [Background paper on water and coastal erosion issues in Fife](#)
- [SEPA water classification hub](#)
- [River Leven restoration project](#)



Figure 9.8 Extract from SEPA water classification hub showing quality of surface waters in the Levenmouth locality

Coastal erosion in the Levenmouth locality

9.41 The climate emergency is also increasing the risk of coastal erosion all along the coast within the Levenmouth locality. Dynamic Coast 2 mapping identifies areas around Largo Bay and the Wemyss villages as predicted to be at risk from coastal erosion.

9.42 There are extensive artificial coastal defences protecting the coastal settlements in the Levenmouth locality. Storms in 2023 caused damage to the sea wall in Leven.

9.43 Under the Coastal Change Adaptation programme, Fife will review its Shoreline Management Plan (SMP2) in line with new Guidance on creating Coastal Change Adaptation Plans.

9.44 The new Local Development Plan will have to consider how future development should manage the risk of coastal erosion. There is a strong presumption by Scottish Government that engineering solutions to protect areas at risk are no longer appropriate.

Links/Resources

- [Dynamic Coast mapping](#)
- [Fife Shoreline Management Plan \(2011\)](#)
- [Fife Coastal Formal Defences Register Dec 2023](#)
- [Background paper on water and coastal erosion issues in Fife](#)

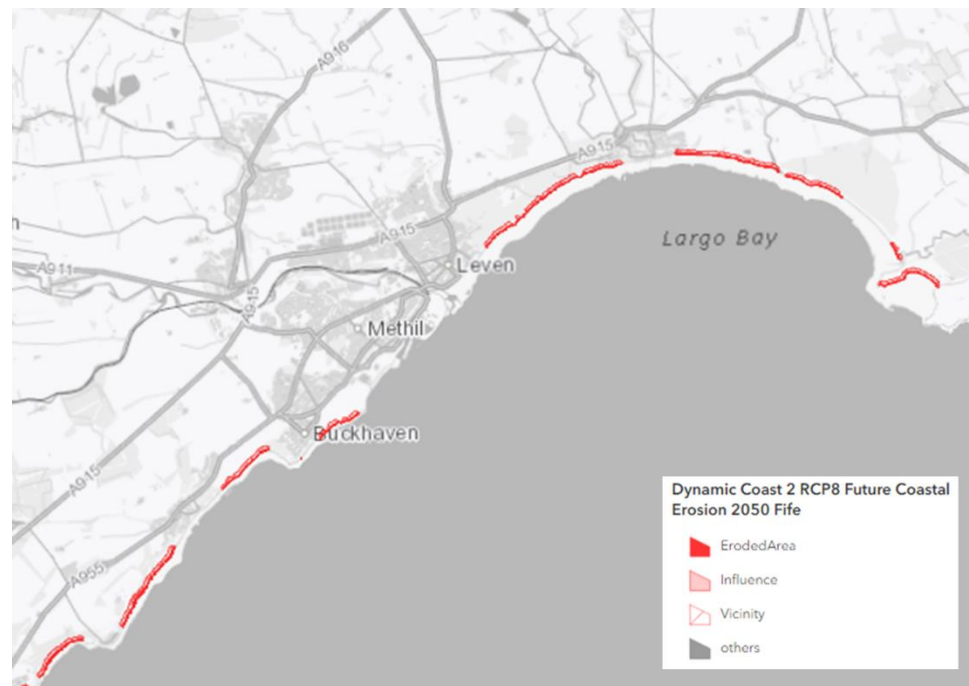


Figure 9.9 Map showing areas in the Levenmouth locality which are predicted to be at risk of coastal erosion (in red) – 2050 high emission scenario Source: [Dynamic Coast mapping \(DC2\)](#)

Caveat for use of Dynamic Coast maps. The Dynamic Coast maps should not be used to assess coastal risk to individual properties.

Green and blue networks in the Levenmouth locality

9.45 This locality forms part of the Central Scotland Green Network- one of the eighteen national developments recognised within NPF4 and is one of Europe's largest green infrastructure projects.

9.46 The Levenmouth locality's green and blue networks are integral to supporting the movement of wildlife, protecting species and habitats, providing recreation for people, and improving pedestrian and cycle links across the locality.

9.47 There are some gaps in the existing green and blue networks, particularly in the built-up areas of Buckhaven, Methil, Methilhill and Leven, and in the active travel routes across the locality, for example there is currently no cycleway provision within Coaltown of Wemyss although there is an aspiration for a cycle route along the A955. There are also some perceived safety issues on paths along the River Leven.

9.48 The Leven Programme and active community groups such as CLEAR are working to address the gaps and improve the quality of the green and blue infrastructure in Methil, Buckhaven, Methilhill and Leven for both wildlife and people. Grant funding has been awarded to CLEAR from the Levenmouth Reconnected Fund for enhancement to the green and blue network in Buckhaven.

9.49 There is also an extensive programme of active travel routes being progressed across Levenmouth as part of the River Leven and Levenmouth Reconnected programmes.

This includes proposals for greenspace, active travel, and habitat improvements along the Promenade in Leven.

Links/Resources

- [Largo Report Green and Blue Networks 2023 update](#)
- [Levenmouth Report Green and Blue Networks 2023 update](#)
- [Wemyss Report Green and Blue Networks 2023 update](#)
- [Fife Greenspace Audit 2010](#)
- [The Leven Programme](#)
- [Leven Programme Connectivity Project](#)
- [NPF4](#)
- [Central Scotland Green Network](#)
 - [Interactive map – Fife's Green and Blue network and ecosystem services](#)
 - [Fife Green and Blue Network Audit Storymap](#)

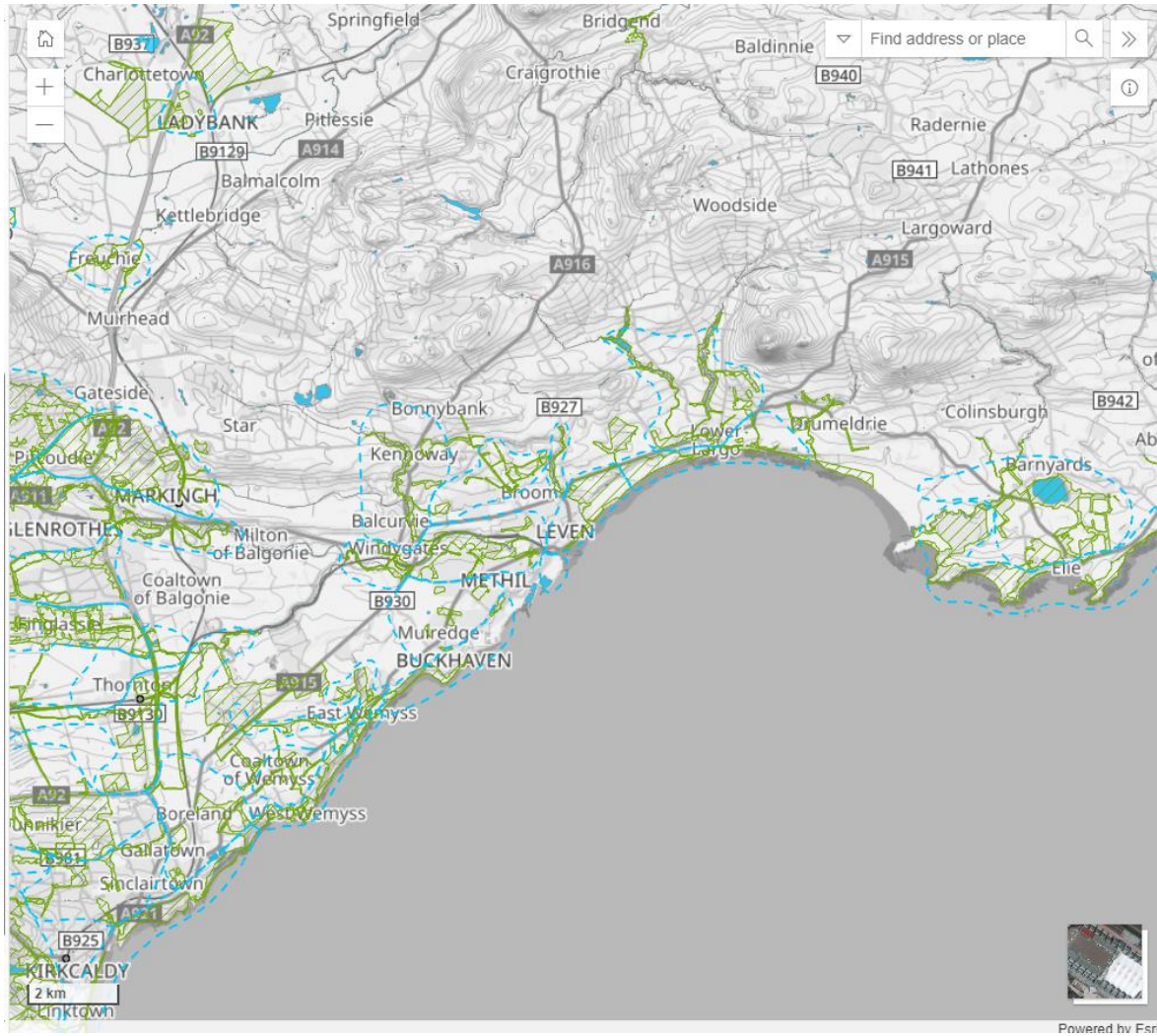


Figure 9.10 Extract from [Green and Blue Network interactive map](#) illustrating key assets and existing blue and green network policy areas

Biodiversity in the Levenmouth locality

- 9.50 Some of the priority habitats within the Levenmouth locality include species rich grassland, the coastal sand dunes at East Wemyss and Largo Bay, and a mix of ancient, semi-natural and long-established woodland.
- 9.51 These habitats support a wealth of wildlife including otters (European Protected Species), badgers (UK Protected Species) and deer (Scottish Protected Species). There are also key bluebell sites in the locality (UK protected species).
- 9.52 Given the destruction of habitats is the number one cause of species extinction it is key these priority habitats are safeguarded.
- 9.53 Invasive species such as Japanese Knotweed, Giant Hogweed, Himalayan balsam, and Rhododendron also pose a threat to the various ecosystems within the Levenmouth locality.
- 9.54 Another invasive non-native species which can be found within the Levenmouth locality is the American mink which poses a threat to domestic ducks and poultry, gamebirds, and fish. This species has also been linked to the decrease of water voles in the UK and is considered to have negative implications for fisheries.

Links/Resources

- [NBN atlas](#)
- [Fife Local Biodiversity Action Plan](#)
- [Nature Scot- Invasive non-native plants](#)
- [Nature Scot- Protected species A-Z guide](#)
- [The Non-native Species Information Portal](#)
- [Fife's Forestry and Woodland Strategy](#)
- [Selected Key Bluebell sites in Fife – Fife Nature](#)

Table 9.1 Summary of the priority habitats found within the Levenmouth locality including key sites. Source: Fife's Local Biodiversity Action Plan

Upland Habitats	Freshwater & Wetland Habitats	Lowland & Farmland Habitats	Woodland Habitats	Marine & Coastal Habitats
<ul style="list-style-type: none"> • Upland heathland • Upland flush fen and swamp • Key site: Largo Law (LWS) 	<ul style="list-style-type: none"> • Inland freshwater, such as Carlhurlie Reservoir (LWS) • Rivers, such as the River Leven • Ponds 	<ul style="list-style-type: none"> • Lowland meadow and upland hay meadow 	<ul style="list-style-type: none"> • Ancient, semi-natural & long-established woodland, such as Keil's Den (LWS) • Mixed lowland woodland • Urban woodland 	<ul style="list-style-type: none"> • Intertidal communities: the Firth of Forth (SPA, RAMSAR, SSSI) • Strandline, sand dune & shingle community, such as Drummochy (Massney Braes) (LWS) • Coastal sand dunes at East Wemyss and Largo Bay

Natural Heritage Designations in the Levenmouth locality

9.55 There are internationally designated natural heritage sites along the coast in the Levenmouth locality, the Firth of Forth Ramsar, Special Protection Area and Site of Special Scientific Interest (SSSI); and the Outer Firth of Forth and St Andrews Bay Complex Special Protection area have primarily been designated for their importance for marine birds, waders and waterfowl.

9.56 There are six locally designated wildlife sites in the Levenmouth locality. Three of these have been recently resurveyed and have been found to be in an satisfactory condition (Keil's Den, Largo Law and Lahill Craig). The other wildlife sites - Carlhurlie Reservoir, Kennoway Den and Windygates to Kennoway - have not yet been resurveyed.

Links/Resources

- [Scottish Government – Natural Heritage Designations](#)
- [Naturescot– local designations](#)
- [Fife Designated Natural Heritage Sites](#)
- [Fife Local Wildlife Site tracker Dec 2023](#)

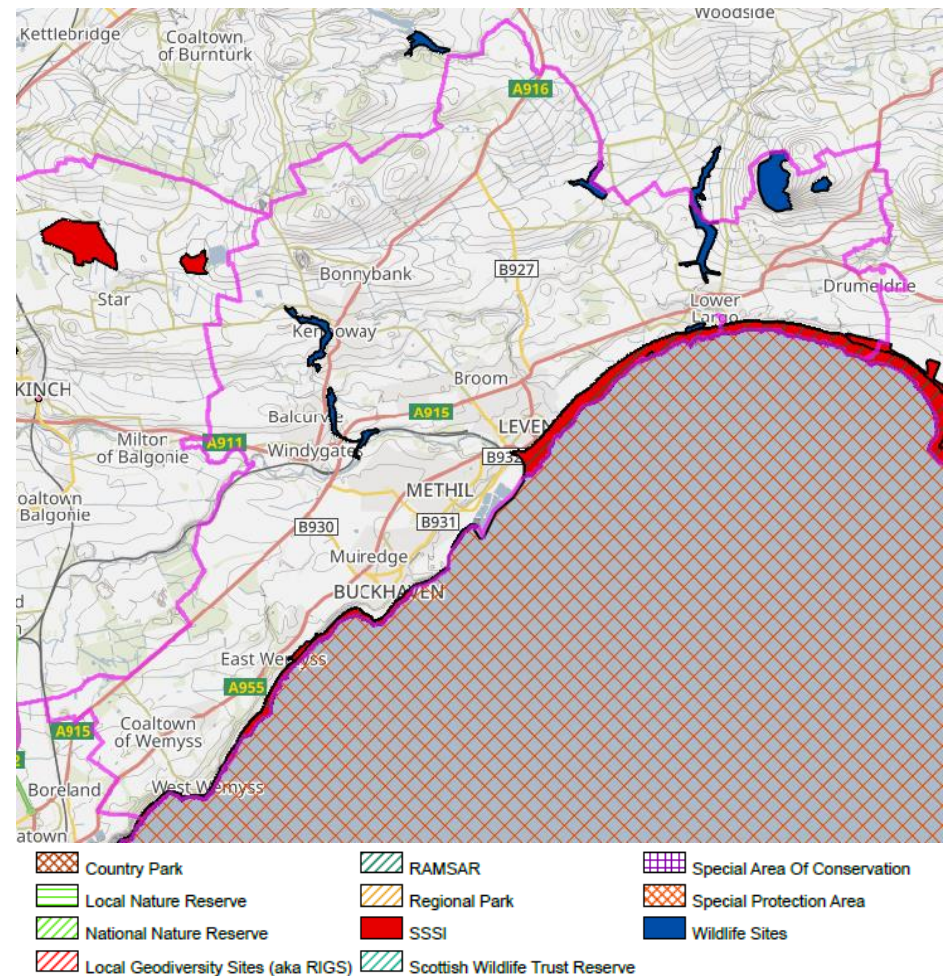


Figure 9.11 Natural heritage designations in the Levenmouth locality. These can be viewed on the [Green and Blue network interactive map](#).

Landscape character in the Levenmouth locality

- 9.57 The landscape of the Levenmouth locality is characterised by lowland dens, river basins and hills. The locality contains the designated Wemyss Coast and part of the Largo Law Local Landscape Areas. There are no Green Belts identified in the Levenmouth locality.
- 9.58 Outwith the built-up areas there is a high proportion of prime agricultural land in the Levenmouth locality (classes 1 to 3.1 in the Scottish Land Capability for agriculture map).
- 9.59 One small area at Lundin Wood is identified as being class 4 and 5 peatland in the Scottish Carbon and Peatland Map.
- 9.60 There is one working quarry in the area – Langside Quarry north of Kennoway which extracts hard rock. The Levenmouth locality has been extensively mined for coal but there are no mines which remain active and the last one at Earlseat has now been restored. The mining history does however leave a legacy of ground stability, contamination, and water quality issues in the locality.

Links/Resources

- [Naturescot – Landscape Character Types 2019](#)
- [Scotland's Soils – Land Capability for agriculture](#)
- [Carbon and Peatland Map 2016](#)
- [Press coverage of sinkhole in Methilhill](#)
- [List of Fife's Quarries](#)

Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

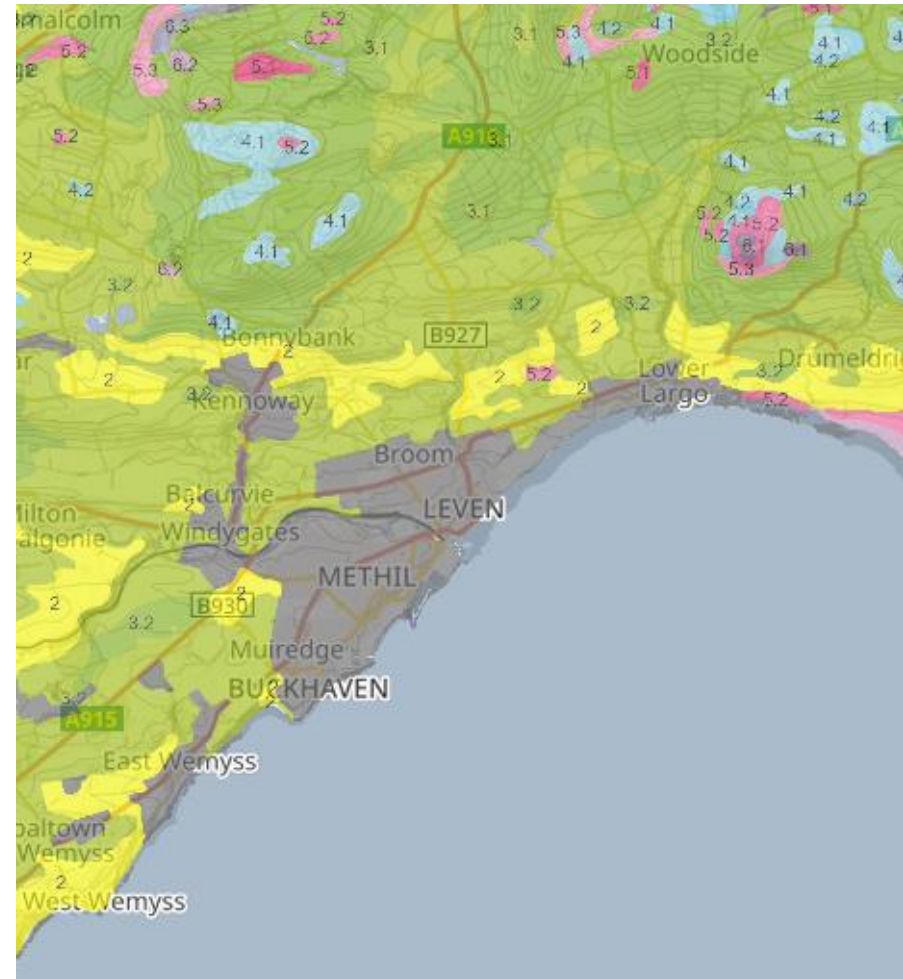


Figure 9.12 Extract from the land capability map for Scotland for the Levenmouth locality. ©Crown Copyright. Scottish Government Licence Number 100020540. All Rights Reserved

Vacant and derelict land in the Levenmouth locality

- 9.61 The Levenmouth locality has substantial areas of vacant and derelict land many of which relate to former mining or other industrial operations. There are particularly large areas of derelict along the coast in Buckhaven and Methil.
- 9.62 Between 2021-22 no vacant and derelict land sites in Levenmouth were brought back into use, but one additional site was identified – the Lundin Links Hotel.
- 9.63 Funding from the Vacant and Derelict land fund has been allocated to the restoration of the former Flax Mill at Silverburn Park (currently underway) and money has previously been allocated to aid regeneration at Fife Energy Park and Muiredge and Mountfleurie industrial estates. Money has also been ringfenced to support remediation works as part of the Leven Programme (in particular the former creosote works at Methil Brae).
- 9.64 The Balfarg/Leven Scottish Gas Network pipeline passes through the north of the Levenmouth locality. Development close to this pipe and within associated zones is subject to consultation with the Health and Safety Executive.

Links/Resources

- [Fife Vacant and Derelict land audit 2022](#)
- [Health and Safety Executive - Land Use Planning](#)

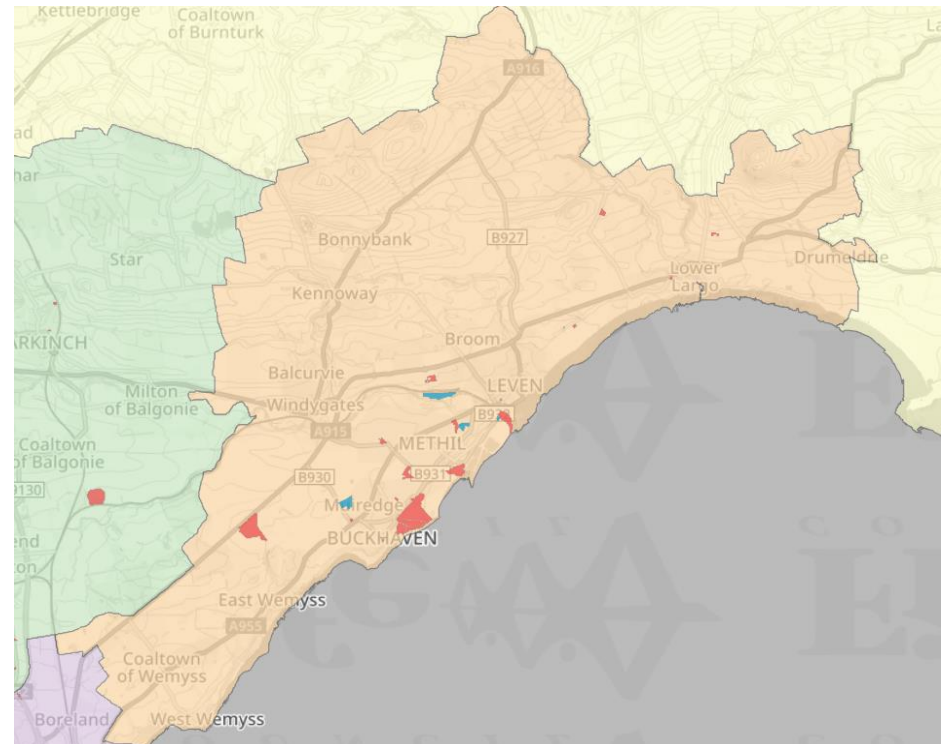


Figure 9.13 Extract from the Fife Vacant and Derelict Land Audit 2022 showing the Levenmouth locality

The infrastructure issues that need to be addressed in the Levenmouth locality within the lifetime of the Plan

The main infrastructure issues facing Levenmouth are access to healthcare, school capacity, quality and provision of open space, and accessibility of employment and education opportunities by public transport.

9.65 In the autumn of 2022, the community was asked what they felt was good about the Levenmouth locality, what was not so good, and what the key issues were that they felt needed to be tackled.

9.66 The issues that were highlighted the most were the lack of choice of housing, the poor quality of local shops, limited access to employment opportunities and general look and feel of the locality.

9.67 Access to healthcare facilities is also seen as bad due to poor appointment availability and a lack of dentists.

9.68 One good feature of the Levenmouth locality is the accessibility of local shops within walking distance. However, the survey highlighted that for some extra services residents had to go elsewhere e.g. clothes shopping.

9.69 Some respondents stated that they must go outside of the locality for sports and leisure facilities as the quality of those in Levenmouth is not great.

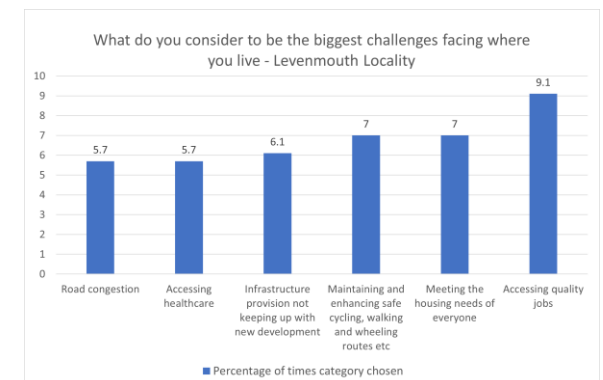
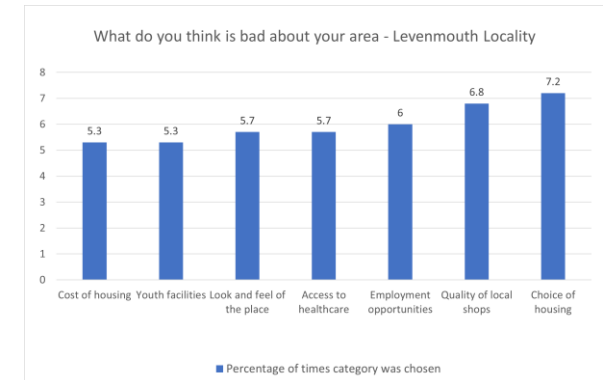
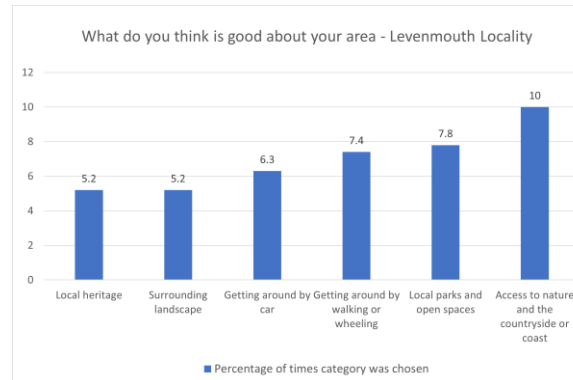


Figure 9.14 What residents of the Levenmouth locality think about their area

Links/Resources

- [Levenmouth summary of survey \(residents\)](#)

Healthcare in the Levenmouth locality

9.70 Levenmouth has a range of health and care facilities. These are concentrated around Leven, Buckhaven and Methil and not within walking distance for the more rural parts of the locality. However, planned growth and demographic changes (in particular, an aging population) over the lifetime of the new LDP are likely to put increased pressure on these facilities.

Links/Resources

- [NHS Fife Estates Strategy](#)

9.71 NHS Fife has identified future Primary Care capacity issues in the Levenmouth locality and have made recommendations as follows:

- Across the Levenmouth cluster there is a requirement to identify clinical space for approximately 9 rooms on full implementation of the Fife Primary Care Improvement Plan.
- The proposal to create a cluster hub at Randolph Wemyss Memorial Hospital will release some space within practices. Further analysis is required to quantify the impact for all practices within the cluster.
- The Place Planning tool developed by Scottish Government identified Leven Health Centre (Scoonie practice) as a priority area for investment.

School places in the Levenmouth locality

9.72 In education, there is projected pupil capacity across the whole of the existing and planned primary school estate to accommodate further growth (although that covers a range from some schools having falling pupil numbers and others having a potential shortage of space). Spare primary school capacity across localities does not mean there is capacity for new homes across all primary schools in the locality.

9.73 At a secondary level there is projected to be a very slight shortfall of places by 2027 across the locality.

Links/Resources

- [School Roll Projections by Area Committee September 2023](#)

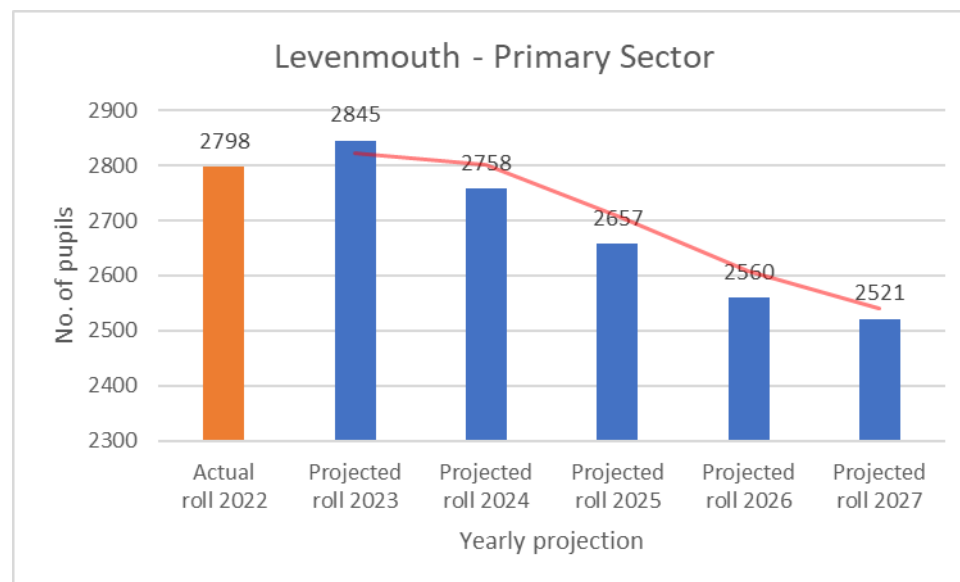


Figure 9.15 Projected pupil numbers in primary schools in the Levenmouth locality (2023 - 2027)

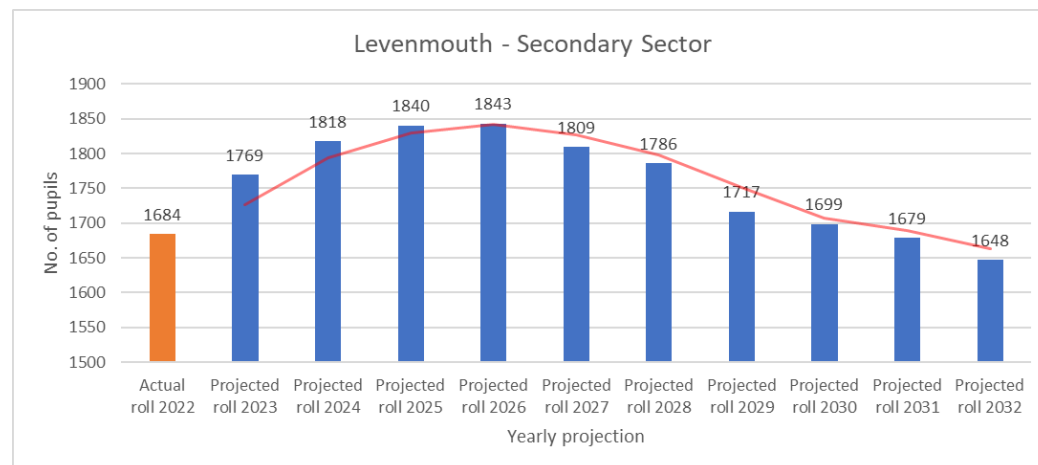


Figure 9.16 Projected pupil numbers in secondary schools in the Levenmouth locality (2023 - 2032)

Open space and play space in the Levenmouth locality

9.74 Open spaces, green and blue infrastructure, and outdoor places to play and socialise are key to successful placemaking. The outdoor spaces, including access to the coast, in the Levenmouth locality have helped to make communities more pleasant, liveable, healthy, and resilient. Leven and Buckhaven have high quality play parks but there are a number of poorer quality facilities. [Fife's Play Sufficiency Assessment](#) provides more information.

9.75 Kennoway, Windygates and Upper Largo have very poor-below average provision of greenspace. That being said, Kennoway Den has seen significant upgrade work recently.

9.76 In addition, overall, quality of greenspace is below average within the Levenmouth locality however there are some higher quality greenspaces within Lundin Links and Lower Largo.

9.77 Access to greenspace is also restricted within the Buckhaven, Methil, and Leven area, and the Kennoway and Windygates area.

9.78 The existing Fife Greenspace Audit and Strategy date from 2009; work is currently underway to update the audit and strategy and will be available to inform the new Local Development Plan (the proposed plan).

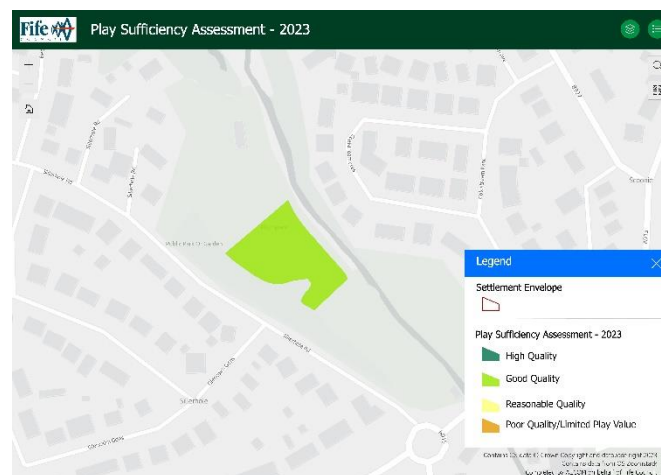


Figure 9.17 Indicative image from Fife's Play Sufficiency Assessment (showing part of the Levenmouth locality)

Links/Resources

- [Play Sufficiency Assessment](#)
- [Fife Greenspace Audit 2010](#)

Accessibility of public transport in the Levenmouth locality

- 9.79 Whilst most of the Levenmouth locality is well served by bus services, one of Fife's 5 main stations, it is still one of the most deprived areas in Fife in terms of connectivity to strategic employment destination located within and outwith Fife.
- 9.80 Bus services are less frequent in North East Leven; North Kennoway; the Largo's and Lundin Links and bus services to Baintown and Bonnybank are poor, and public transport to newer developments on the edges of settlements also have less frequent services.
- 9.81 The disconnection to the passenger rail network in the locality will be improved by the reopening of the railway in 2024 with two new stations located at Cameronbridge and Leven.

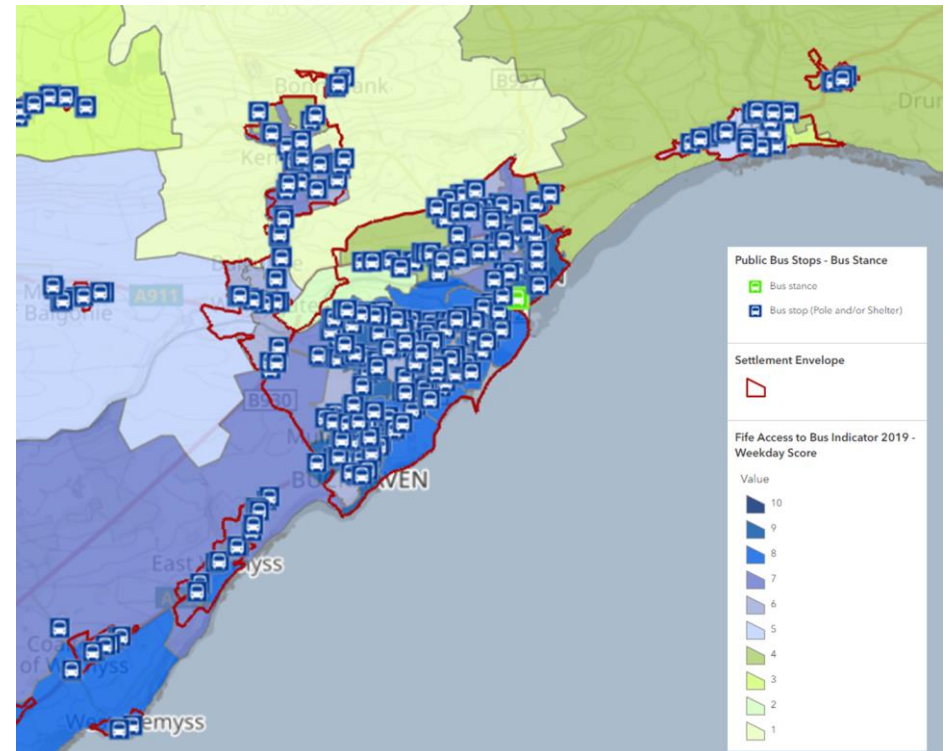


Figure 9.18 Weekday access to buses in the Levenmouth locality with bus stops (1= poor access, 10 = good access) (Source: [Scottish Access to Bus Indicator \(2019\)](#))

9.82 Public transport access to employment destinations is relatively poor in Levenmouth when compared to areas close by like Glenrothes and Kirkcaldy.

9.83 Access to further and higher education, strategic health and retail locations is also poor across Levenmouth.

9.84 The re-opening of the Leven rail line will improve access to employment and other destinations including further education and retail.

9.85 The Leven rail line will also provide an opportunity to support the growth of Levenmouth as a visitor destination.

Links/Resources

- [LTS & LDP Strategic Transport Modelling and option Development Report 2022](#)
- [DataShine: Scotland Travel to Work/Study](#)
- [Levenmouth Rail link](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

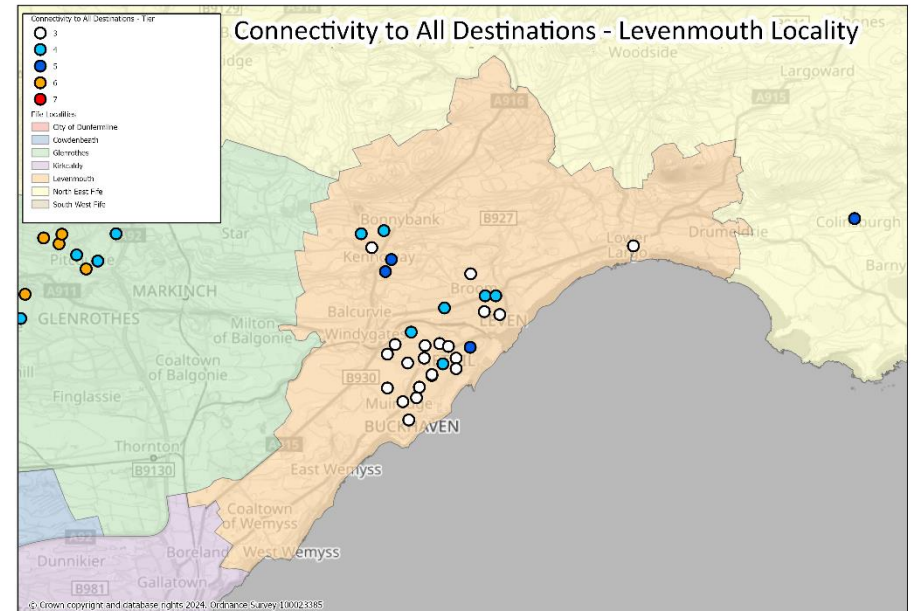


Figure 9.19

How the Levenmouth locality's economy is performing and how resilient it is to the future

9.86 Levenmouth has the highest levels of deprivation in Fife, as well as the highest claimant rates. Ensuring more equitable opportunities in the locality is a priority, with an aim to providing long-term sustainability in the local economy. The local economy struggles because of these long-term socio-economic problems, so creating circular economies where people work and spend locally would have a huge benefit.

9.87 Improved active travel throughout Levenmouth, combined with the new rail link should improve access and strengthen connections to cities like Dunfermline, Edinburgh and Dundee. Towns that have good connections to strong cities tend to have better economic outcomes, which will support the resilience of Levenmouth's local economy.

9.88 Levenmouth also performs very well in terms of education, and it should be a priority to ensure lifelong learning opportunities, keeping its industries on the cutting edge.

Links/Resources

- [Scottish Index of Multiple Deprivation](#)
- [18-10-04-Talk-of-the-Town.pdf \(centreforcities.org\)](#)
- [Wellbeing Index \(coop.co.uk\)](#)
- [Local Economic Profile 2021-2022](#)

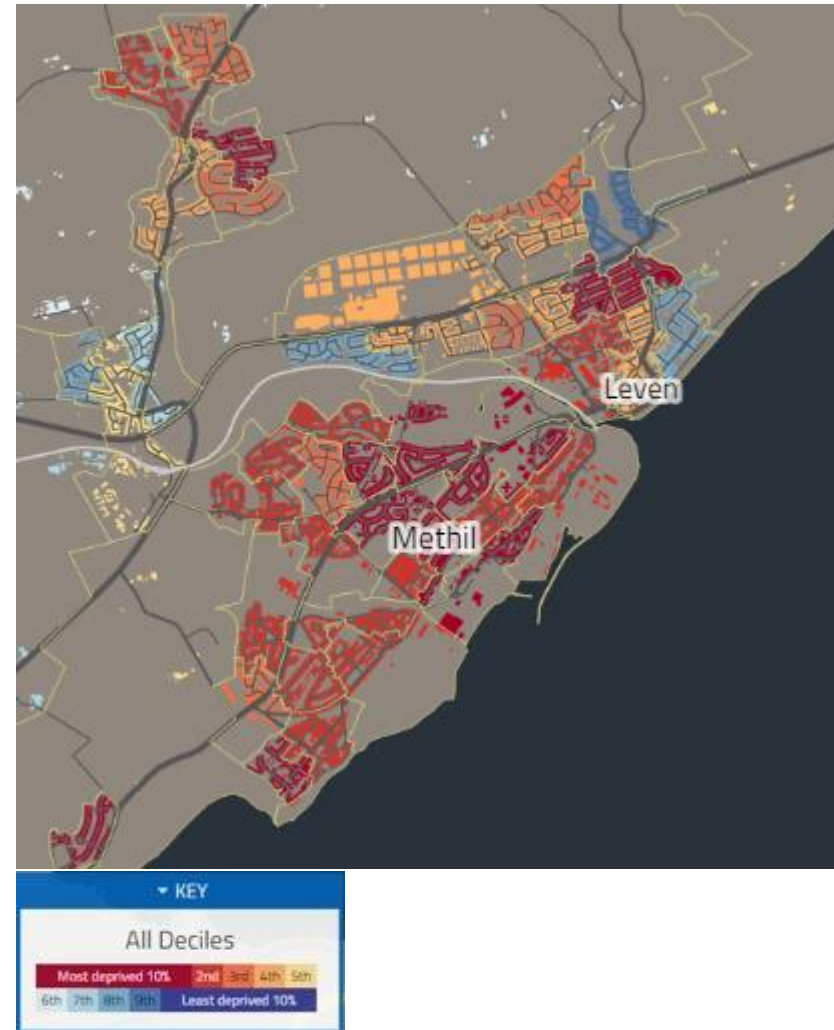


Figure 9.20 Deprivation in the Levenmouth locality

Employment in the Levenmouth locality

- 9.89 The majority of people living in Levenmouth work within the locality or travel to Glenrothes or Kirkcaldy. Fewer people travel to Cupar, Dunfermline, Rosyth or beyond Fife.
- 9.90 Those living in the Wemyss villages tend to travel to work in Glenrothes, Kirkcaldy and Levenmouth in roughly the same numbers.
- 9.91 It is hoped that the reintroduction of the Levenmouth rail link will bring opportunities for residents to work in other places.

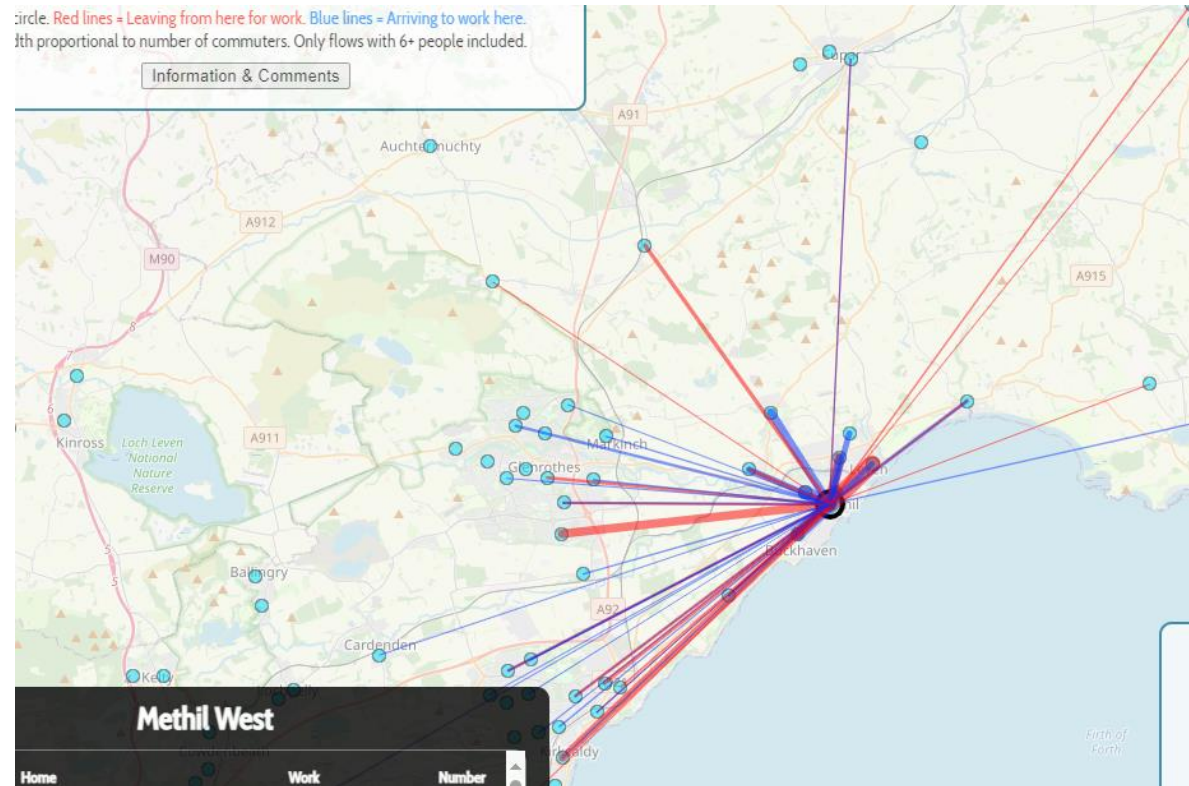


Figure 9.21 Example of journeys to work to and from part of the Levenmouth locality

9.92 Manufacturing is an important sector for Fife and is one of the Levenmouth locality's key sectors. Levenmouth is one of the Scotland's leading centres for energy, low carbon and renewables with a strong and growing profile of low carbon businesses, a range of site development locations and world-class facilities.

9.93 The Health and Social Work Activities sector has roughly the same numbers employed as Manufacturing, around 1,750 with the two sectors having the highest employment numbers.

9.94 Almost a quarter of Fife's jobs in Agriculture, Forestry and Fishing are located in the Levenmouth locality.

9.95 The occupancy rates of safeguarded employment areas (industrial estates and business parks) in the Levenmouth locality range from 0% at Methil Docks to 100% at Muiredge Industrial Estate and Sandy Brae Industrial Estate in Kennoway.

9.96 Under current planning policy Levenmouth currently has enough immediately available marketable employment land allocated (146%) to meet the 7-year supply requirement, with a significant amount located at the Methil dockyard area.

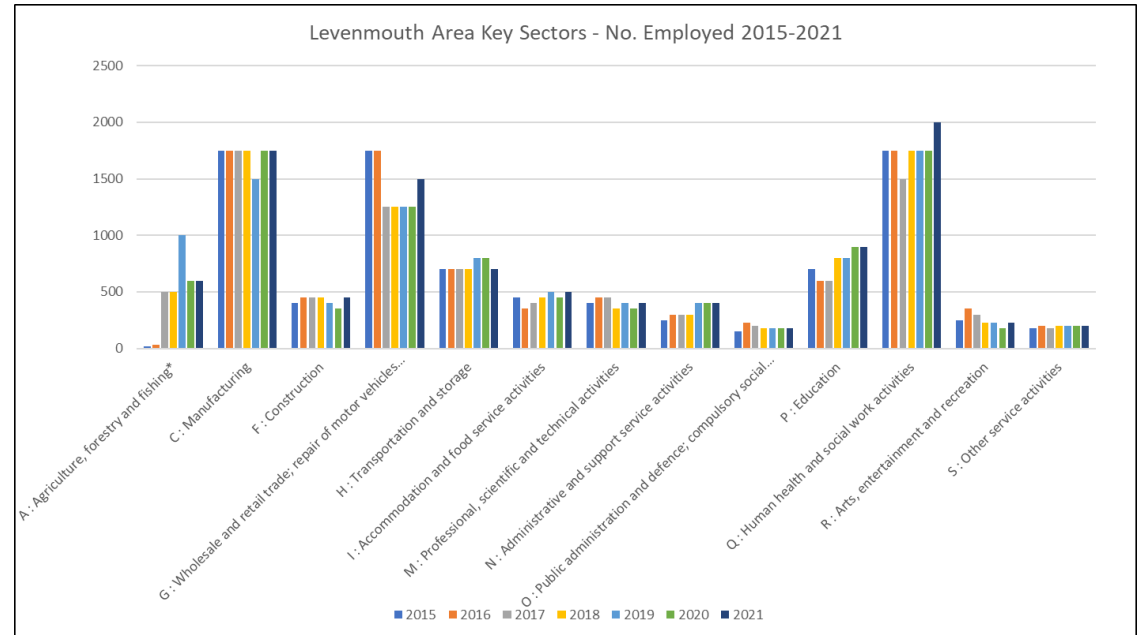


Figure 9.22 The Levenmouth locality's key employment sectors (number of people employed each year from 2015 to 2021)

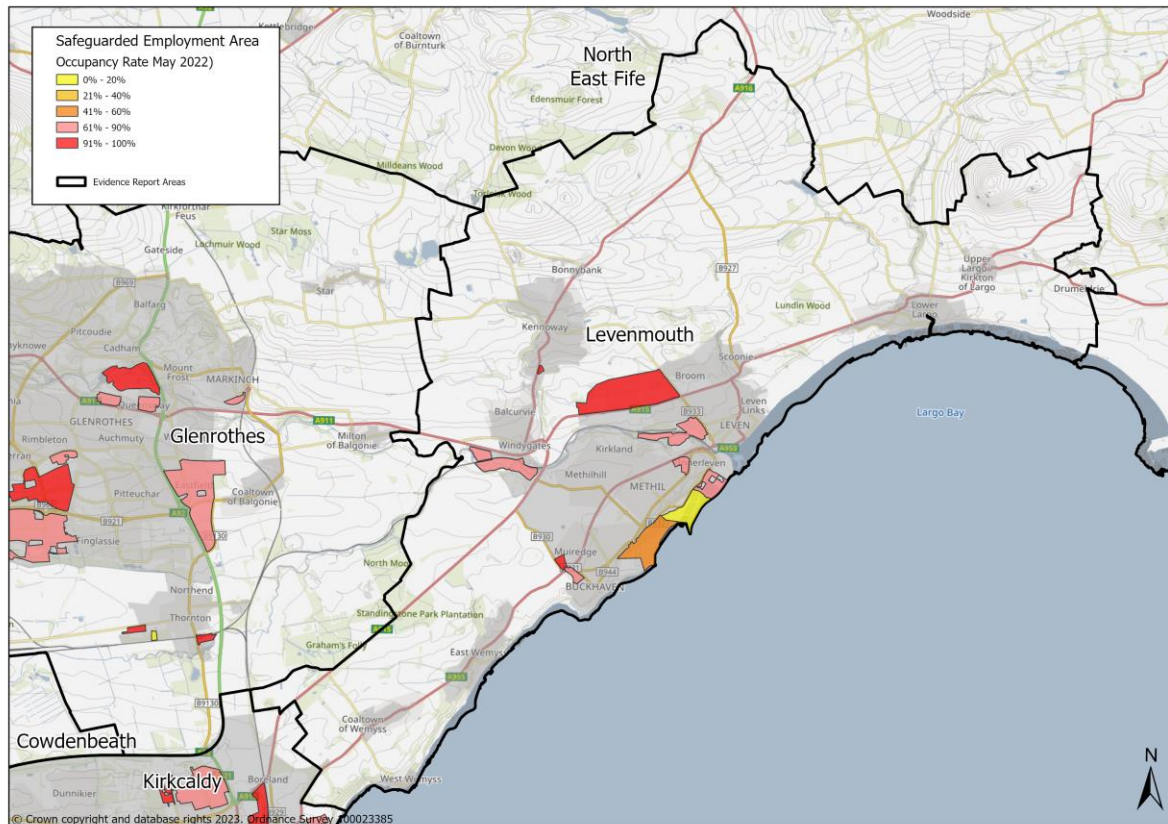


Figure 9.23 Occupancy rates in Safeguarded Employment Areas in the Levenmouth locality

9.97 Energy Park Fife is a world leading engineering and research zone within the energy sector.

9.98 Fife Council is investing in new business units in Levenmouth Business Park and servicing land for future units at Mountfleurie Business Park, this partly funded by the Levenmouth Reconnected Fund.

Links/Resources

- [DataShine: Scotland Travel to Work/Study](#)
- [Fife Economic Strategy 2023-2030](#)
- [Fife Local Economic Profiles 2021-22](#)
- [2021 Fife Business Base Report](#)
- [Fife Employment Land Strategy Economic Policy and Baseline Context April 22](#)
- [Levenmouth Businesses & Organisations Consultation 2022](#)
- [Key sectors Number of Employed 15-22](#)
- [Review of safeguarded employment areas](#)
- [Employment Land Audit 2022](#)
- [Fife Employment Land Strategy Review](#)

9.99 We undertook a survey of businesses and organisations in 2022 on the issues that they face operating in the Levenmouth locality as well as what works well.

9.100 All respondents rated their premises as either very good or excellent. Some premises at Methil Docks Business Park are modern and considered to be well insulated, warm and spacious.

9.101 It was highlighted that the preparation works for the new rail link is causing problems with people getting to the Methil Dockyard area. The condition of the roads in the area were criticised.

9.102 It was suggested there is a lack of accountability, and a lack of communication about the process timeframes.

9.103 The connecting of the Standing Stane Road to the A92 was suggested as an improvement as it would unchoke access to the towns in the Levenmouth locality.

9.104 Attracting people to work in the locality, accessing a skilled workforce, improving public transport links to employment areas, maintaining and improving walking, cycling and wheeling routes to employment areas and addressing the lack of premises in the right location are seen as the main issues that the next local development plan should look at.

Links/Resources

- [Levenmouth Businesses & Organisations Consultation 2022](#)

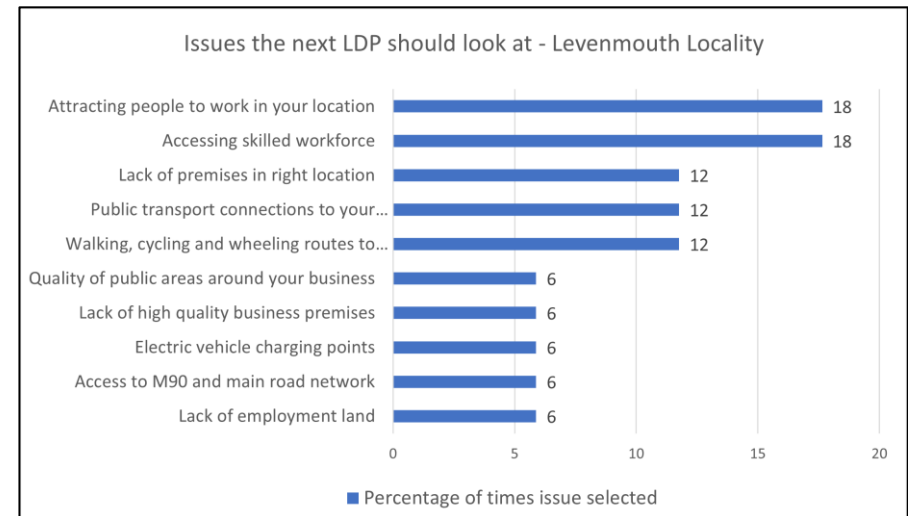
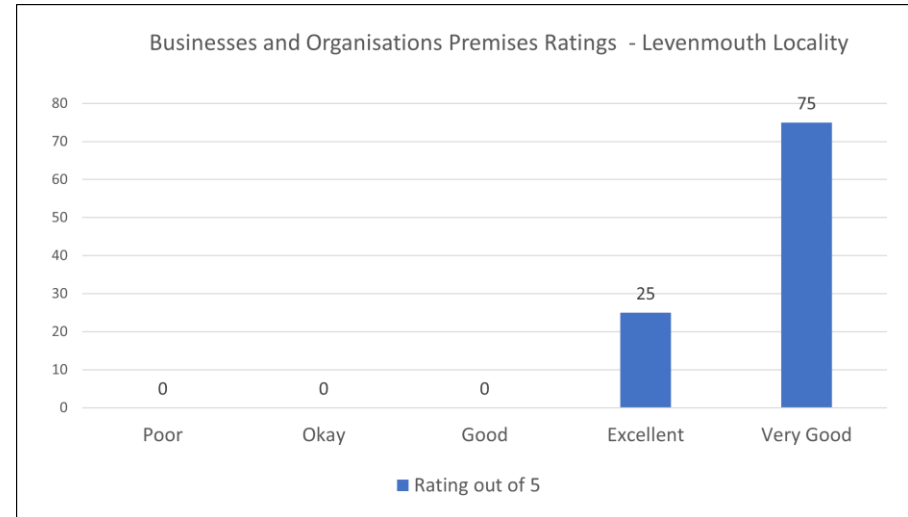


Figure 9.24 Feedback from local businesses in the Levenmouth locality

Leven Town Centre

9.105 Leven town centre is facing many challenges not least the changing nature of retail shopping. Vacancy rates have risen steadily in Leven Town Centre since 2012 from 15% to 23% in 2021.

9.106 A consideration of the comparative value of retail and service businesses in Leven found it performed relatively better than Glenrothes and Kirkcaldy; this could be result of the size of the relatively isolated population that it serves.

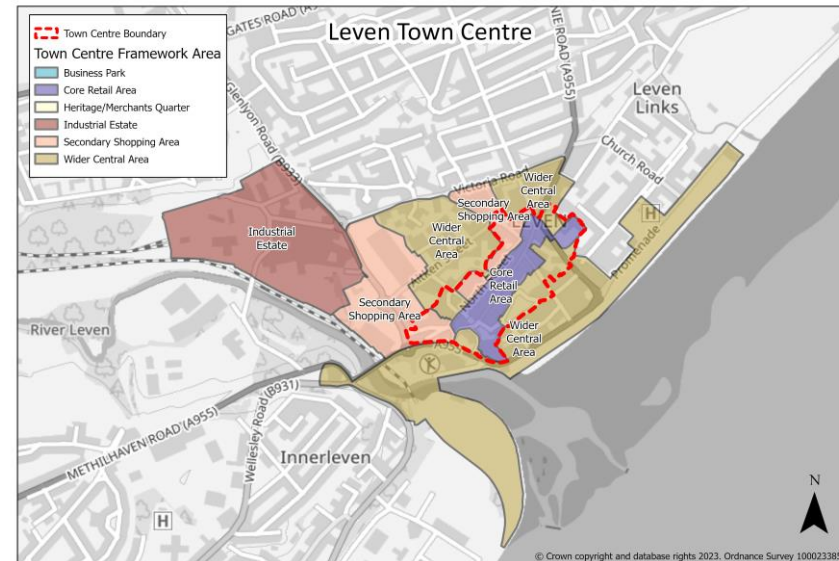


Figure 9.25 Map of Leven Town Centre

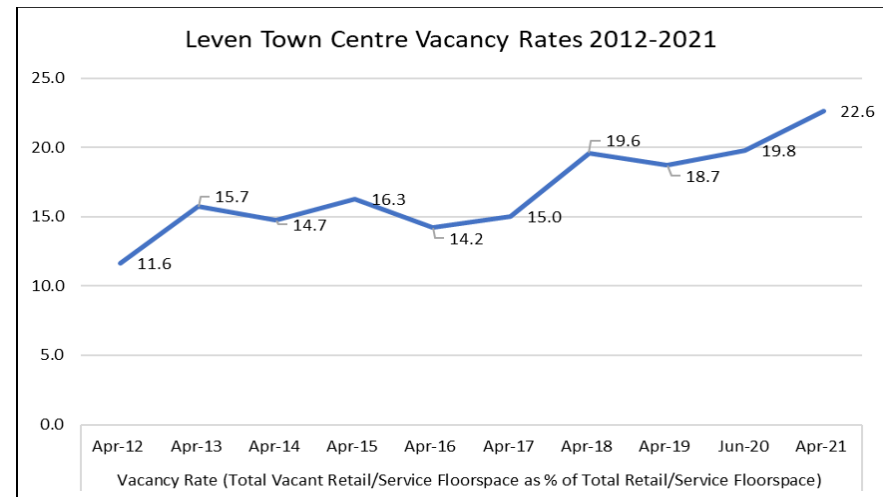


Figure 9.26 Vacancy rates in Leven Town Centre (2012 – 2021)

9.107 The total vacant floorspace in Leven town centre has increased by 3,210m² since 2012 further evidence that there is a need for a review of town centre uses to enable a wider mix of uses including more housing, public and employment opportunities.

9.108 Comparison floorspace (products that people will compare between different sources such as white goods and clothes) has reduced the most since 2012 (2,130m²). This reflects the trend that more and more people are shopping online and elsewhere rather than traditional locations like town centres.

9.109 Outwith Leven town centre there are six Local Shopping Centres serving Methilhill, Buckhaven, Kennoway and two in Methil. Occupancy rates are generally good between 90% and 100% with Buckhaven the exception at 67%.

Links/Resources

- [Leven Town Centres SWOT Analysis 2022](#)
- [GOAD data](#)
- [Fife Retail Capacity Study 2022](#)
- [Assessment of local shopping centres](#)

Table 9.2 Leven Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

	Town Centre - Use Types by Total F/space (m ²) and Difference between 2012 and 2021		
Use Type	Leven April 2012	Leven April 2021	Leven Change
Assembly	300	300	0
Comparison	7,730	5,600	-2,130
Convenience	2,340	2,160	-180
Convenience/Comparison	1,060	1,060	0
Food and Drink	2,750	1,870	-880
Hotel/Hostel	400	730	330
Leisure	2,350	2,860	510
Medical	60	110	50
Office	160	450	290
Service	4,730	4,370	-360
Vacant	1,230	4,440	3,210

9.110 Leven town centre would benefit from investment to improve the quality of place. The centre still has a good number of historic buildings and features, although lack of maintenance and unsympathetic alterations over time are an issue. Infill buildings from the mid-20th century onwards have been of mixed quality. There has been investment in the public realm at Shorehead by the bus station but overall the public realm is aged and in need of repair.

9.111 Around the Shorehead there are a lot of attractive shopfronts but generally there are some lower quality shopfronts which have a detrimental impact on the overall quality of place.

9.112 There is very little green infrastructure in the town centre although there are a few well maintained planters.

9.113 Funds have recently been allocated to provide an upgrade to the town centre including replacing street furniture and planting and cleaning of the paving; and four Town Centre Building Improvement grants totalling just over £36,000 were awarded in 2022/23 in the Levenmouth locality. However, austerity measures over the last 15 years have had an impact on the level of funding which can be accessed for town centre public realm and building improvements.



High Street, Leven

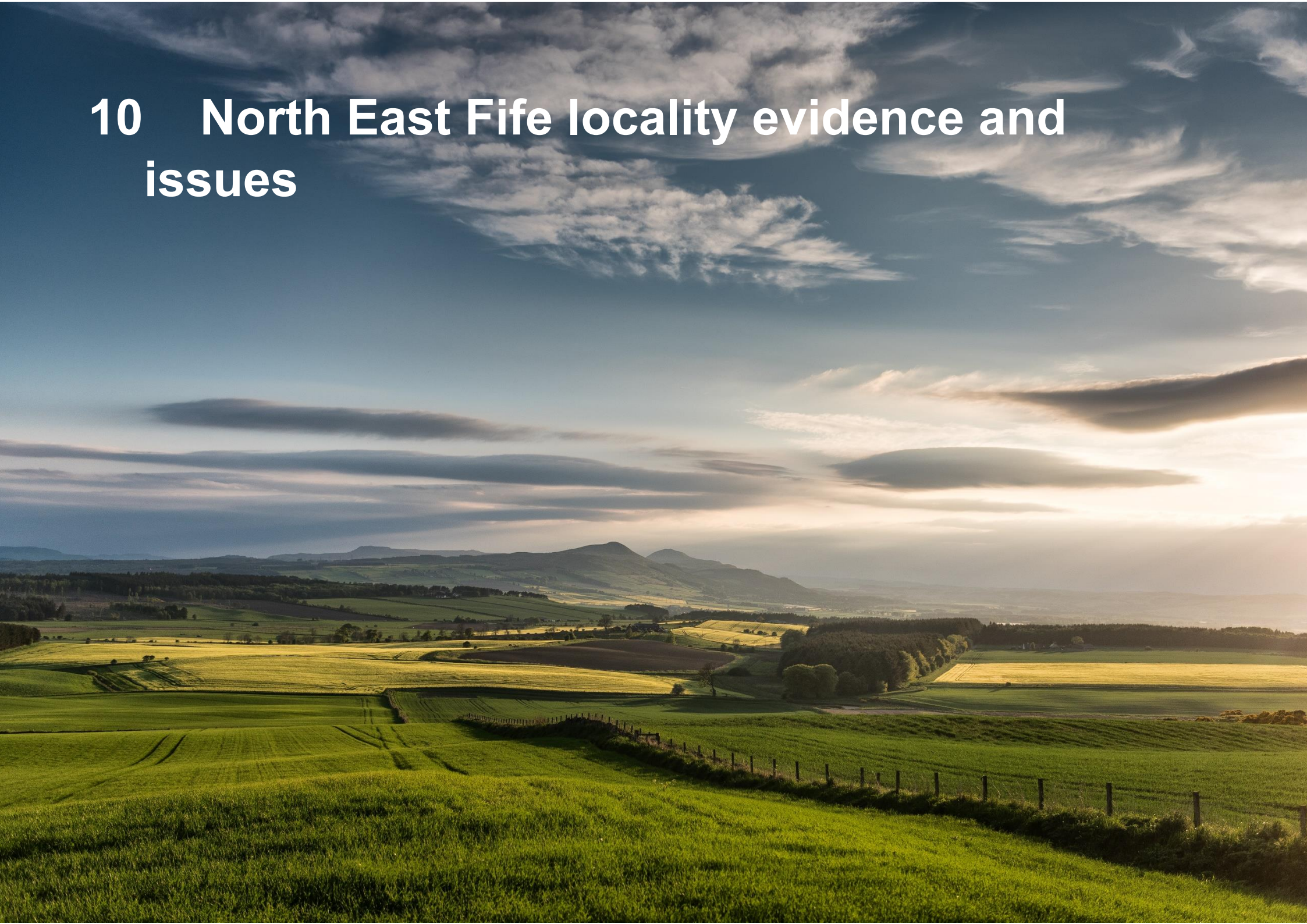
Links/Resources

- [Stories of Fife's Places site visit summary report Summer 2023](#)
- [Stories of Fife's Places site visit assessment sheets summer 2023](#)
- [Fife centres retail value assessment summaries summer 2023](#)
- [Fife Council Public Toilet Data](#)

Implications for Fife's new Local Development Plan of evidence specific to the Levenmouth locality

- 9.114 The Levenmouth locality is the most deprived and most poorly connected part of Fife.
- 9.115 Together, the Levenmouth Reconnected programme and the River Leven programme are working to address some of the issues that the Levenmouth area faces. The new railway line to Leven will help to improve connectivity for some parts of the area.
- 9.116 Within the locality, many services are accessible within a 10-minute walk or cycle for most residents.
- 9.117 The current FIFEplan designates one Strategic Development Area in Levenmouth. Until 2023, there was no developer interest in the site but there is now a live planning application. Also indicative of some of the challenges faced by the Levenmouth area, it is the only part of Fife with a surplus of available employment land.
- 9.118 In common with many other town centres across Fife, Leven town centre has seen an increase in vacancies over the last decade and a reduction in the amount of retail floorspace. The role of the town centre is becoming as much about social transactions as it is a place to shop.
- 9.119 The new Local Development Plan may need to consider if additional policies or support is needed in addition to national policy. Considerations are likely to include where additional scope exists for town centre living for different age needs in places where local access to neighbourhood and social facilities are readily available.
- 9.120 Flooding and water quality are issues in parts of the area, which will have implications for development under the new LDP.
- 9.121 As with other coastal areas, coastal erosion is, potentially, a significant issue facing the Levenmouth area.
- 9.122 There is some capacity in primary schools across the area although individual schools are more constrained. The area's one secondary school is forecast to have a shortfall in places by 2027.
- 9.123 Planned growth and demographic changes across the area mean there is a need for additional capacity in primary care sector that will need to be planned for.

10 North East Fife locality evidence and issues



Introducing the North East Fife locality

10.1 The North East Fife locality is the largest of Fife's localities by area, and stretches from the River Tay in the North, to the Firth of Forth in the south east. St Andrews is the largest town, followed by other main settlements, including Cupar, Newburgh, Auchtermuchty, Newport-on-Tay, and Anstruther. The locality is much less reliant on manufacturing and heavy industry than other areas in Fife, and is characterised by rural, agricultural, and fishing industries, together with tourism in the East Neuk and St Andrews.

10.2 According to the 2022 Local Strategic Assessment, with 75,557 people living in 35,809 households, North East Fife has the largest locality population in Fife. It also has a higher proportion of older people (22.8%), but the smallest proportion of children (13.5%). 60% of households are owner-occupied. Levels of private renting (15%) are higher than Fife, but social renting (14.5%) is below Fife.

10.3 It is the least deprived locality in terms of employment (5%) and income deprivation (6.4%), with only one datazone in the most deprived in Fife. North East Fife has the lowest claimant rate (2.2%), and a higher employment rate (72.8%). 93.4% of 16-19 year olds are participating in education, employment, or training, with 78% still in education.

10.4 In terms of health, in 2019 the average life expectancy for males living within the North East Fife locality was 79.8 and 83.2 for females which is higher than the Scottish average.

10.5 In addition, 19% of the North East Fife population were registered as living with a long-term physical health condition during the period between 2019 and 2020.



Links/Resources

- [North East Fife Local Strategic Assessment 2022](#)
- [ScotPHO profiling tool](#)

Implementation of FIFEplan in the North East Fife locality

- 10.6 There are several proposals in the current FIFEplan in the North East Fife locality.
- 10.7 At the Cupar North strategic development locality, planning application is currently to be determined, with updated information due to be submitted to the planning authority for re-consideration. A S75 Legal Agreement has been concluded for Gilliesfauld.
- 10.8 Planning permissions have been granted across the sites in the St Andrews West strategic development area and development has commenced there. The new Madras High School and related link road has been built and operational at the northern end.
- 10.9 Elsewhere, development activity continues at the University of St Andrews town and Guardbridge campuses. Long allocated housing development sites at Wormit and Guardbridge are also being developed and the Council's affordable housing programme has led to the development of new homes in the locality.
- 10.10 Proposals for rail halts at Wormit and Newburgh have been through the transport appraisal process but are not supported by the national Strategic Transport Projects Review, so there is currently no commitment or approval for it from Transport Scotland.

How past development has shaped how the North East Fife locality is today

- 10.11 How and why the settlements of North East Fife developed and changed over time heavily influences how they work today and the issues they face in reducing carbon emissions.
- 10.12 The locality consists of the historic university town of St Andrews, the former County town and market towns of Cupar, the fishing villages of the East Neuk (which developed around their harbours and which remain picturesque, now attracting tourists and second home owners). Villages developed around in agriculture in other parts of North East Fife and along the Tay Coast and have only expanded slowly over time.
- 10.13 The consequence of this relatively slow growth over time is that the historic network of streets still exists in the centre of most settlements. The towns in the locality are relatively small in scale retaining reasonable access to key services and facilities within a 10-minute walk in line with the principles of living well locally in most areas.
- 10.14 The historic centre of the university town of St Andrews is well preserved and is located to the north-eastern edge of the town. The town started to expand at the end of the 19th Century along Hepburn Gardens and Southfield. More rapid expansion happened towards the end of the 20th and early 21st centuries with the town growing to the south and west. Some of these areas are better connected than others with later and more peripheral developments being most poorly connected.



Figure 10.1 Map extract of Cupar showing residential areas along East Road facing away from each other

- 10.15 The historic market town of Cupar remains relatively compact despite some less well connected development on its outskirts. Residential areas to the north and south of East Road are quite separate with no interaction whilst residential areas to the southeast of Cupar are cut off by the railway and busy South Road, which impacts on the connectivity to the town centre.

10.16 North East Fife is rural in nature, with numerous small settlements which have limited services and facilities. The viability of providing additional services and facilities in these areas is challenging and locating services strategically to serve a number of settlements will be important. Away from the main towns it will often not be possible to provide easy walking or cycling distances to all everyday services.

10.17 In some areas, such as the Howe of Fife, clusters of medium sized villages can share services between them. However, in the hills south of the Tay Coast and inland from the East Neuk there are many very small village and hamlets which have few if any services and facilities between them; and which are not close to larger settlements which do have services.

10.18 In many settlements in the locality, late 20th and early 21st century residential developments on the periphery tend to be less well connected culs-de-sac, which can discourage walking and cycling. This is prevalent in the main towns of St Andrews and Cupar reflecting the nature of late 20th century development. The lack of connectivity and the distance to the town centres make walking and cycling less attractive travel choices from the residential areas which are further out.

10.19 Annex 7 provides more information on Living Well Locally and 20 minute Neighbourhoods in Fife.

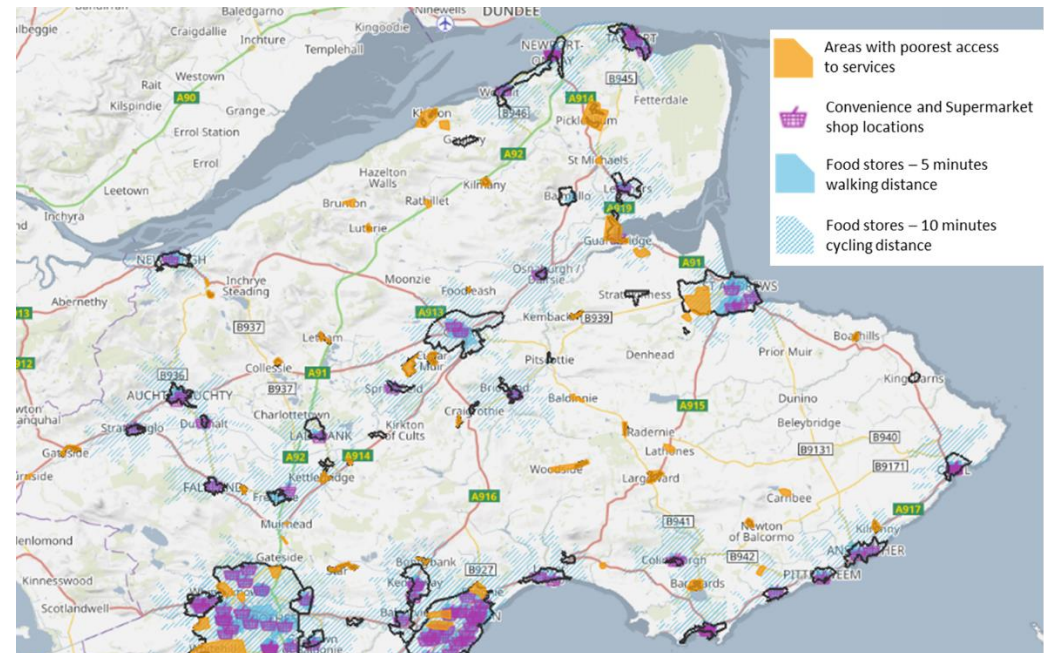


Figure 10.2 Example extract from [Local Living and 20 MN interactive mapping](#) showing walking and cycling distances from convenience stores in the North East Fife locality, and the areas which are least well served by services and facilities.

Links/Resources

- [Living Well Locally case study – West Howe Area](#)
- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Interactive Local Living and 20 Minute Neighbourhoods mapping](#)

Built heritage in the North East Fife locality

- 10.20 North East Fife is rich in built heritage assets with a great many conservation areas and listed buildings. The built heritage gives the towns and settlements their distinctive character and makes many of them attractive to visitors.
- 10.21 The town centres in the locality have historic cores with many high quality buildings. In general these are well maintained although maintenance can be an issue.
- 10.22 Cupar, Anstruther, and Ladybank have had investment of over £11.5 million in the built heritage over the last few years with projects overseen by Fife Historic Buildings Trust.

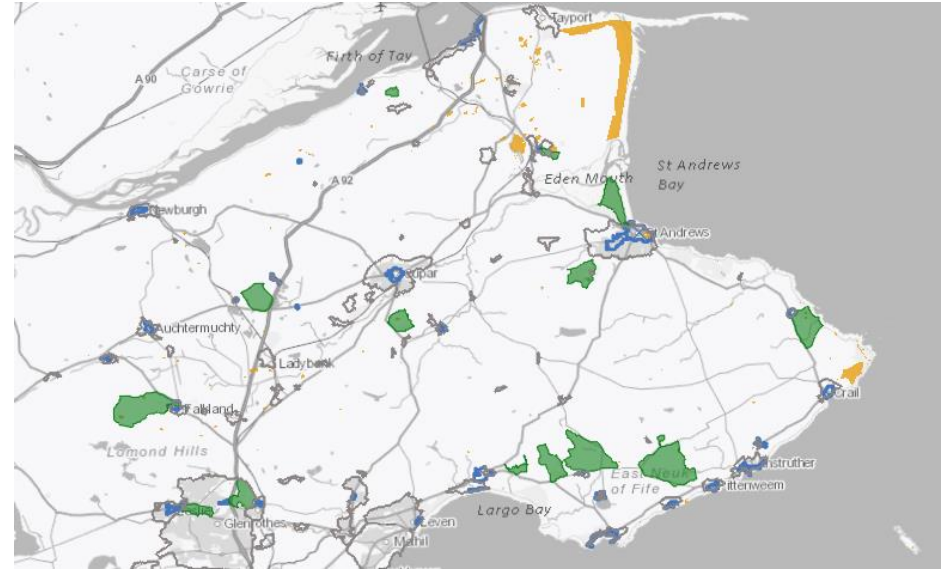


Figure 10.3 Map extract showing built heritage assets in the North East Fife locality

10.23 There are currently over 70 buildings on the Buildings at Risk register in North East Fife. Nine buildings have recently been taken off the register as they have been renovated. Permission has been granted for the demolition of seven listed buildings in the locality in the last 10 years.

10.24 Coastal flooding is predicted to be a risk for many conservation areas and historic harbours in North East Fife including some category A listed buildings in Pittenweem and St Andrews. Cambo and St Andrews Links Gardens and Designed landscapes and the Scheduled Ancient Monuments at Fife Ness and Tentsmuir coastal defences are also predicted to be at risk from coastal flooding.

10.25 Many settlements have their conservation areas and some listed buildings predicted to be at risk of flooding from watercourses. The most widespread prediction of risk to built heritage from fluvial flooding is in Cupar, Crail, Ceres, and Falkland. Flooding from surface water is also predicted to be a significant risk to built heritage in Cupar.

10.26 Cambo and St Andrews Links Gardens and Designed landscapes and Tentsmuir coastal defences, Danes Dike, Kingsbarns Castle, St Monans windmill and salt pans and Caipie Caves Scheduled Ancient Monuments are predicted to be at risk from coastal erosion. The conservation areas and some listed buildings in Elie and Earlsferry, Pittenweem and the A listed St Andrews Harbour are also predicted to be at risk. This was borne out by storm damage in October 2023.

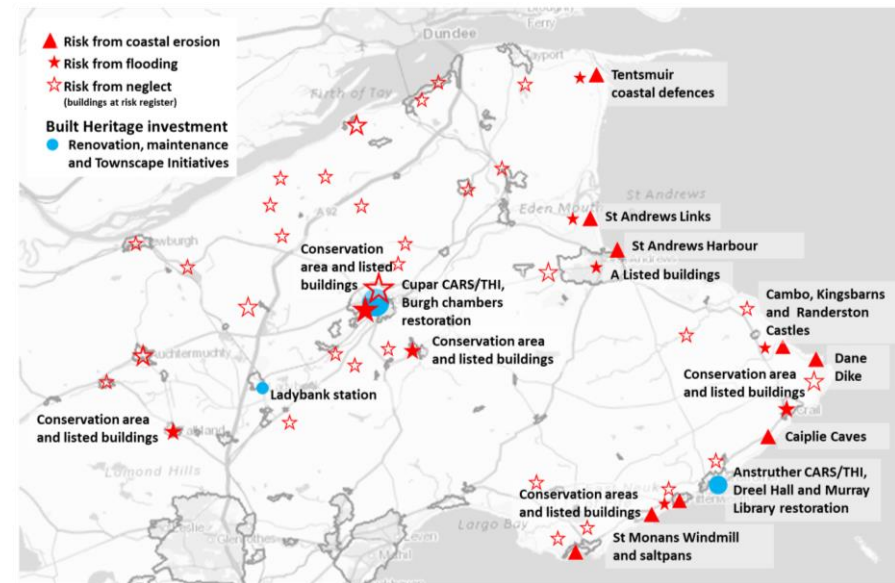


Figure 10.4 Map of the North East Fife locality showing built heritage at risk from flooding and neglect; and some built heritage investment initiatives This map was created by visually comparing [HES built heritage designations](#) with the [SEPA flood maps](#), the [Dynamic Coast 2 webmap](#), the [Buildings at Risk register](#) and some areas which have [received funding for townscape and heritage initiatives](#)

Links/Resources

- [Conservation Area Appraisals](#)
- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)
- [Fife Historic Buildings Trust](#)
- [Buildings at Risk register](#)

How the North East Fife locality will need to change because of the climate and biodiversity emergencies

In common with other coastal areas of Fife, North East Fife faces challenges arising from the climate and biodiversity emergencies. Opportunities will need to be taken to decarbonise heating in the locality to reduce greenhouse gas emissions. Climate change is increasing the risk of flooding, and rising sea levels increase the threat from coastal erosion. Both issues will affect how development is planned in the future. Water quality and protecting important habitats are also key issues in North East Fife.

Decarbonising heating in the North East Fife locality

10.27 Decarbonising heating will be important in helping Fife tackle the climate emergency and meeting net zero commitments. Potential Heat Network Zones in North East Fife have been identified as part of a Local Heat and Energy Efficiency Strategy for Fife. The potential heat network zones are shown on the map. Further work to identify Heat Network Zones will be undertaken in 2024-25.

Links/Resources

- [Local Heat and Energy Efficiency Strategy](#)

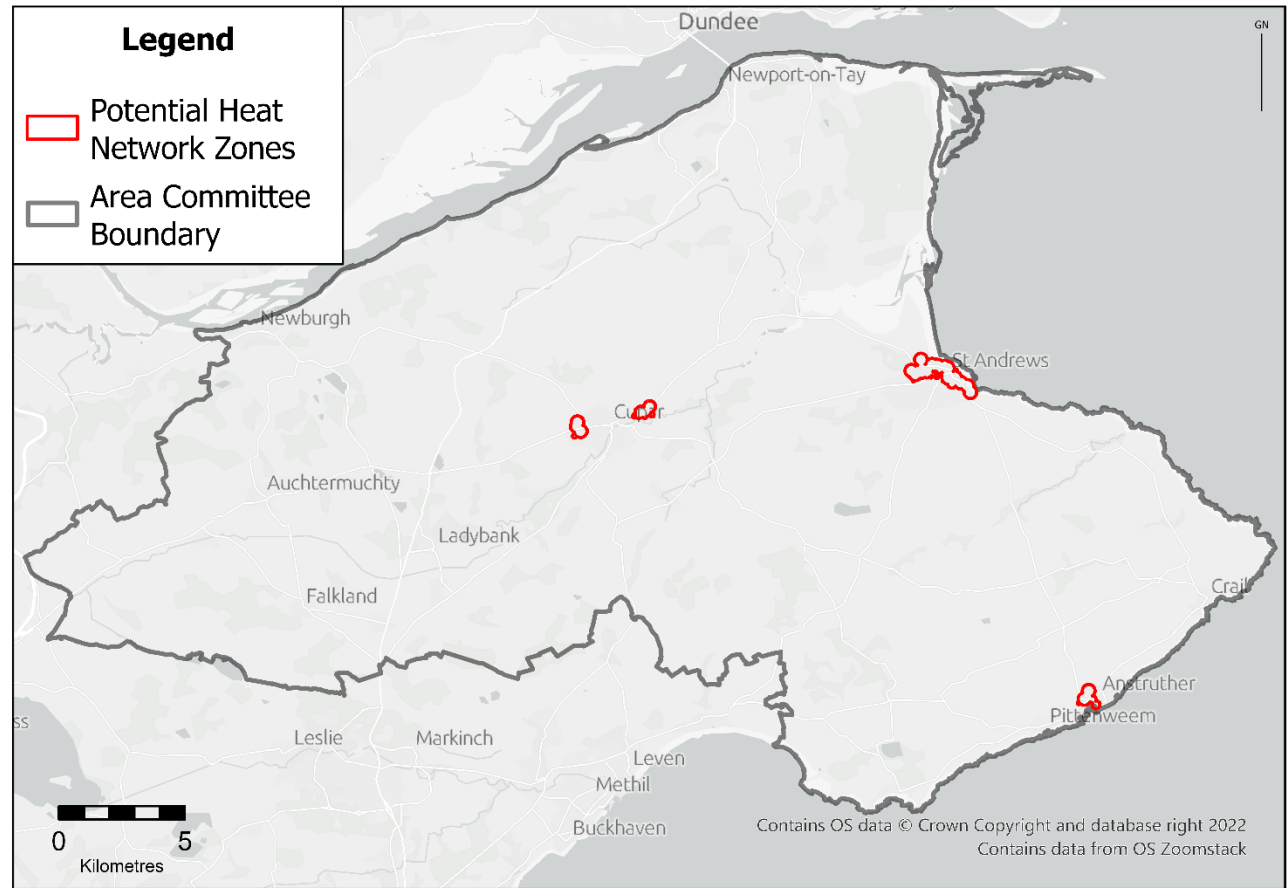


Figure 10.5 Potential heat network zones in the North East Fife locality (source: Local Heat and Energy Efficiency Strategy)

Flood risk in the North East Fife locality

- 10.28 Parts of North East Fife are identified by SEPA as predicted to be at risk of flooding, a risk that is increasing because of climate change.
- 10.29 There is significant risk from river, coastal, and surface water flooding affecting many settlements. Over the last few years there have been many flooding events in the locality with Cupar town centre being badly impacted in particular.
- 10.30 Progressing a flood protection scheme along the Kinness Burn is an action in the Tay and Montrose Basin Flood Risk Management Plan.
- 10.31 There are existing flood prevention schemes at Dunshalt, Auchtermuchty, Cupar, Ceres, and Pitscottie these are all around 30 years old. A new flood protection scheme has been identified for the Kinness Burn in St Andrews in the Tay Estuary and Montrose Basin Flood Risk Management Plan. Several detailed flood studies have been produced or are proposed for places in North East Fife in the Local Flood Risk Management Plan.
- 10.32 SEPA has predicted that there is a risk of geomorphic change (change to the river channel) along stretches of the River Eden through the North East Fife.

Links/Resources

- [Fife Strategic Flood Risk Assessment](#)
- [SEPA Flood Risk Maps](#)
- [SEPA – Geomorphic Risk data](#)
- [Tay Estuary and Montrose Basin Local Plan District Flood Risk Management Plan](#)
- [Background paper on water and coastal erosion issues in Fife](#)
- [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#)

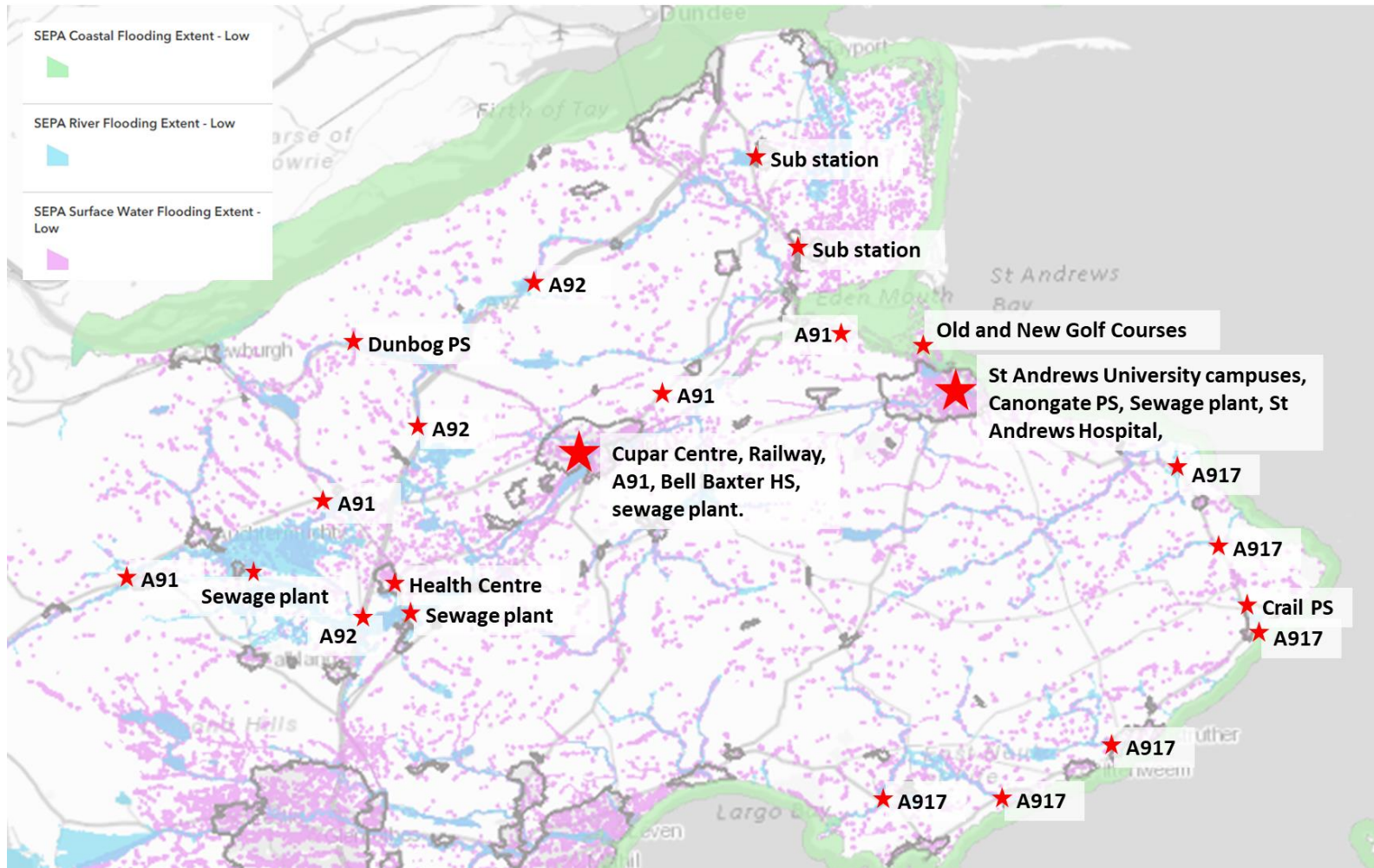


Figure 10.6 Plan showing key assets predicted to be at risk of flooding in North East Fife locality. This map was created by visually comparing: Fife Council data on schools, healthcare facilities and key employment areas (see [Local Living and 20 minute neighbourhood interactive map](#)) and Mastermap and OS Base mapping with [SEPA flood maps](#) and [Dynamic Coast 2 webmaps](#).

Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.

Water quality in the North East Fife locality

- 10.33 Alongside flooding there are also issues with water quality and water scarcity in parts of North East Fife. Burns which are classed as poor or bad quality including St Monans Burn/Inverie Burn and Dreel Burn.
- 10.34 Groundwater quality across much of North East Fife is identified as in a poor overall condition due to legacy mining, quarrying, and rural activities; although around St Andrews and along to Crail groundwater is classed as good quality. Water flows in many areas are low due to agricultural irrigation and business abstraction.
- 10.35 The bathing waters from St Andrews to the East Neuk are classed as excellent.
- 10.36 Water scarcity has been an issue for the North East Fife locality with abstraction from the River Eden being suspended in August 2022.

Links/Resources

- [Background paper on water and coastal erosion issues in Fife](#)
- [SEPA water classification hub](#)



Figure 10.7 Extract from SEPA water classification hub showing quality of surface waters in the North East Fife locality

Coastal erosion in the North East Fife locality

- 10.37 Dynamic Coast 2 mapping identifies many points along the coast in the North East Fife Area, locality, including Tentsmuir and St Andrews West Sands, as predicted to be at risk from coastal erosion.
- 10.38 Artificial coastal defences are located around the North East Fife coast which protect many coastal settlements. Storms in 2023 caused damage to a number of coastal defences around the North East Fife coast including St Andrews and Pittenweem.
- 10.39 There are also natural coastal protection systems in place around the coast including the West Sands Dune Management project in St Andrews which began in 2010.
- 10.40 Under the Coastal Change Adaptation programme, Fife will review its Shoreline Management Plan (SMP2) in line with new Guidance on creating Coastal Change Adaptation Plans.
- 10.41 The new Local Development Plan will have to consider how future development should manage the risk of coastal erosion. There is a strong presumption by Scottish Government that engineering solutions to protect areas at risk are no longer appropriate.

Links/Resources

- [Dynamic Coast mapping](#)
- [West Sands Dune Management project](#)
- [Fife Shoreline Management Plan \(2011\)](#)
- [Fife Coastal Formal Defences Register Dec 2023](#)
- [Background paper on water and coastal erosion issues in Fife](#)

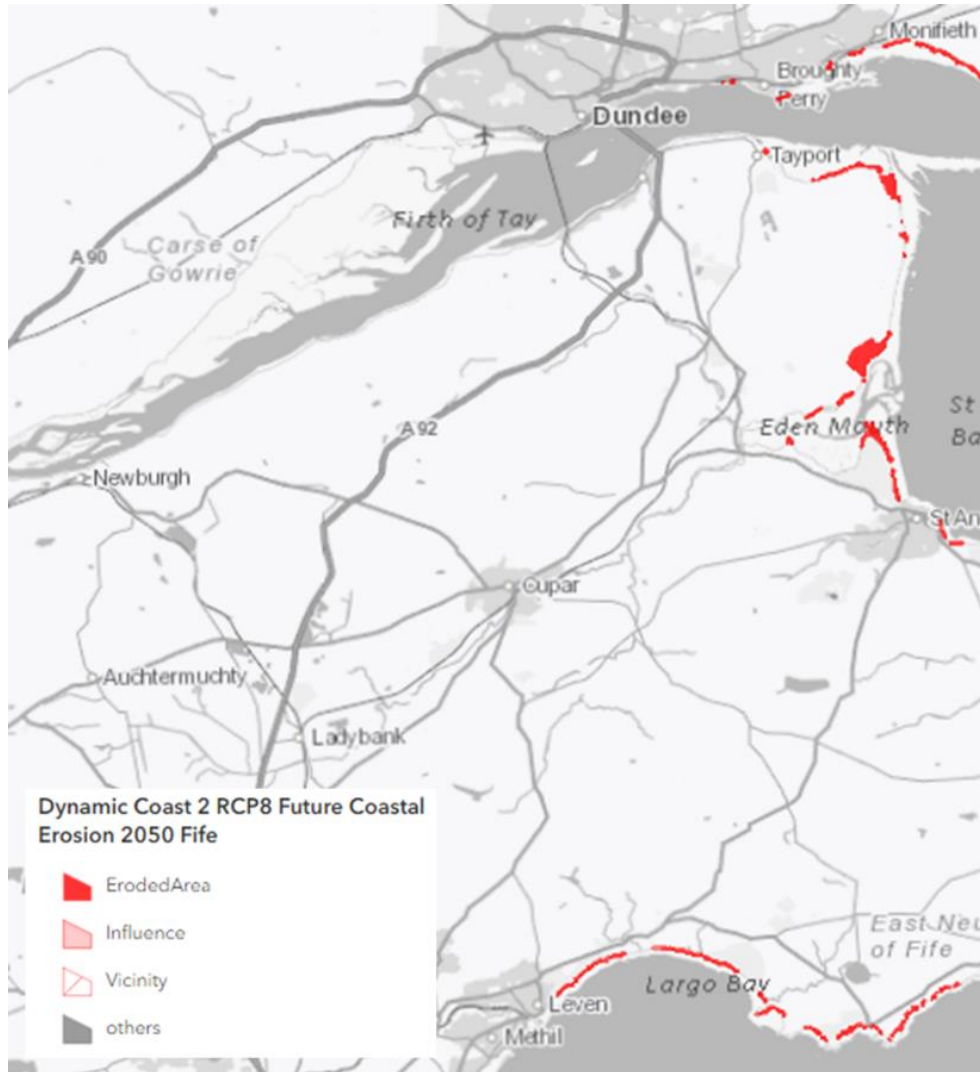


Figure 10.8 Map showing areas in the North East Fife locality which are predicted to be at risk of coastal erosion (in red) – 2050 high emission scenario Source: Dynamic Coast mapping (DC2)

Caveat for use of Dynamic Coast maps. The Dynamic Coast maps should not be used to assess coastal risk to individual properties.

Green and blue networks in the North East Fife locality

10.42 North East Fife's green and blue networks are integral to supporting the movement of wildlife, protecting species and habitats but also providing recreation for people, and improving pedestrian and cycle links across the locality.

10.43 Some of the key active travel routes within the North East Fife locality include the Fife Coastal Path and Fife Pilgrim Way. National Cycle routes 1 and 777 also run through North East Fife providing connections to Dundee and Aberdeen.

Links/Resources

- [Cupar Report Green and Blue Networks 2023 update](#)
- [Crail Report Green and Blue Networks 2023 update](#)
- [East Neuk Report Green and Blue Networks 2023 update](#)
- [Elie and Earlsferry Report Green and Blue Networks 2023 update](#)
- [Howe of Fife Report Green and Blue Networks 2023 update](#)
- [Leuch Guard Bal Strathk Report Green and Blue Networks 2023 update](#)
- [Newburgh Report Green and Blue Networks 2023 update](#)
- [St Andrews Report Green and Blue Networks 2023 update](#)
- [Taybridgehead Report Green and Blue Networks 2023 update](#)
- [Fife Greenspace Audit 2010](#)
- [Sustrans National Cycle Network Routes in the East of Scotland](#)
- [Fife Coastal Path](#)
- [Fife Pilgrim Way](#)
- [Interactive map – Fife's Green and Blue network and ecosystem services](#)
- [Fife Green and Blue Network Audit Storymap](#)

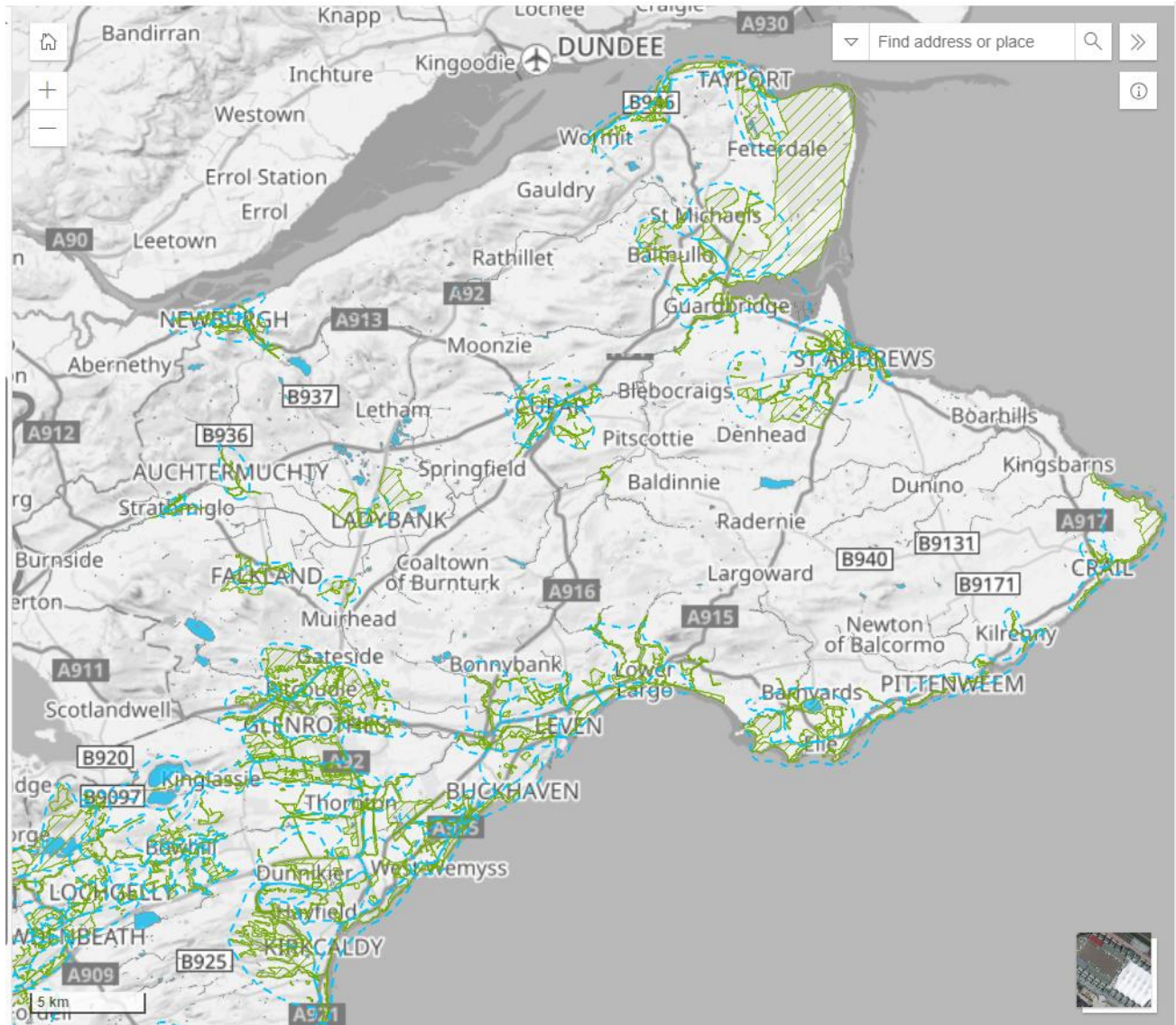


Figure 10.9 Extract from the [Green and Blue Network interactive map](#) illustrating key assets and existing blue and green network policy areas

Biodiversity in the North East Fife locality

10.44 There is a diverse mix of habitats within the North East Fife locality, including freshwater and wetland habitats which support a range of European Protected Species such as beavers, otters, bats and various newts. Other protected species found within North East Fife include red squirrels (UK Protected Species), Corn buntings (red status birds of conservation concern) and Bluebells (UK Protected Species). The shallow seas at St Andrews and Largo Bays also provide some of the richest feeding grounds for fish and seabirds in Scotland.

10.45 Given the destruction of habitats is the number one cause of species extinction it is key these priority habitats are safeguarded.

10.46 Invasive species such as Japanese Knotweed, Giant Hogweed, Himalayan Balsam, and Rhododendron also pose a threat to the various ecosystems within the North East Fife locality. For example, Dreel Meadow has now become degraded as a result of the colonisation of Giant Hogweed and Himalayan Balsam.

10.47 Other invasive non-native species which can be found within the North East Fife locality include the American mink and signal crayfish which cause harm to the aquatic ecosystems which they inhabit as well as commercial fisheries.

Links/Resources

- [NBN atlas](#)
- [Fife Local Biodiversity Action Plan](#)
- [Nature Scot- Invasive non-native plants](#)
- [Nature Scot- Protected species A-Z guide](#)
- [The Non-native Species Information Portal](#)
- [Fife's Forestry and Woodland Strategy](#)
- [Selected Key Bluebell sites in Fife – Fife Nature](#)
- [Corn Bunting Breeding Status 2021 – Fife Nature](#)
- [Indicative Red Squirrel Sites – Fife Nature](#)

Table 10.1 Summary of the priority habitats found within the North East Fife locality including key sites. Source: Fife's Local Biodiversity Action Plan

Upland Habitats	Freshwater & Wetland Habitats	Lowland & Farmland Habitats	Woodland Habitats	Marine & Coastal Habitats
<ul style="list-style-type: none"> • Heath and moorland • Blanket bog • Upland flush fen and swamp • Key site: Lomond Hills Regional Park 	<ul style="list-style-type: none"> • Inland freshwater, such as Lindores Loch (SSSI) • Lowland fen • Rivers, such as the River Eden • Ponds • Reedbed, such as Mugdrum Island within Firth of Tay and Eden Estuary (Special Area of Conservation, SPA, RAMSAR) and Inner Tay (SSSI) 	<ul style="list-style-type: none"> • Species-rich grassland, such as Fleecefaulds Meadow (SSSI) (Scottish Wildlife Trust Reserve) • Field margins and boundaries • Parks and areas with veteran trees, such as Falkland • Golf courses, such as Annsmuir, Duke's and St Andrews Links (Old Course) (LWS) • Traditional orchards of North Fife • Lowland heathland, such as Glenduckie Hill (LWS) 	<ul style="list-style-type: none"> • Ancient, semi-natural & long-established woodland, such as Craighall Den (SSSI) • Mixed lowland woodland • Urban woodland 	<ul style="list-style-type: none"> • Intertidal communities: Firth of Forth (SPA, RAMSAR, SSSI), Firth of Tay and Eden Estuary (Special Area of Conservation, SPA, RAMSAR), and Inner Tay Estuary (SSSI) • Maritime cliffs & islands such as the Isle of May (Special Area of Conservation, SSSI, National Nature Reserve), Forth Islands (SPA), and Outer Firth of Forth and St Andrews Bay Complex (SPA) • Saltmarsh, such as Barnsmuir Coast (SSSI) • Strandline, sand dune & shingle communities such as West Sands, St Andrews (Eden Estuary SSSI)

Natural Heritage Designations in the North East Fife locality

10.48 There are internationally designated natural heritage sites along the coast in the North East Fife locality: the Firth of Forth and Firth of Tay and Eden Estuary Ramsar sites, Special Protection Areas and Sites of Special Scientific Interest (SSSIs); the Outer Firth of Forth and St Andrews Bay Complex and the Forth Islands Special Protection Areas and the Firth of Tay and Eden Estuary and Isle of May Special Areas of Conservation. These have all been primarily designated for their importance for marine birds, waders, and waterfowl.

10.49 There are two National Nature Reserves at Tentsmuir and the Isle of May; four Local Nature Reserves; one Country Park (Craigtoun) and part of the Lomond Hills Regional Park sits within the locality. This area became Scotland's first Regional Park in 1986 due to its importance for recreation and conservation and comprises 25 square miles of moorland, lochs and farmland.

10.50 There are 37 locally designated wildlife sites in North East Fife – 24 of these have been recently resurveyed and most were found to be in an satisfactory condition although two are degraded in quality (Craigiehill Grassland and Dreel Meadow). The other wildlife sites have not yet been resurveyed. There is a community led project to carry out restoration of the Dreel Burn, including control of the invasive species which should improve the quality of the Dreel Meadow wildlife site.

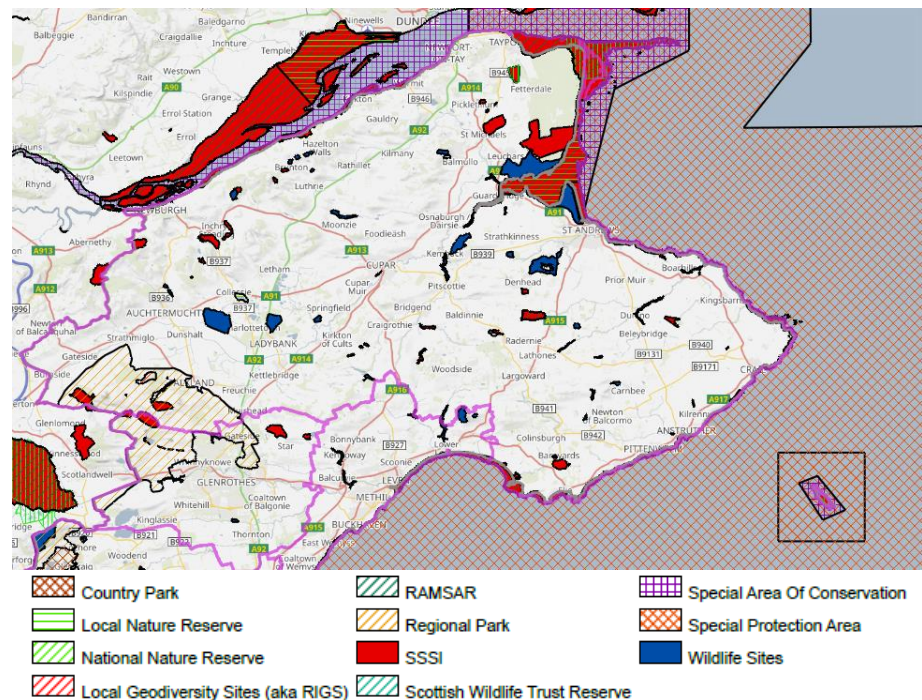


Figure 10.10 Natural heritage designations within the North East Fife locality. These can be viewed on the [Green and Blue network interactive map](#).

Links/Resources

- [Scottish Government – Natural Heritage Designations](#)
- [Naturescot– local designations](#)
- [Fife Designated Natural Heritage Sites](#)
- [Fife Local Wildlife Site tracker Dec 2023](#)

Landscape character in the North East Fife locality

- 10.51 The landscape character across North East Fife is very varied including vast areas of coastland. There are 10 Local Landscape Areas, including Lomond Hills, Tay Coast, St Andrews to Fife Ness and Tarvit to Ceres.
- 10.52 Outwith the built-up areas there is a high proportion of prime agricultural land in the North East Fife locality (classes 1 to 3.1 in the Scottish Land Capability for agriculture map).
- 10.53 There are few places with peat or carbon rich soils in the North East Fife locality; there are some pockets between Peat Inn and Woodside, and some at Moonzie, in the Howe of Fife and west of Lindores.
- 10.54 There are 8 working quarries within the North East Fife locality; 3 hard rock quarries and 5 sand and gravel quarries.

Links/Resources

- [Naturescot – Landscape Character Types 2019](#)
- [Scotlands Soils – Land Capability for agriculture](#)
- [List of Fife's Quarries](#)
- [Lomond Hills Regional Park](#)
- [Fife Council Natural Heritage Designations Mapping](#)
- [Carbon and Peatland Map 2016](#)

Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
 - 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
 - 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

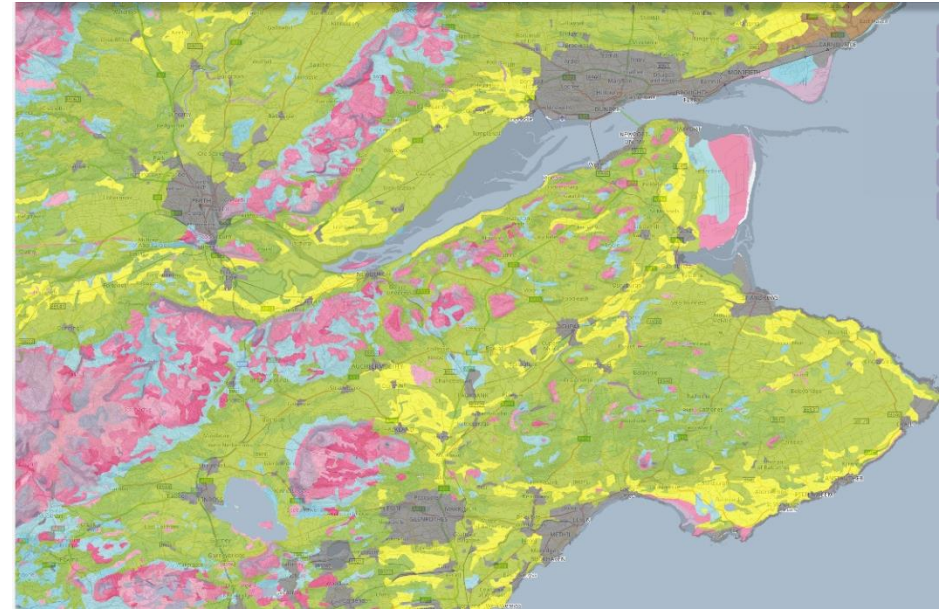


Figure 10.11 Extract from the land capability map for Scotland for the North East Fife locality. ©Crown Copyright. Scottish Government Licence Number 100020540. All Rights Reserved.

Vacant and derelict land in the North East Fife locality

- 10.55 There are 46 sites on the vacant and derelict land register in the north East Fife locality, the largest of these are at Crail Airfield.
- 10.56 Between 2021 and 2022 four vacant and derelict sites were brought back into use in the North East Fife locality: In Wormit, Cupar, Ladybank, and Guardbridge; and one additional site was identified in the locality - land at the rail station in Ladybank.
- 10.57 Funding from the Vacant and Derelict land fund has been allocated to fund ground remediation work at the former Steelworks in Tayport, the Eden campus and to support development of town centre sites in Cupar.
- 10.58 Five gas pipelines pas through the North East Fife locality, including the Kirriemuir/Charlestown and Arbroath/Drumeldrie feeder pipelines to the east and west of the locality. Development close to these pipelines and within associated zones is subject to consultation with the Health and Safety Executive.

Links/Resources

- [Fife Vacant and Derelict land audit 2022](#)
- [Health and Safety Executive - Land Use Planning](#)

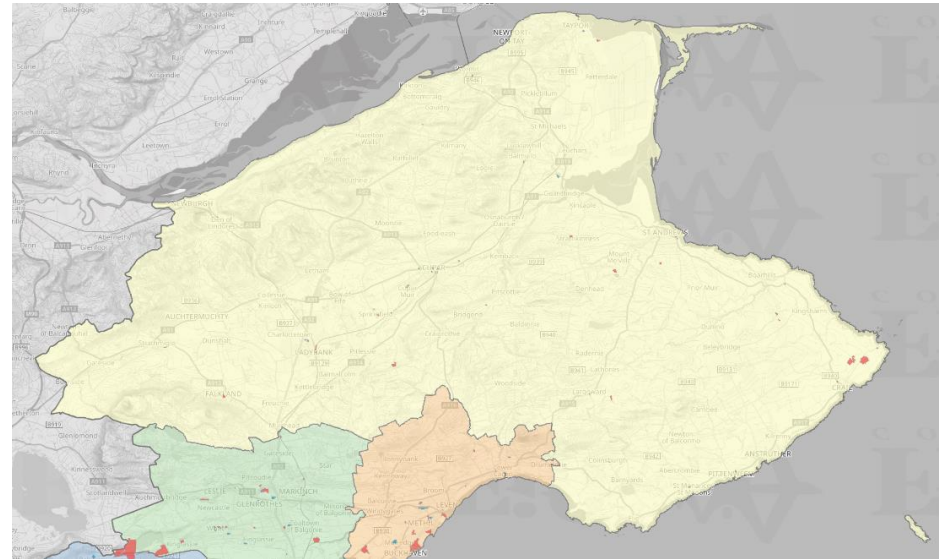


Figure 10.12 Extract from the Fife Vacant and Derelict Land Audit 2022 showing the North East Fife locality

The housing issues that need to be addressed in the North East Fife locality within the lifetime of the Plan

- 10.59 St Andrews and the coastal villages of the East Neuk are key tourist destinations in Scotland. This means that parts of North East Fife face unique (for Fife) pressures on local housing markets due to the concentration and number of second homes and short term holiday lets.
- 10.60 On average, second homes make up less than 1% of homes in Fife; in St Andrews they make up 1.7% of all homes and in the Largo and East Neuk area they represent 8.8% of all homes.
- 10.61 Short term holiday lets are also heavily concentrated in the same two parts of the locality. Overall, 77% of applications for short term let licences in Fife have been in North East Fife, with most being in St Andrews or the Largo and East Neuk area. The effect is that 7.55% of homes in Largo and the East Neuk area are short term holiday lets, with the equivalent figure for St Andrews being 4.83%. Short term holiday lets make up less than 1% of all housing elsewhere in North East Fife.
- 10.62 St Andrews' housing market is also impacted upon by the presence of the University (discussed below).
- 10.63 In the Largo and East Neuk area 16.3% of homes are either second homes or holiday lets. Communities are becoming increasingly concerned that the increase in short-term lets over recent years is impacting on the availability and affordability of housing locally, and is having a secondary impact on jobs, services, and business opportunity. However, short-term lets are also an important part of the visitor economy, encouraging local spending.
- 10.64 Funding received from second homes council tax has been committed to affordable housing projects to further enhance Scottish Government funding programmes. Since this was introduced, £23.977m has been collected between 2005/06 and 2021/22, with a further estimated £1.1m expected to be generated each year from 2022/23 – 2027/28. This issue continues to be explored by the Council.



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10.65 Across Fife houses in multiple occupation (HMOs) – which are houses where for planning purposes, six or more unrelated people live in a house – represent less than 1% of all housing. However, in St Andrews, HMOs make up 8.5% of all homes.

10.66 Together with second homes and short-term holiday lets, 15% of all homes in St Andrews impacting on the availability and affordability of homes for local residents.

10.67 St. Andrews University provides around 4,181 purpose-built student bedspaces in St Andrews for 10,360 students. The University has identified a need for around 1,000 additional bedspaces in St Andrews.

10.68 The University recognises the impact of this growth on the operation of the St Andrews housing market and the acute housing needs of low-income households not just in St Andrews but other areas of Fife. A Student Accommodation Masterplan is under development with a budget of around £140 million to improve and develop student accommodation in the town taking total residential capacity to around 5,000.

Links/Resources

- [Annex 12: Localised Housing Issues](#)
- [HMO Public Register | Fife Council](#)
- [Short-term Lets Licence | Fife Council](#)
- [Interactive mapping can be accessed here](#)

Table 10.2 Fife Council data on non-owner occupied housing in North East Fife (Assessors & Housing Services)

LHS AREA	All Tenure	Short-term Let (STL)	Non-Domestic Rates (Self-Catering)	Second Homes	Empty Homes	HMO	Fife Council Stock	Private Registered
CUPAR & HOWE	10,654	98 (0.92%)	40 (% n/a)	85 (0.8%)	148 (1.39%)	6 (0.06%)	1,379 (12.94%)	1,188 (11.15%)
LARGO & EAST NEUK	8,942	675 (7.55%)	294 (% n/a)	790 (8.83%)	187 (2.09%)	1 (0.01%)	764 (8.54%)	861 (9.63%)
ST ANDREWS	12,287	594 (4.83%)	160 (% n/a)	214 (1.74%)	234 (1.9%)	1,043 (8.49%)	1,078 (8.77%)	3,163 (25.74%)
TAYCOAST	6,429	47 (0.73%)	17 (% n/a)	72 (1.87%)	120 (1.87%)	0 (0%)	608 (9.46%)	680 (10.58%)
Grand Total	38,312	1,414 (3.69%)	511 (% n/a)	1,161 (3.03%)	689 (1.8%)	1,050 (2.74%)	3,829 (9.99%)	5,892 (15.38%)

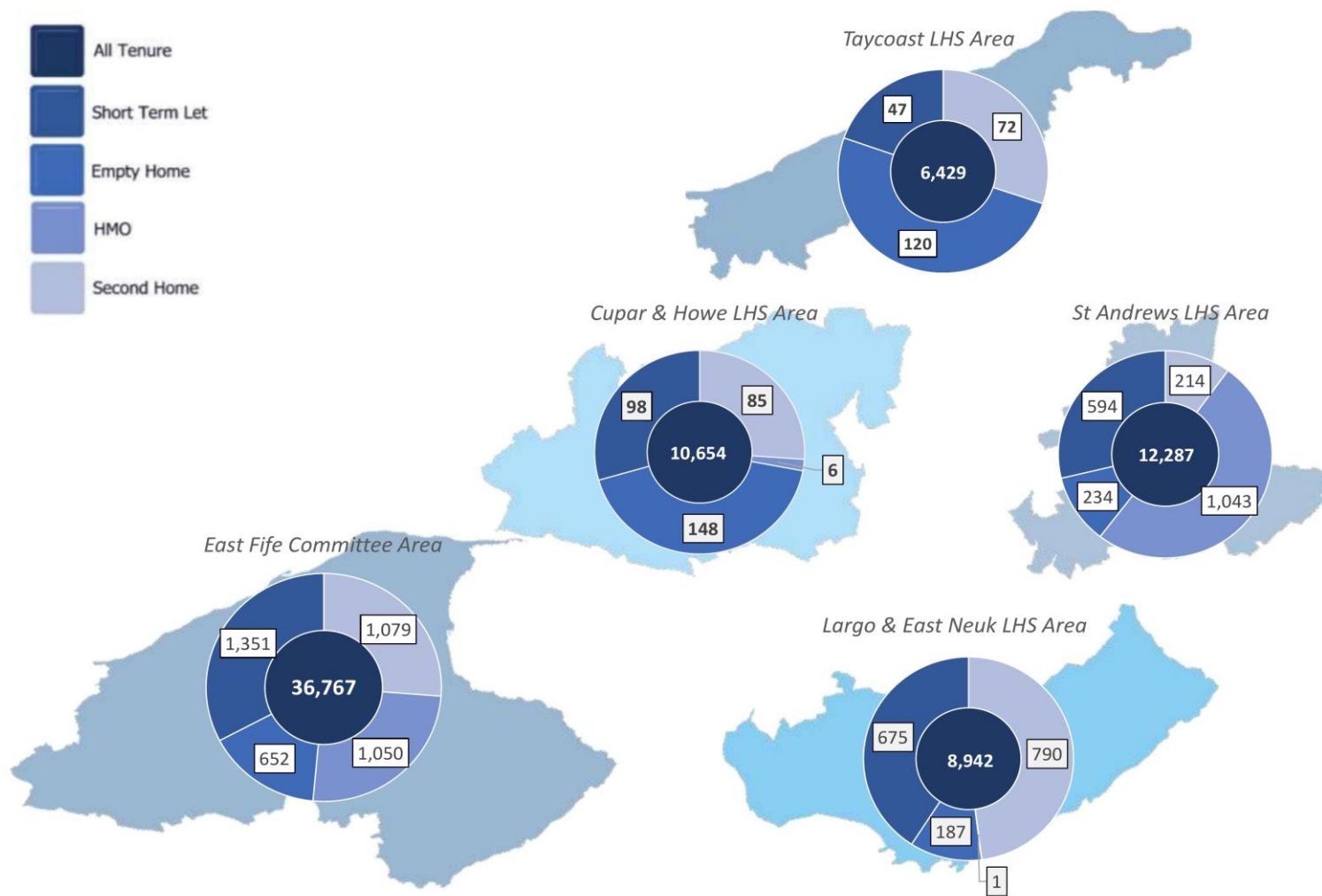


Figure 10.13 Short term lets, empty homes, houses in multiple occupation and second homes across North East Fife (Fife Council data – Assessors & Housing Services)

The infrastructure issues that need to be addressed in the North East Fife locality within the lifetime of the Plan

At a local level the infrastructure issues facing the North East Fife locality; access to healthcare, and access to employment and education opportunities by transport is also an issue in some parts of the locality.

10.69 Communities were asked in autumn 2022 we asked residents what they felt was good about the North East Fife locality, what was not so good, and what the key issues were that they felt needed to be tackled.

10.70 The three poorest rated aspects of living in North East Fife are the cost of housing, high traffic levels, and getting around by public transport. Access to sports/leisure facilities was seen as limited as the only options were outdoor facilities such as golf clubs.

10.71 The survey highlighted that the three biggest challenges facing the locality are meeting the housing needs of everyone, maintaining and enhancing active travel routes, and ensuring the infrastructure is in place for electric vehicle charging.

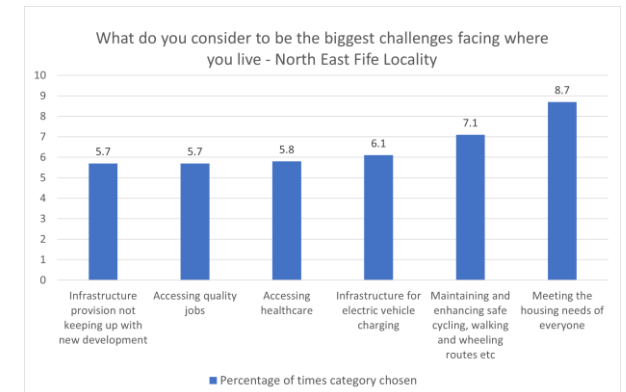
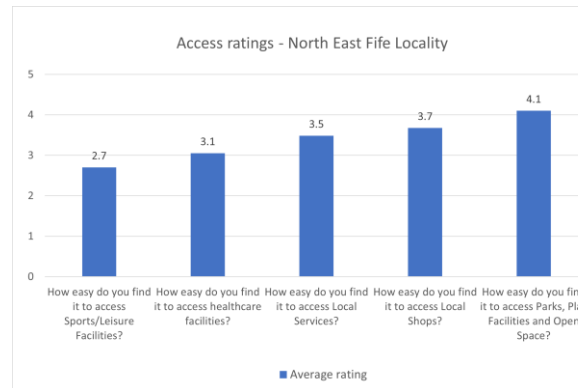
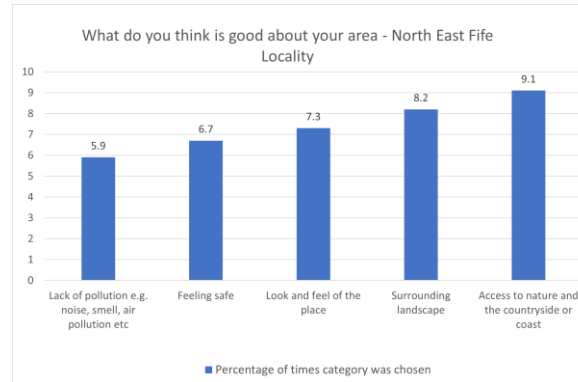


Figure 10.14 What residents of the North East Fife locality think about their area

Links/Resources

- [North East Fife summary of survey \(residents\)](#)

Healthcare in the North East Fife locality

10.72 North East Fife has a wide range of health and care facilities. However, planned growth and demographic changes (in particular, an ageing population) are likely to put increased pressure on these facilities. NHS Fife is moving towards health and wellbeing hubs which provide multi-disciplinary care. There is a particular need for new or replacement premises in Cupar.

Links/Resources

- [NHS Fife Estates Strategy](#)

10.73 NHS Fife has identified future Primary Care capacity issues in the North East Fife locality and have made recommendations as follows:

- Across the cluster there is the requirement to find clinical space for approximately 17 rooms on full implementation of the Primary Care Implementation Plan.
- In addition, there are pressure points for new housing developments within the cluster which will require a long-term solution as part of major capital investment.
- Given the rurality of the cluster, it is envisaged that services are more likely to be split across several locations with larger centres in St Andrews and Cupar.
- The Place Planning tool identified Auchtermuchty as a priority area for investment.

School places in the North East Fife locality

10.74 There is projected pupil capacity across the whole of the existing and planned primary and secondary school estates to accommodate further growth. However, individual schools do have capacity constraints. Spare primary school capacity across localities does not mean there is capacity for new homes across all primary schools in the locality.

10.75 An extension is required to Madras College and one new primary school is planned in the locality to accommodate pupils from new housing in Cupar, as allocated in the adopted FIFEplan (2017).

10.76 St Andrews is also home to the private St Leonards School.

Links/Resources

- [School Roll Projections by Area Committee September 2023](#)

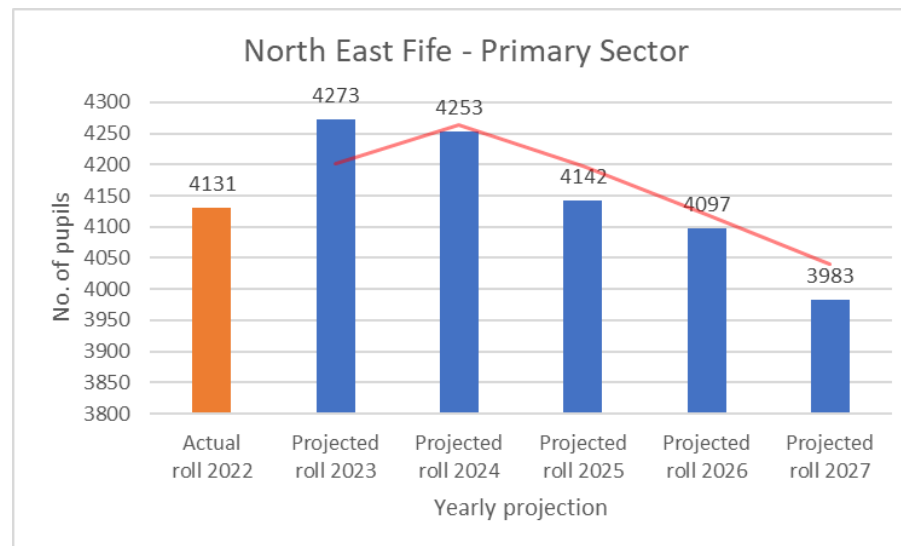


Figure 10.15 Projected pupil numbers in primary schools in the North East Fife locality (2023 - 2027)

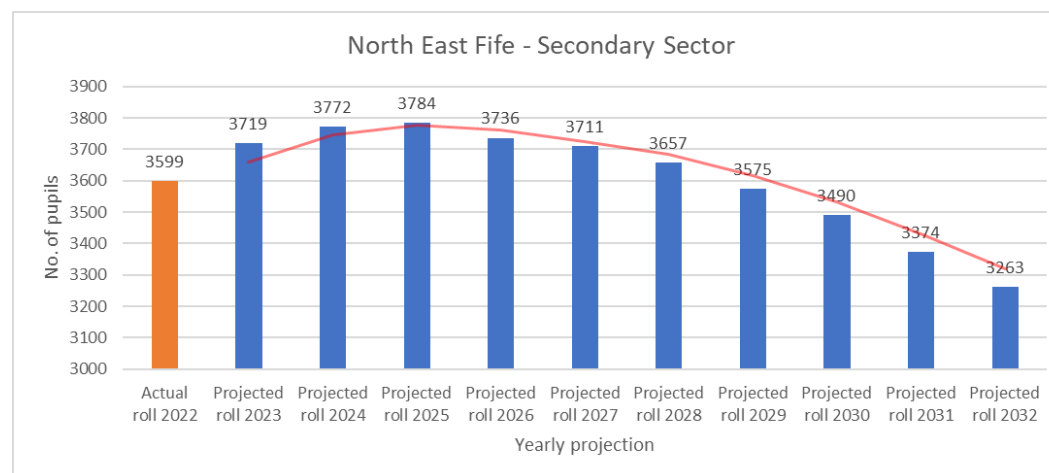


Figure 10.16 Projected pupil numbers in secondary schools in the North East Fife locality (2023 - 2032)

Open space and play space in the North East Fife locality

10.77 Open spaces, green and blue infrastructure, and outdoor places to play and socialise are key to successful placemaking. The outdoor spaces, including public parks and access to the coast, in parts of the locality, have helped to make communities more pleasant, liveable, healthy, and resilient. St Andrews, Cupar and most of the smaller settlements in North East Fife tend to have access to at least one high quality play park but there are also some much poorer facilities with limited play value. [Fife's Play Sufficiency Assessment](#) provides more information.

10.78 Almost two thirds of the settlements within the locality (approximately 66%) have low to below average provision of greenspace. Moreover, the quality of greenspace is also below the Fife average in Anstruther, Balmullo, Kettlebridge, Kilrenny, Leuchars, Pittenweem, Springfield and St Monans.

10.79 Access to greenspace is restricted in Auchtermuchty, Freuchie, Galdry, Letham, Pitlessie, and Springfield. This does not take in account access to the countryside and coast.

10.80 The existing Fife Greenspace Audit and Strategy date from 2009; work is currently underway to update the audit and strategy and will be available to inform the new Local Development Plan (the proposed plan).

10.81 Alongside the open space in North East Fife, there is a strong concentration of golf courses throughout the locality, including The Old Course in St Andrews.

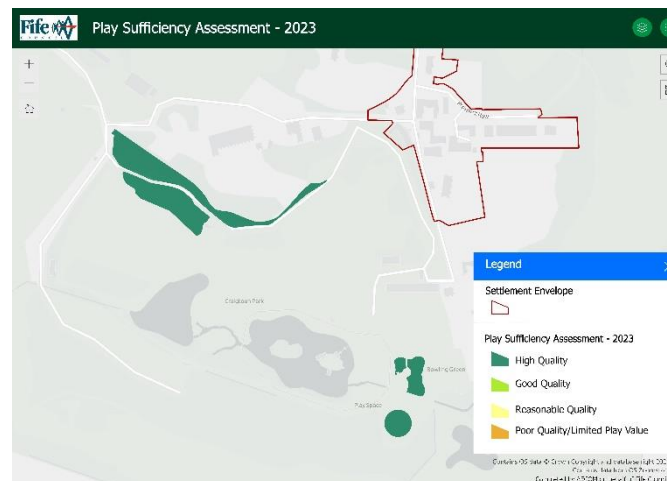


Figure 10.17 Indicative image from Fife's Play Sufficiency Assessment (showing part of the North East Fife locality)

Links/Resources

- [Play Sufficiency Assessment](#)
- [Fife Greenspace Audit 2010](#)

Accessibility of public transport in the North East Fife locality

10.82 St Andrews is well served by bus services and is one of Fife's five main bus station hubs. Cupar is less well served by buses but has a train station on the east coast mainline. However, the rural parts of the locality have much less frequent access to public transport services with some areas having very low frequency of buses.

10.83 There is a rail station at Leuchars which serves St Andrews and a rail station at Ladybank. This is also part of the east coast mainline and provides connections to Dundee and Aberdeen to the north and Edinburgh and the central belt to the south.

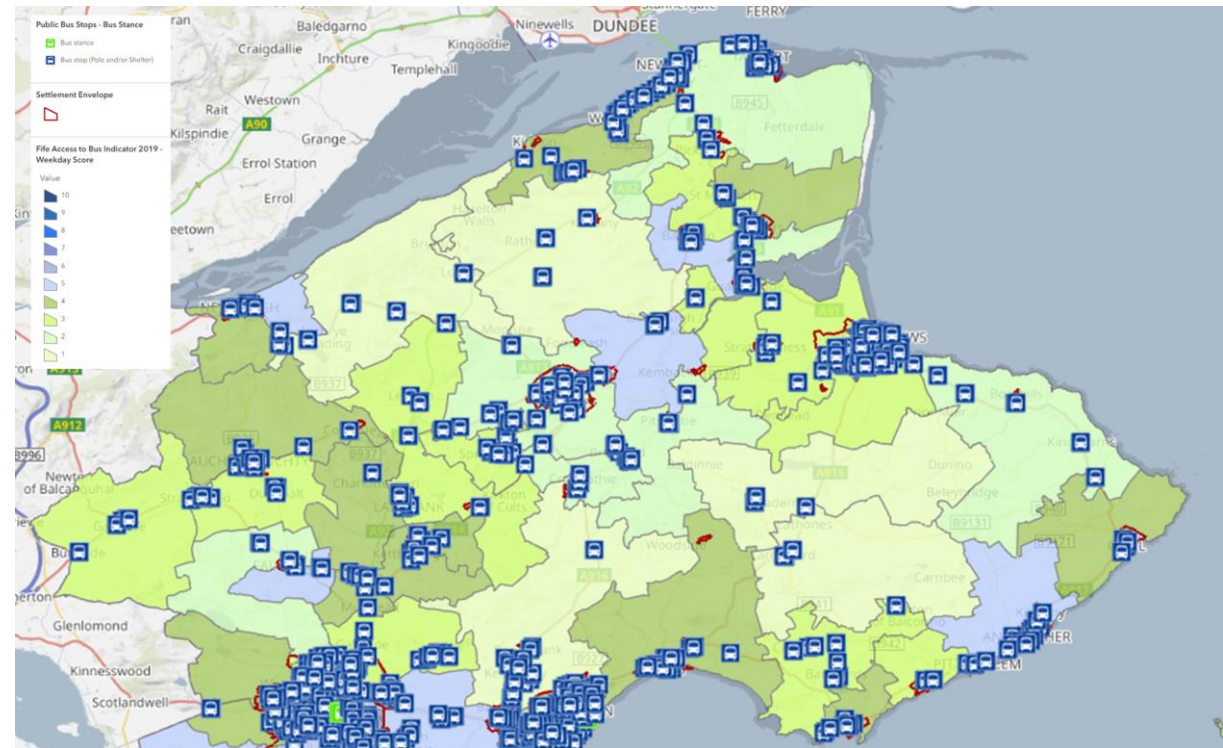


Figure 10.18 Weekday access to buses in the North East Fife locality with bus stops (1= poor access, 10 = good access) (Source: [Scottish Access to Bus Indicator \(2019\)](#))

10.84 Together this means that access to strategic destinations both inside and outside of Fife is relatively good for much of North East Fife with the East Neuk villages and Newburgh being the areas less well connected.

10.85 As a large rural area the ability access key services and employment by public transport varies considerably. Access to further education is poor across North East Fife apart from places along the St Andrews-Dundee bus transport corridor.

10.86 Whilst access to community health services (primary care) is good across most of North East Fife, access to tertiary care is poor from much of the locality with only St Andrews, Tayport and Newport-on-Tay having good access.

Links/Resources

- [Scotrail route map](#)
- [LTS & LDP Strategic Transport Modelling and option Development Report 2022](#)
- [DataShine: Scotland Travel to Work/Study](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

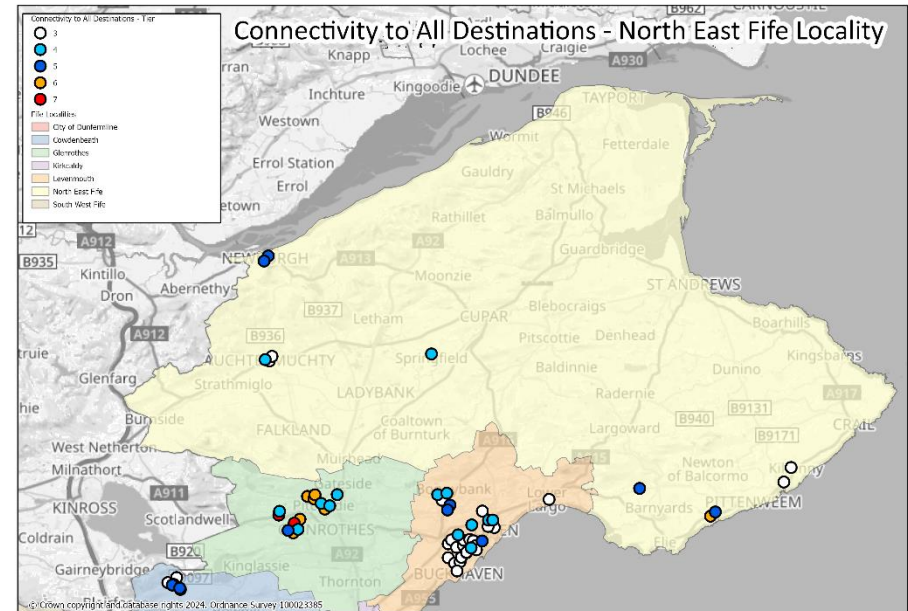


Figure 10.19

How the North East Fife area's economy is performing and how resilient it is to the future

10.87 North East Fife has the lowest levels of deprivation in Fife, including the lowest percentage of children who live in relative poverty in Fife. The locality has the highest percentage of working age people qualified to NVQ4 or above in Fife, well above Scottish averages, and the lowest percentage in Fife of people who have no qualifications

10.88 There are no areas in North East Fife which are in the most deprived 10% in Scotland, although an area of Cupar is in the 20% most deprived. Most of St Andrews is in the 10% least deprived in Scotland.

Links/Resources

- [Scottish Index of Multiple Deprivation](#)
- [18-10-04-Talk-of-the-Town.pdf \(centreforcities.org\)](#)
- [Wellbeing Index \(coop.co.uk\)](#)
- [Local Economic Profile 2021-2022](#)

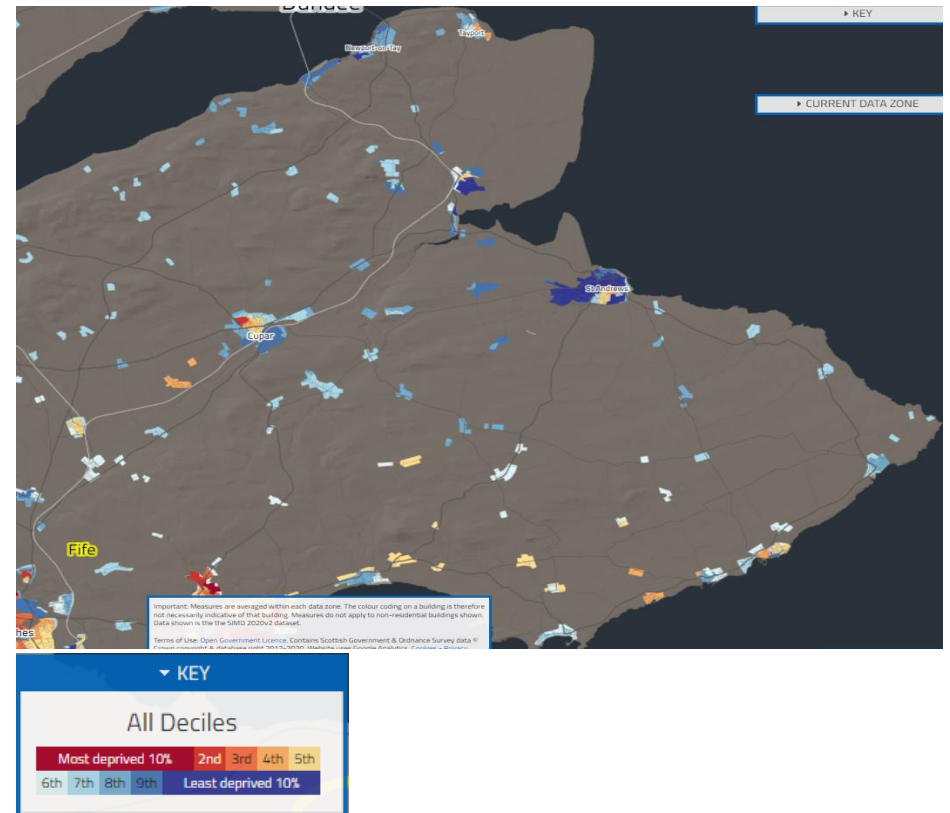


Figure 10.20 Deprivation in the North East Fife locality

Employment in the North East Fife locality

10.89 St Andrews is the main destination for work for those who reside in the North East Fife locality except for the Newport and Tayport areas where Dundee is the main destination.

10.90 People living in Newburgh tend to travel to Perth, Glenrothes, or Cupar to work. Cupar attracts a significant number of people from the North East Fife locality. St Andrews is the main destination of those travelling outwith Cupar. Those in Ladybank mainly travel to Glenrothes, Cupar or Kirkcaldy. Anstruther attracts a relatively large number of people to work from the East Neuk.

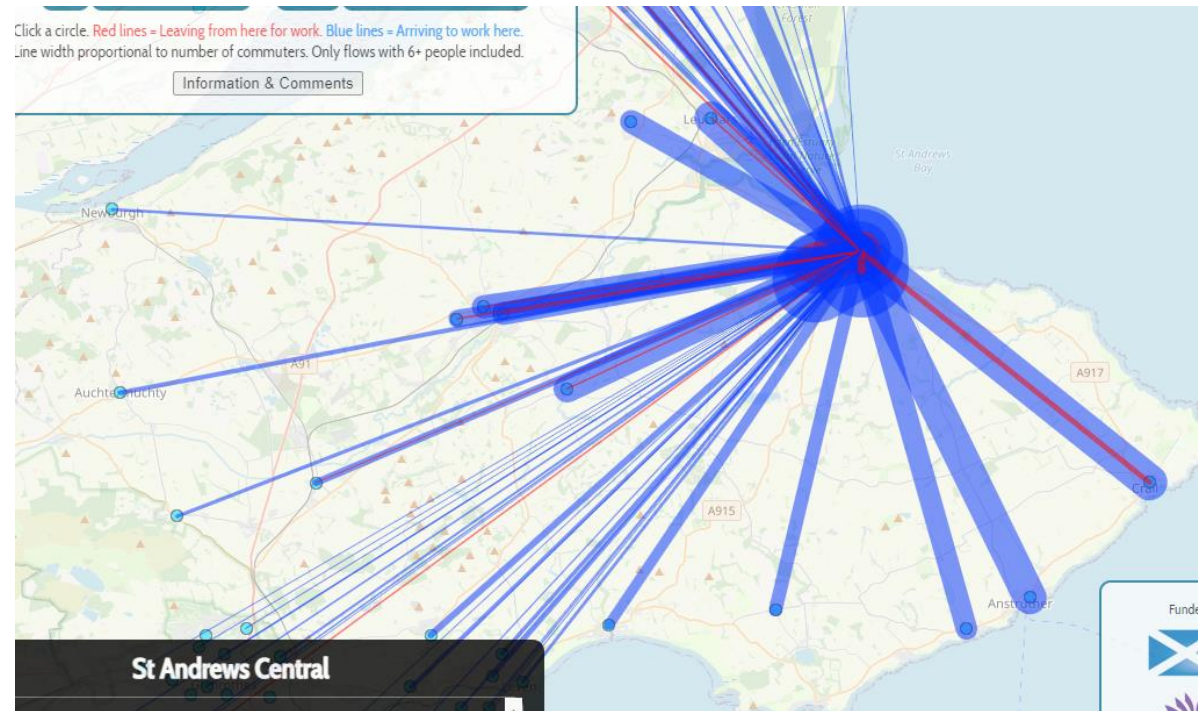


Figure 10.21 xample of journeys to work to and from part of the North East Fife locality

10.91 Education; accommodation and food services; and arts, entertainment & recreation are key sectors in North East Fife – each has over a third of all jobs in Fife in these sectors (43%, 35%, and 36%, respectively).

10.92 The University of St Andrews continues to grow with recent developments in St Andrews and Guardbridge and will remain a major employer in the locality.

10.93 Tourism, including accommodation and food services, is a key sector within the locality and continues to be a focus of growth for the Council and its partners.

10.94 The wholesale and retail trade sector is also well represented (4,500 employed).

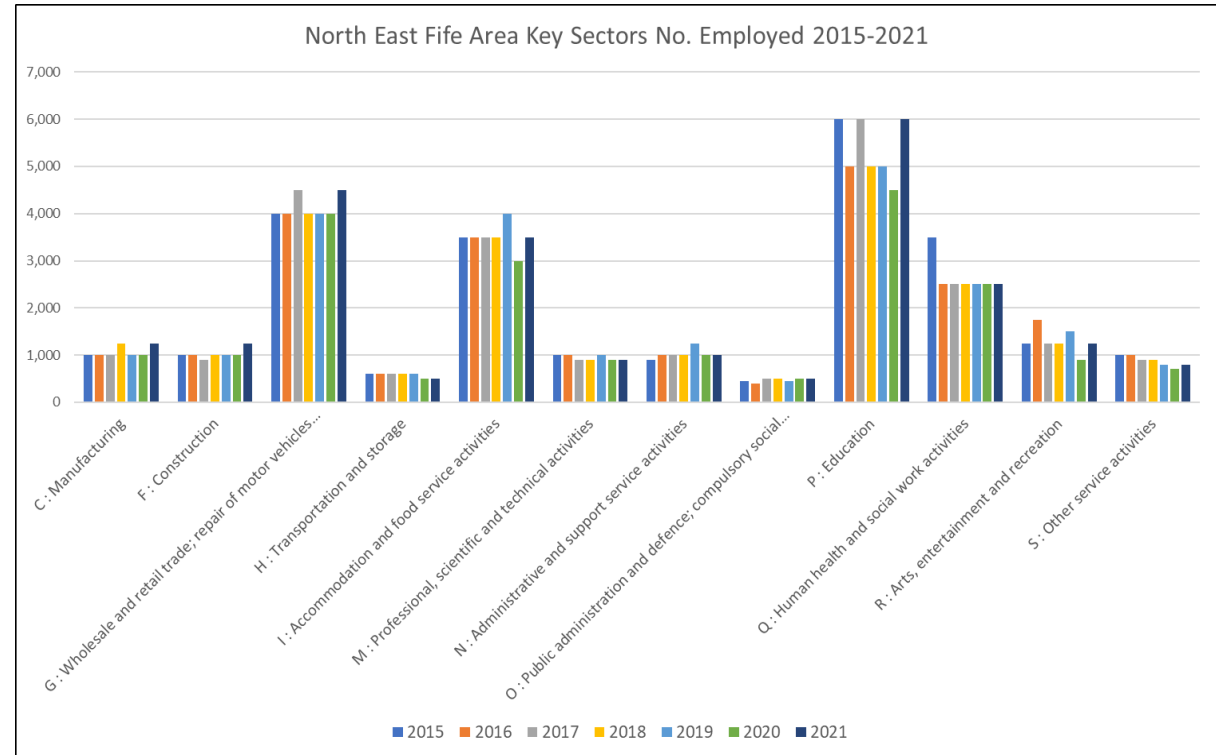


Figure 10.22 The North East Fife locality's key employment sectors (number of people employed each year from 2015 to 2021)

10.95 The occupancy rates of Safeguarded Employment Areas (industrial estates and business parks) in North East Fife range from 74% to 100% on several estates.

10.96 Under current planning policy North East Fife does not currently have enough immediately available marketable employment land allocated (41%) to meet the 7-year supply requirement.

Links/Resources

- [DataShine: Scotland Travel to Work/Study](#)
- [Fife Economic Strategy 2023-2030](#)
- [Fife Local Economic Profiles 2021-22](#)
- [2021 Fife Business Base Report](#)
- [Fife Employment Land Strategy Economic Policy and Baseline Context April 22](#)
- [North East Fife Businesses & Organisations Consultation 2022](#)
- [Key sectors Number of Employed 15-22](#)
- [Review of safeguarded employment areas](#)
- [Employment Land Audit 2022](#)
- [Fife Employment Land Strategy Review](#)

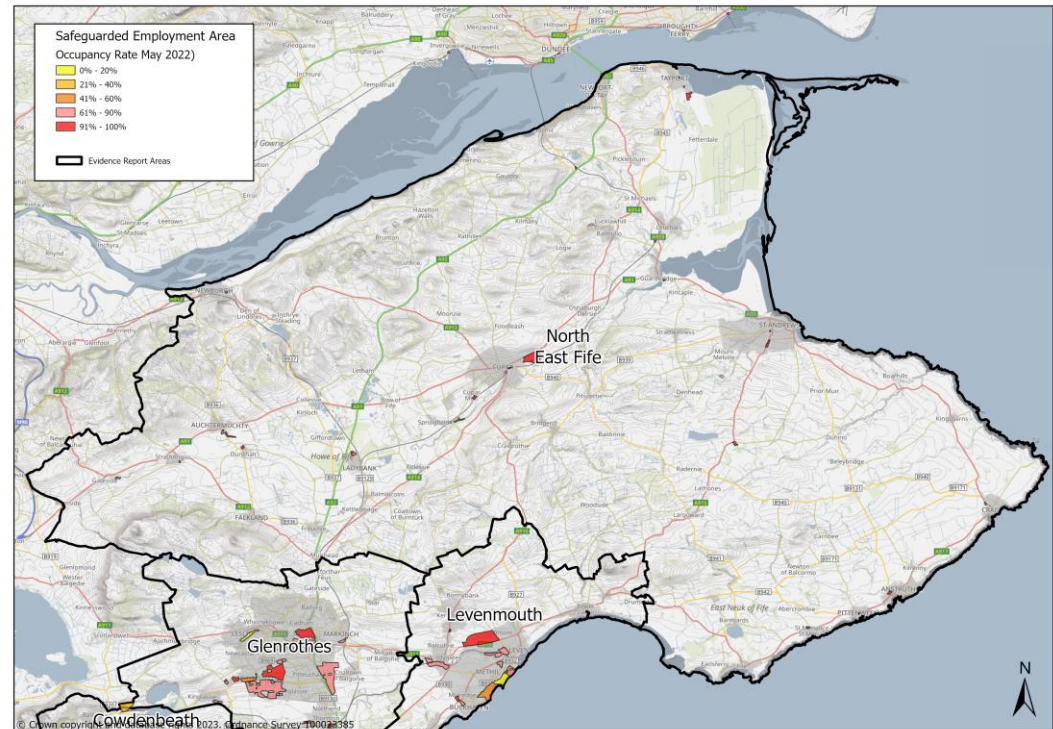


Figure 10.23 Occupancy rates in Safeguarded Employment Areas in the North East Fife locality

10.97 Businesses and organisations were surveyed in 2022 on the issues that they face operating in North East Fife as well as what works well. Feedback suggests that there is a wide range in quality of employment, town centre, and other non-residential premises across the North East Fife locality with 10% of respondents rating their premises as poor.

10.98 Where premises were rated as poor there was a common theme of substandard premises leaking, poor maintenance and difficulty heating them. Some of the premises were described as not large enough and others described as ideal for what their business needs.

10.99 A few community organisations are renting old buildings and require their own dedicated place, especially in rural villages. The beauty of small villages was highlighted as good for the businesses. In general, the villages mentioned by respondents appear to do well in the tourism sector due to the natural beauty.

10.100 Lack of footfall was raised as an issue in some places, particularly in Cupar.

10.101 Walking, cycling and wheeling routes to employment locations along with attracting people to work in the locality were the main issues that businesses and organisations want the next local development plan to look at.

10.102 Other issues include addressing the lack of premises in the right locations, improving public transport access to employment locations, and enhancing the quality of public places in and around them.

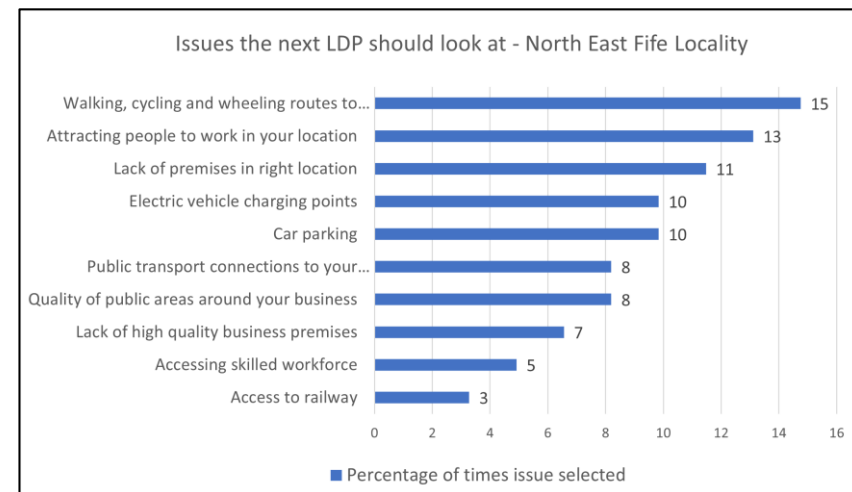
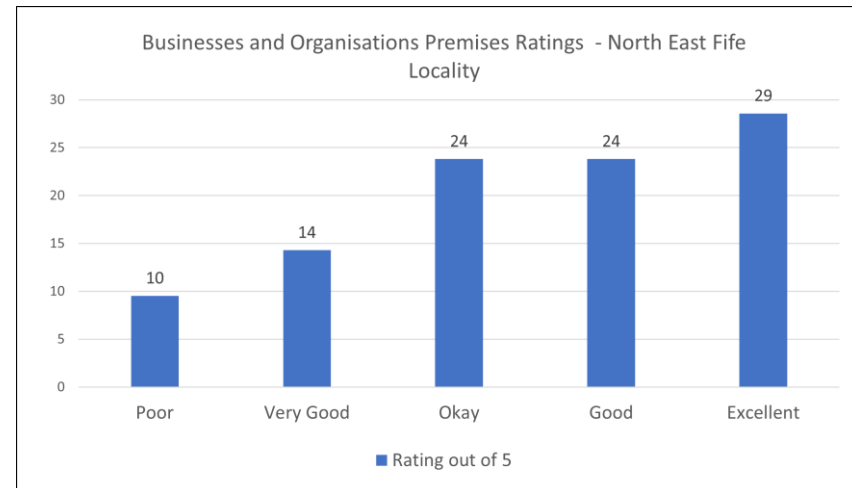


Figure 10.24 Feedback from local businesses in the North East Fife locality

Links/Resources

- [Businesses & Organisations Consultation 2022](#)

St Andrews, Cupar and Anstruther Town Centres

10.103 There are three town centres in North East Fife, St Andrews, Cupar, and Anstruther. All are facing the same challenges as many other town centres across the country in terms of responding to changes in shopping practices and economic impact.

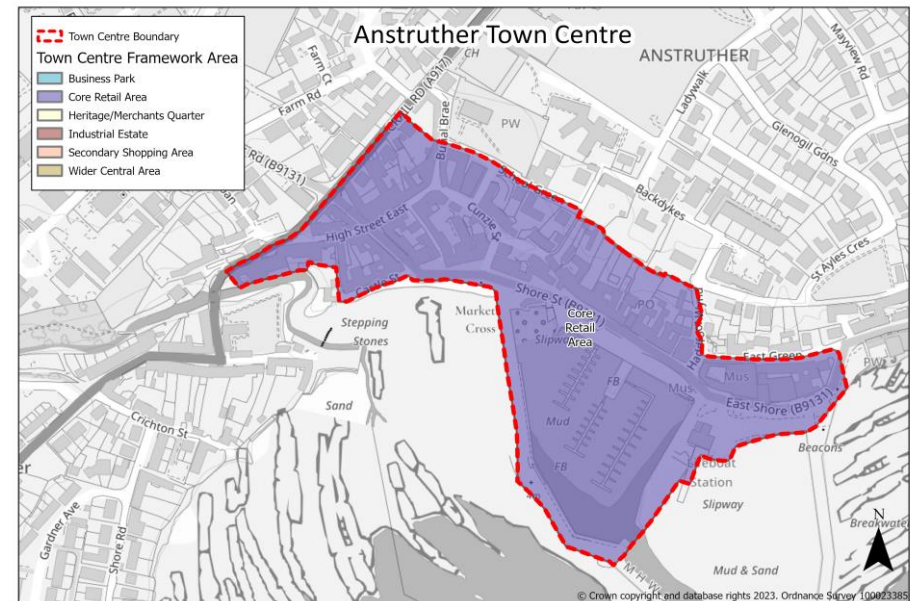


Figure 10.25 Map of Anstruther Town Centre

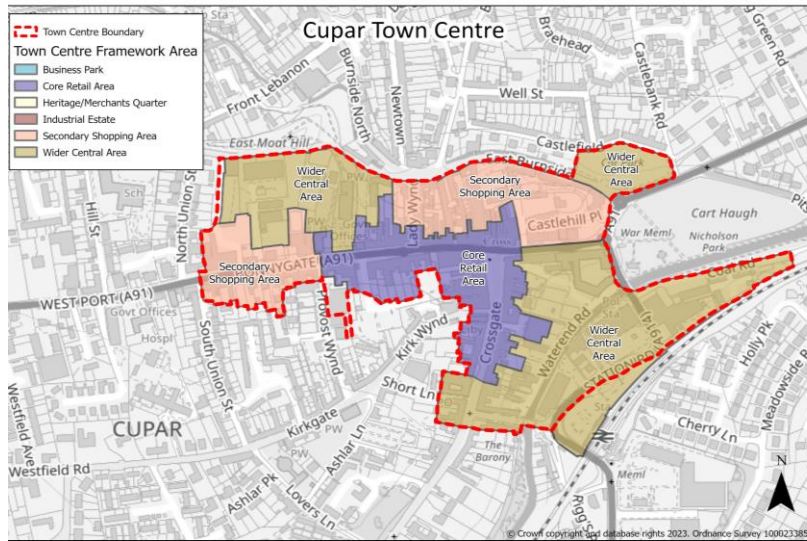


Figure 10.26 Map of Cupar Town Centre

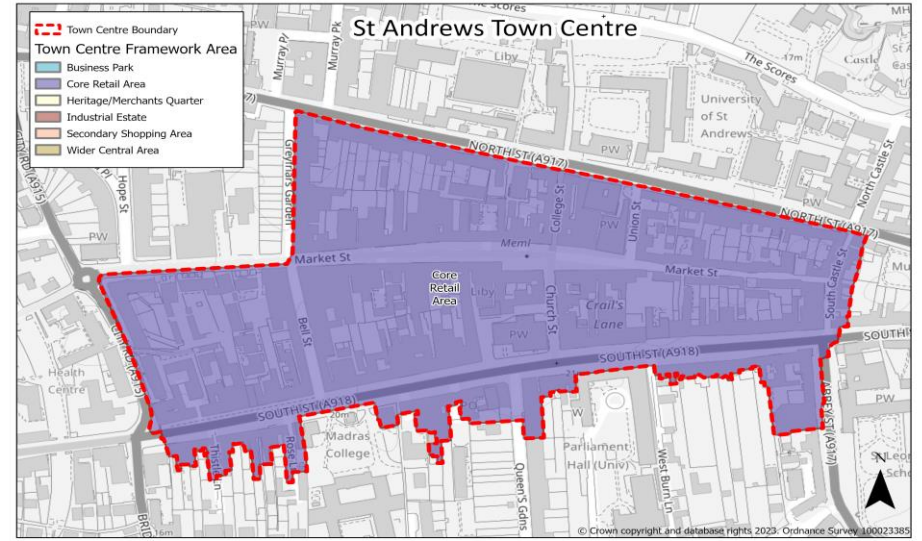


Figure 10.27 Map of St Andrews Town Centre

10.104 Vacancy rates have risen in St Andrews town centre since 2012 from 4% to 12% in 2021. In Anstruther town centre, vacancy rates increased even more from 3.5% in 2012 to 18% in 2021. Alone among the locality's town centres, Cupar has not seen an increase in vacancy rates, with about 16% of floorspace being vacant in both 2012 and 2021.

10.105 All the centres have high percentages of independent and specialist shops and service businesses. St Andrews has more 'high street' brands, (not including discount brands), than either Dunfermline or Kirkcaldy.

10.106 Outwith the three town centres there are sixteen local shopping centres serving smaller settlements across the locality. Occupancy rates vary from a low of 67% in Lower Largo to 100% occupancy in Falkland, Freuchie, Newport-on-Tay, Pittenweem, and Springfield.

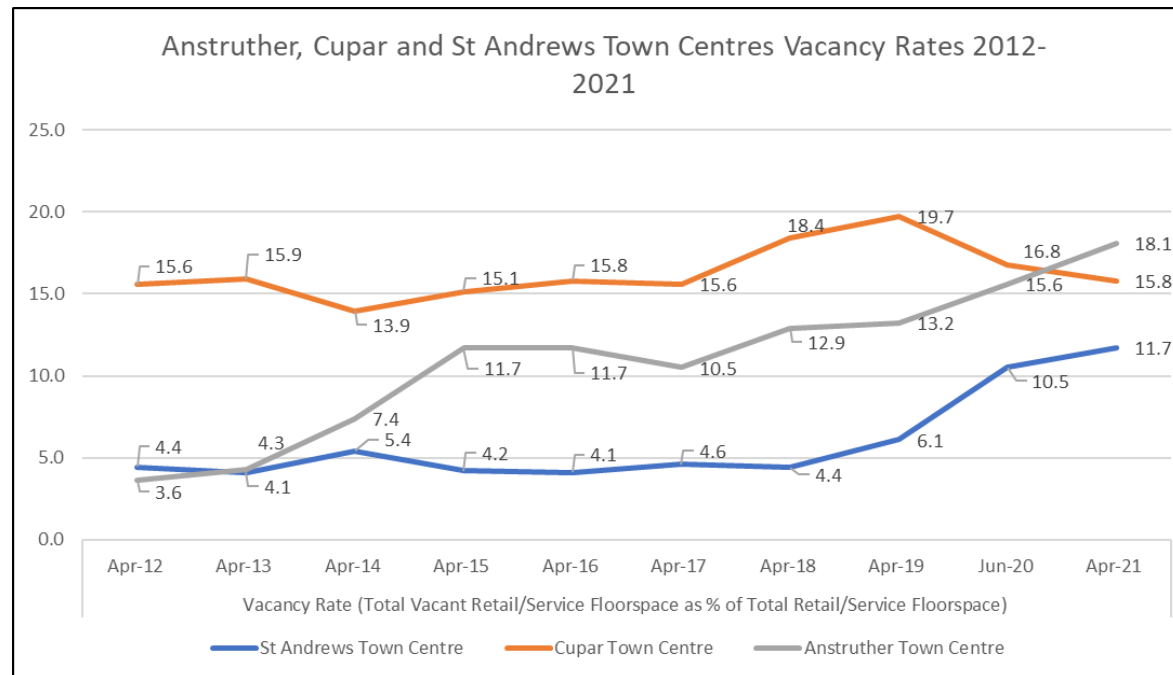


Figure 10.28 Vacancy rates in Anstruther, Cupar and St Andrews Town Centres (2012 – 2021)

Links/Resources

- [Anstruther Town Centre SWOT Analysis 2022](#)
- [Cupar Town Centre SWOT Analysis 2022](#)
- [St Andrews Town Centre SWOT Analysis 2022](#)
- [GOAD data](#)
- [Fife Retail Capacity Study 2022](#)
- [Assessment of local shopping centres](#)

Table 10.3 St Andrews Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

	Town Centre - Use Types by Total F/space (m ²) and Difference between 2012 and 2021		
Use Type	St Andrews April 2012	St Andrews April 2021	St Andrews Change
Assembly	5,020	4,880	-140
Comparison	17,410	11,670	-5,740
Convenience	3,730	2,600	-1,130
Convenience/ Comparison	1,560	1,350	-210
Food and Drink	6,660	7,230	570
Hotel/Hostel	0	0	0
Leisure	930	940	10
Medical	70	270	200
Office	1,000	1,010	10
Service	5,830	4,950	-880
Vacant	1,880	3,690	1,810

Table 10.4 Cupar Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

	Town Centre - Use Types by Total F/space (m ²) and Difference between 2012 and 2021		
Use Type	Cupar April 2012	Cupar April 2021	Cupar Change
Assembly	2,250	2,050	-200
Comparison	8,420	9,230	810
Convenience	1,880	2,180	300
Convenience/ Comparison	3,480	3,200	-280
Food and Drink	2,280	2,460	180
Hotel/Hostel	520	630	110
Leisure	960	1,950	990
Medical	890	430	-460
Office	1,980	1,420	-560
Service	7,220	7,350	130
Vacant	4630	4620	-10

Table 10.5 Anstruther Town Centre - Use Types by Total floorspace (m²) 2012 to 2021

	Town Centre - Use Types by Total F/space (m ²) Change between 2012 and 2021		
Use Type	Anstruther April 2012	Anstruther April 2021	Anstruther Change
Assembly	0	260	260
Comparison	2,060	2,020	-40
Convenience	720	500	-220
Convenience/ Comparison	0	0	0
Food and Drink	1,730	1,300	-430
Hotel/Hostel	510	970	460
Leisure	910	1,580	670
Medical	70	70	0
Office	150	150	0
Service	1,560	1,080	-480
Vacant	310	1,110	800

- 10.107 The quality of place in Cupar, St Andrews, and Anstruther town centres is good to very good, they are each distinctive and reflect the history of the towns. All the centres have mainly historic buildings with some being high quality and particularly distinctive.
- 10.108 Maintenance of the buildings in the centres of St Andrews and Anstruther is considered good. All these town centres have had some investment in their public realm although Cupar and Anstruther would benefit from more investment in that locality. Day-to-day maintenance appears good.
- 10.109 Shop frontages in all the centres are generally attractive although Cupar has some less attractive discount store frontages which impact on the quality of place.
- 10.110 A consideration of the comparative value of retail and service businesses for quality of place found that St Andrews, Anstruther and Cupar had the highest values for town centres in Fife.
- 10.111 Four Town Centre Improvement Grants totalling nearly £32,800 were awarded in the North East Fife locality in 2022/23.
- 10.112 Austerity measures over the last 15 years have had an impact on the level of funding which can be accessed for town centre public realm and building improvements.



Shore Street, Anstruther

Links/Resources

- [Stories of Fife's Places site visit summary report summer 2023](#)
- [Stories of Fife's Places site visit assessment sheets summer 2023](#)
- [Fife centres retail value assessment summaries summer 2023](#)
- [Fife Council Public Toilet Data](#)

Tourism

10.113 North East Fife is an area of great natural beauty. This mixture of coast and countryside and heritage and innovation characterises an area with much to offer residents and a wealth of attractions to draw tourists in.

10.114 The locality has a rich heritage and its coastal and rural villages and the market town of Cupar are key assets. Local food and drink, including the varied local produce and the growing number of distilleries in the area, are major attractions.

10.115 St Andrews is seen as one of the main drivers of tourism in Fife and contributes significantly to the Fife economy. St Andrews was the Fife area linked to the largest number of tourist trips and the greatest total spend. In 2018 it was linked with 33% of trips in Fife, and 31% of total spend.

10.116 St Andrews – as the world renowned home of golf – also plays host to some major golf competitions, including recently the 150th Open Championship and the Dunhill championship.



Kingsbarns Golf Links

Links/Resources

- [Fife Tourism Strategy](#)

Implications for Fife's new Local Development Plan of evidence specific to the North-East Fife locality

- 10.117 North East Fife records the least relative deprivation of Fife's seven localities. However, it still has pockets of deprivation and issues that the new local development plan will need to address.
- 10.118 Many communities do not have access to day-to-day services within a 10-minute walk or cycle from their home. In this area, reducing the need to travel will need to focus on clustering of services in groups of communities.
- 10.119 Flooding, water quality and water scarcity are issues in parts of the area, which will have implications for development under the new LDP.
- 10.120 As with other coastal areas, coastal erosion is potentially a significant issue facing North East Fife. The area also has more heritage at risk from coastal erosion and the impacts of climate change than other parts of Fife.
- 10.121 North East Fife has some unique housing challenges in Fife arising from the combination of the presence of the University of St Andrews in the area, and the tourist draw of St Andrews and the East Neuk. The concentration of houses in multiple occupation and short term holiday lets in the area puts pressure on the local housing market and makes access to housing for residents harder.
- 10.122 There is some capacity in primary and secondary schools across the locality although individual schools are more constrained.
- 10.123 As a rural area, the ability access key services and employment by public transport varies considerably.
- 10.124 There is a shortage of serviceable employment land in North East Fife.
- 10.125 Although the town centres in North East Fife are seen as some of the most attractive in Fife, they have still been affected by changes in shopping patterns. Vacancy rates in St Andrews and Anstruther have both increased significantly since 2012.

11 South and West Fife locality evidence and issues



Introducing the South and West Fife locality

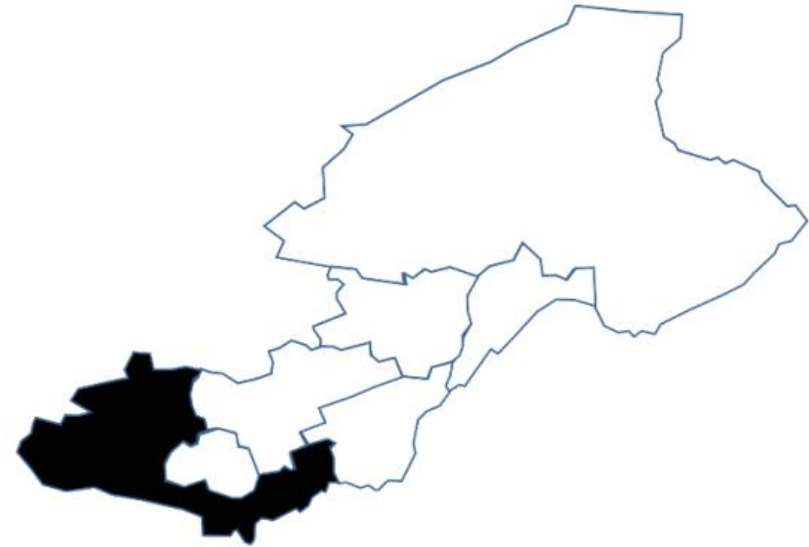
11.1 The South and West Fife locality borders the City of Dunfermline. It stretches from Kincardine at the Clackmannanshire/Falkirk council borders in the west, to Aberdour in the east. In the south of the locality are the main towns of Inverkeithing, Rosyth, and Dalgety Bay, while the West Fife villages make up the main settlements in the west. The locality is characteristic of a history of declining heavy industry, such as coal mining and the dockyard at Rosyth, with the Kincardine and Forth bridgeheads providing links to opportunities outwith the locality.

11.2 According to the 2022 Local Strategic Assessment South and West Fife is the fourth largest populated locality in Fife, with 49,971 people in 23,491 households, and a similar population split to Fife. The locality has higher levels of owner occupation (68%) and lower levels of social rented accommodation (19%) than Fife as a whole.

11.3 The locality has the highest rate of those economically inactive (35.1%), and the second lowest employment rate (62.8%). However, the claimant rate is relatively low (3.4%). Levels of unemployment (7%) and income deprivation (8.1%) are below Fife. Compared with Fife, there are similar amounts of 16-19 year olds participating in education (73.2%), but slightly more in employment (18%).

11.4 In terms of health, in 2019 the average life expectancy for males living within the South and West Fife locality was 78.7 and 81.9 for females which is higher than the Fife and Scotland average.

11.5 23% of the locality's population were registered as living with a long-term physical health condition during the period between 2019 and 2020.



Links/Resources

- [South & West Fife Local Strategic Assessment 2022](#)
- [ScotPHO profiling tool](#)

Implementation of FIFEplan in the South and West Fife locality

- 11.6 There are several place-specific proposals in the current FIFEplan in South and West Fife. This section outlines the success of FIFEplan in delivering its outcomes including allocations.
- 11.7 Longannet Power Station, a key infrastructure site in the locality has been demolished and has attracted investment interest given its strategic location on the Forth serving the Fife Council area in addition to that of Falkirk Council and Clackmannanshire Council areas. The Queensferry Crossing (a National Planning Framework proposal) is also now operational.
- 11.8 The strategically important employment site at Rosyth is now part of the multi-authority Forth Green-Freeport proposal.

How past development has shaped how the South and West Fife locality is today

- 11.9 How and why the settlements of South and West Fife developed and changed over time heavily influences how they work today and the issues they face in reducing carbon emissions and tackling social and economic inequality.
- 11.10 Rosyth was originally developed using the principles of garden cities and consequently the centre is leafy and attractive for walking/cycling. However, the settlement has expanded with several busy roads acting as physical barriers to active travel and later housing developments are spread-out lengthening travel distances and reducing access to services.
- 11.11 Dalgety Bay has mainly been designed around car use and cul-de-sac developments (although there are path networks linking the culs-de-sac). Designing around the car being the primary form of transport means that there are areas, particularly in the south and west of the settlement, with limited access to services close to home. Walking and driving routes through the town are separated.
- 11.12 Inverkeithing has an historic core but connectivity to later development is quite poor with just a few key link roads and paths. The railway creates a barrier to good integration for the residential areas to the east of the town and the housing on the west is up a very steep hill.

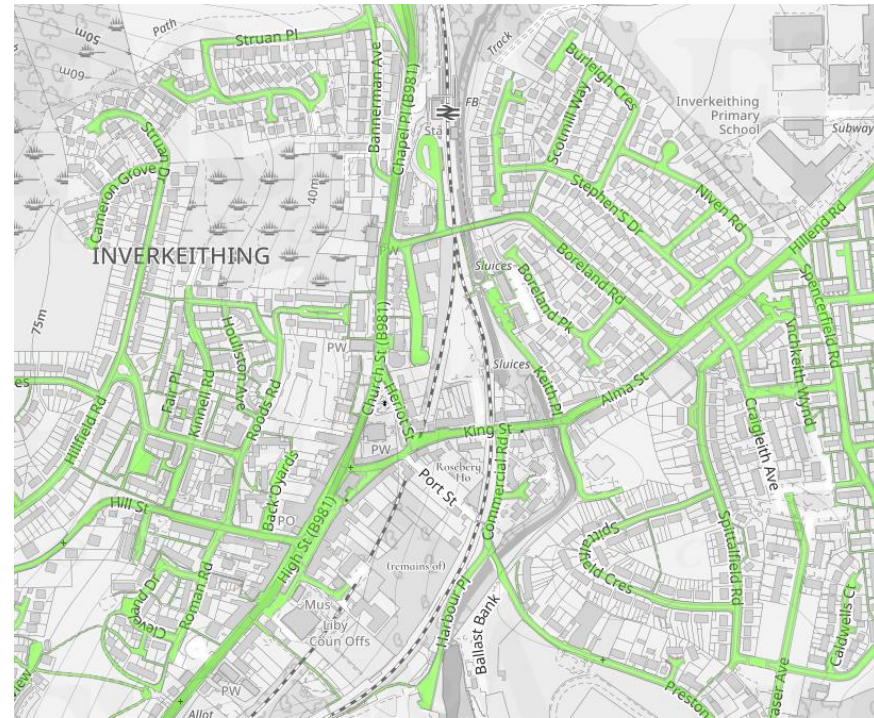


Figure 11.1 Map extract showing the barrier created by the railway in Inverkeithing

11.13 Many of the villages in the locality have permeable, traditional historic centres whilst others were built in the 20th century to support collieries in the locality, and these tend to have less permeable layouts which can discourage walking, cycling, and wheeling.

11.14 Many of the smaller settlements in West Fife have limited access to services and facilities although clusters of villages often share services between them. However, there are gaps in the existing active travel networks, particularly along the coast and between settlements.

11.15 The viability of providing additional services and facilities in these areas is challenging and locating services strategically to serve a number of settlements will be important if a reduction in the need to travel is to be achieved.

11.16 Annex 7 provides more information on Living Well Locally and 20 minute Neighbourhoods in Fife.

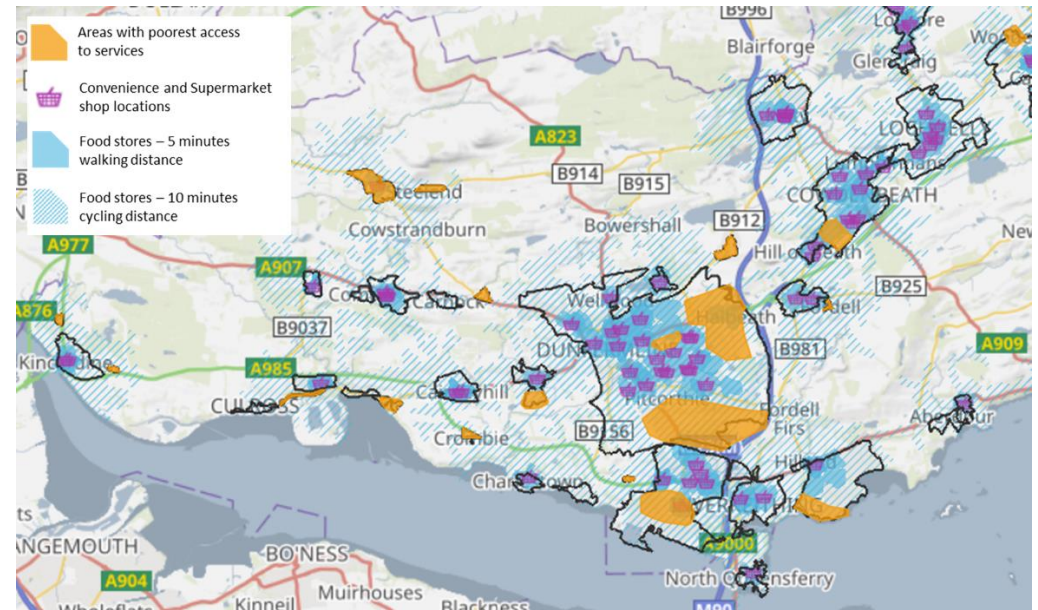


Figure 11.2 Example extract from [Local living and 20 MN interactive mapping](#) showing walking and cycling distances from convenience stores in the South and West Fife locality, and the areas which are least well served by services and facilities.

Links/Resources

- [Living Well Locally case study – Saline and Steelend](#)
- [Annex 7: Local Living and 20 Minute Neighbourhoods](#)
- [Interactive Local Living and 20 Minute Neighbourhoods mapping](#)

Built heritage in the South and West Fife locality

11.17 South and West Fife has eight conservation areas mainly located in coastal settlements. There are substantial areas of designated gardens and designed landscapes mainly relating to former estates, and a large number of listed buildings including 38 which are category A listed.

11.18 Inverkeithing and Rosyth centres both have many high quality historic buildings. In Rosyth these are in the Arts and Crafts style and relate to its garden city origins. These are generally in a good condition. In Inverkeithing the buildings are much older and there are more issues with poor maintenance of the historic fabric but the town does have a Conservation Area Regeneration Scheme with an overall investment of over £3.5 million.

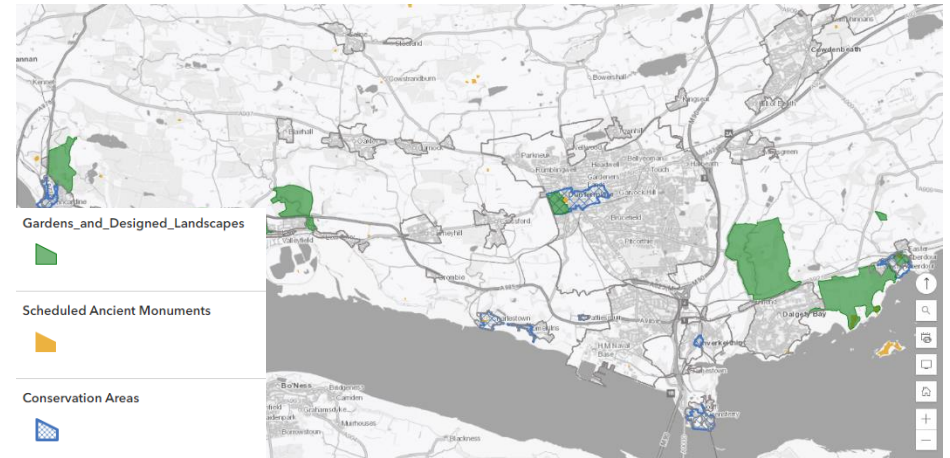


Figure 11.3 Map extract showing built heritage assets in the South and West Fife locality

11.19 A large part of the Culross Conservation Area is predicted to be at risk of coastal flooding, this includes a substantial number of listed buildings. Several listed buildings in Limekilns and Kincardine; the historic harbours at Charlestown and Inverkeithing; and Aberdour Castle Scheduled Ancient Monument and designed landscape are also predicted to be at risk from coastal flooding.

11.20 Valleyfield House garden is predicted to be at risk of flooding from the Bluther Burn and the Fordell Castle designed landscape is predicted to be at risk of flooding from the Fordell and Craiganet Burns. The Murrel designed landscape is also predicted to be at risk from flooding.

11.21 There are a few listed buildings at Limekilns and Aberdour; the category A listed Donibristle house and stables; and parts of the coastal edge of the St Colme Designed Landscape in Dalgety Bay which are identified as predicted to be at risk from coastal erosion.

11.22 There are 28 buildings are identified on the Buildings at Risk register in the South and West Fife locality including the listed Inverkeithing Primary School which was the victim of a fire in 2018, an application for demolition of the school building has been refused.

11.23 One building at risk in Kincardine has recently been taken off the register as it has been restored.

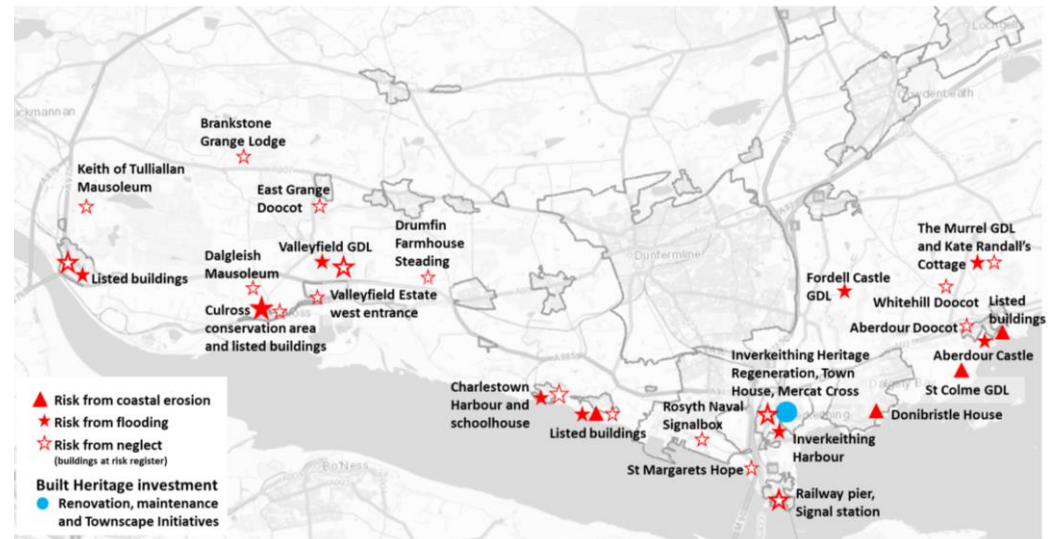


Figure 11.4 Map of the South and West Fife locality showing built heritage at risk from flooding and neglect; and some built heritage investment initiatives. This map was created by visually comparing [HES built heritage designations](#) with the [SEPA flood maps](#), the [Dynamic Coast 2 webmap](#), the [Buildings at Risk register](#) and some areas which have [received funding for townscape and heritage initiatives](#).

Links/Resources

- [Conservation Area Appraisals](#)
- [Historic Environment Scotland Interactive map showing built heritage, landscape character designations](#)
- [Fife Historic Buildings Trust](#)
- [Buildings at Risk register](#)
- [Inverkeithing CARS project](#)

How the South and West Fife locality will need to change because of the climate and biodiversity emergencies

In common with other coastal areas of Fife, South and West Fife faces challenges arising from the climate and biodiversity emergencies. Opportunities will need to be taken to decarbonise heating in the locality to reduce greenhouse gas emissions. Climate change is increasing the risk of flooding, and rising sea levels increase the threat from coastal erosion. Both of these issues will affect how development is planned in the future. Water quality and protecting important habitats are also key issues in South and West Fife.

Decarbonising heating in the South and West Fife locality

11.24 Decarbonising heating will be important in helping Fife tackle the climate emergency and meeting net zero commitments. Potential Heat Network Zones in the South West Fife locality have been identified as part of a Local Heat and Energy Efficiency Strategy for Fife. The potential heat network zones are shown on the map. Further work to identify Heat Network Zones will be undertaken in 2024-25.

Links/Resources

- [Local Heat and Energy Efficiency Strategy](#)

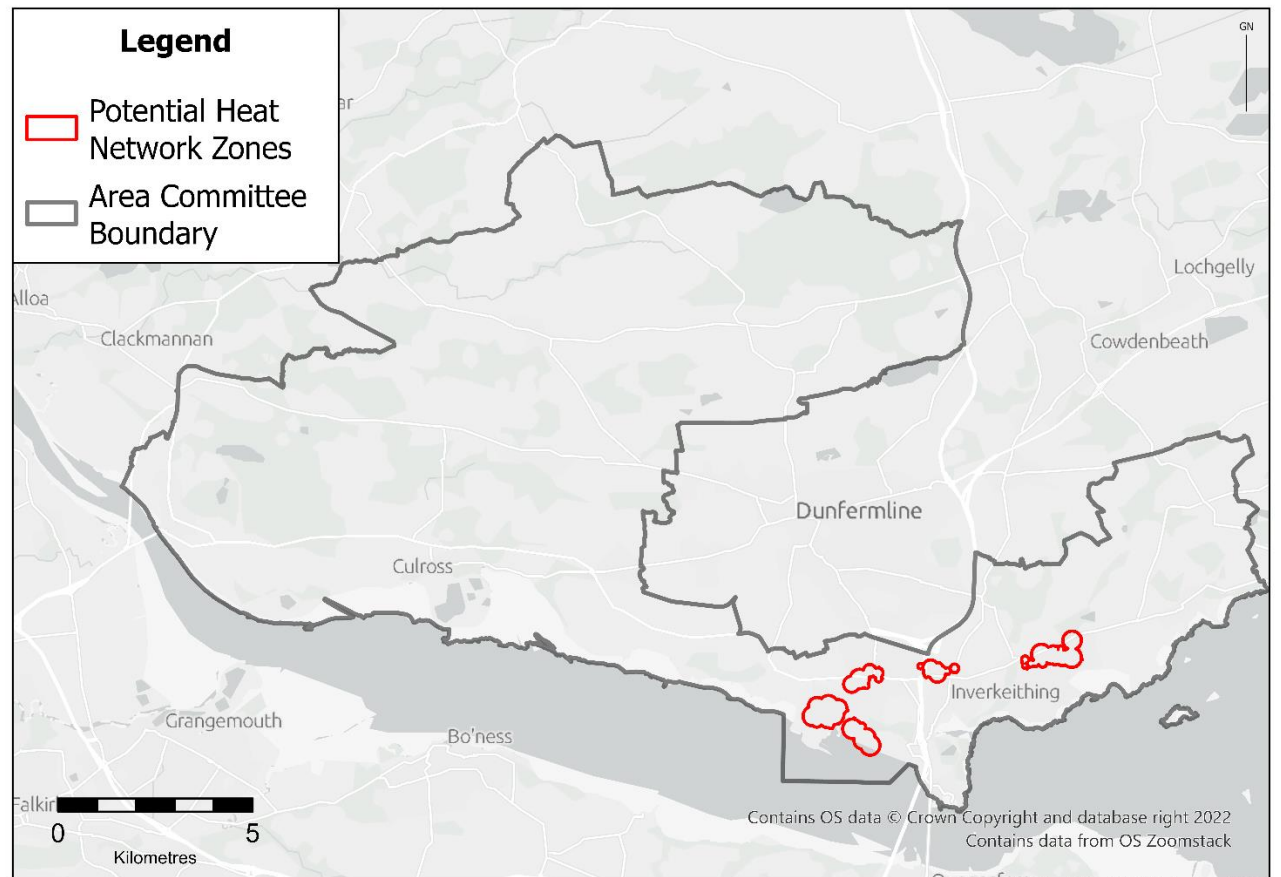


Figure 11.5 Potential heat network zones in the South and West Fife locality (source: Local Heat and Energy Efficiency Strategy)

Flood risk in the South and West Fife locality

- 11.25 Much of the South and West Fife locality is identified by SEPA as predicted to be at risk of flooding, a risk that is increasing because of climate change. There is risk of coastal flooding all along the coast; and Inverkeithing and Rosyth have significant risks from river and surface water flooding. Rosyth Port, the Longannet site, and areas in Kincardine are all important sites that are at risk of coastal flooding.
- 11.26 Over the last few years there have been many flooding events in the locality with Rosyth and Culross being badly impacted, with dated infrastructure making the situation worse.
- 11.27 There are existing flood protection schemes at Cairneyhill and Kincardine; these are both over 30 years old. The requirement for new flood protection schemes have been identified for Cairneyhill, Culross and Kincardine in the Forth Basin Flood Risk Management Plan.
- 11.28 A detailed flood study has been produced for Cairneyhill, and one is proposed for Rosyth. In addition, Scottish Water has produced an integrated catchment study to look at flood risk from sewers in the Iron Mill Bay area which includes Rosyth. A follow up surface water management plan is now required.
- 11.29 SEPA has predicted that there is a risk of geomorphic change (change to the river channel) along stretches of the Brankholm and Bluther Burns in the South and West Fife locality.

Links/Resources

- [Fife Strategic Flood Risk Assessment](#)
- [SEPA Flood Risk Maps](#)
- [SEPA – Geomorphic Risk data](#)
- [Forth Estuary Local Plan District Flood Risk Management Plan](#)
- [Background paper on water and coastal erosion issues in Fife](#)
- [Interactive map showing predicted flooding, coastal erosion and geomorphic risk in Fife](#)

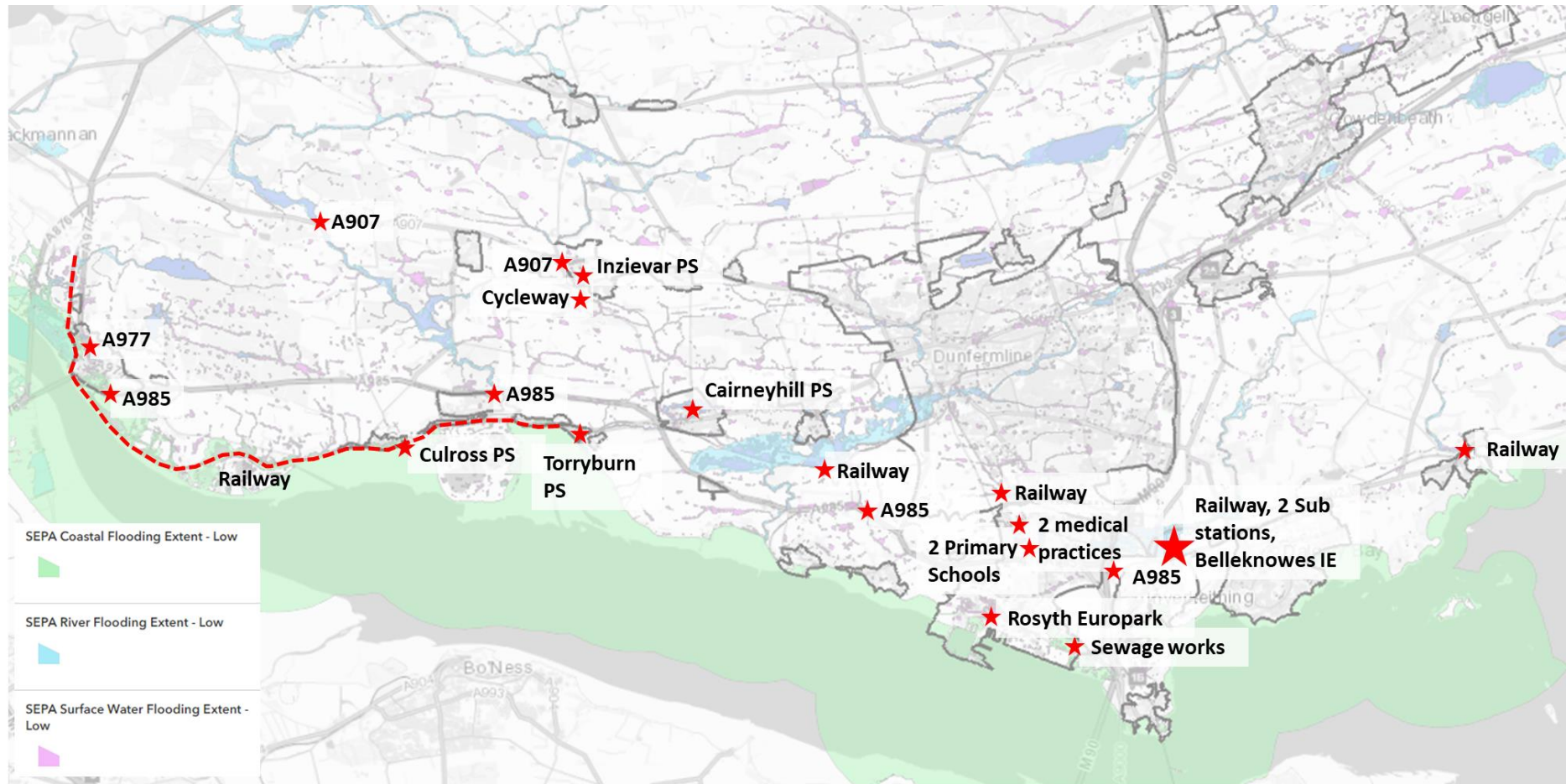


Figure 11.6 Plan showing key assets predicted to be at risk of flooding in South and West Fife locality. This map was created by visually comparing: Fife Council data on schools, healthcare facilities and key employment areas (see [Local Living and 20 minute neighbourhood interactive map](#)) and Mastermap and OS Base mapping with [SEPA flood maps](#) and [Dynamic Coast 2 webmaps](#).

Caveat for use of SEPA flood maps. The Flood Maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the Flood Maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. It is inappropriate for these Flood Maps to be used to assess flood risk to an individual property.

Water quality in the South and West Fife locality

11.30 Alongside flooding there are also issues with water quality in some parts of South and West Fife which may have implications for planning and development in the locality.

11.31 Water quality in the South and West Fife locality is mixed: Bluther Burn, Dour Burn and Grange Burn are classified as poor quality and the Lyne Burn is moderate quality; however, the Forth east of Charlestown is good quality.

11.32 Much of the groundwater in the locality immediately west of Dunfermline and Rosyth and the far west including Kincardine is identified as poor quality due to legacy mining or quarrying activities. Other areas including east of the Rosyth Naval base have good quality ground water.

11.33 The bathing waters at Aberdour Silver Sands are classed as excellent quality.

Links/Resources

- [Background paper on water and coastal erosion issues in Fife](#)
- [SEPA water classification hub](#)

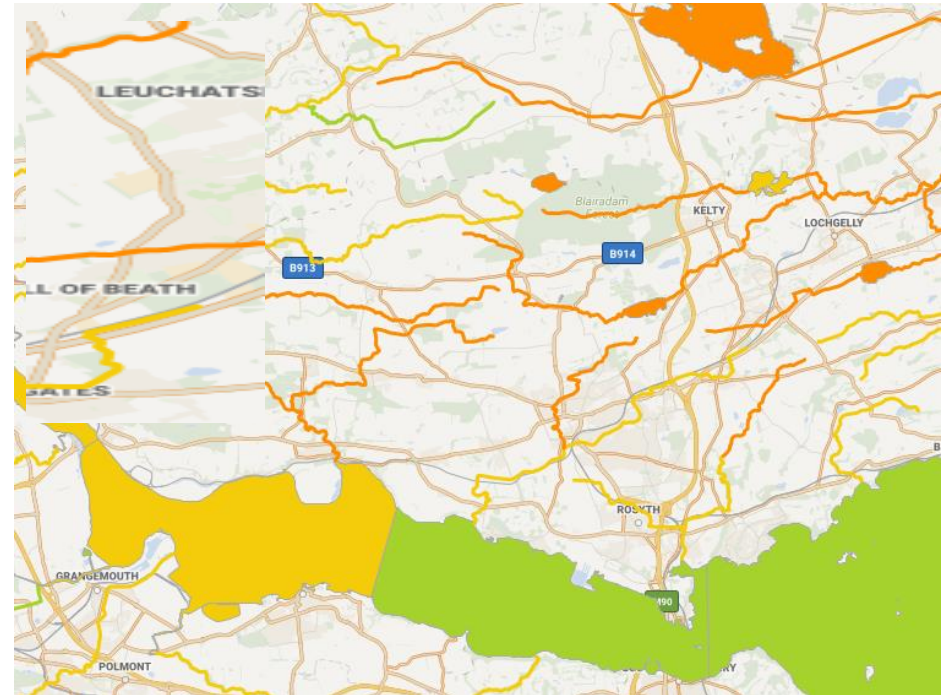


Figure 11.7 Extract from SEPA water classification hub showing quality of surface waters in the South and West Fife locality

Coastal erosion in the South and West Fife locality

- 11.34 The climate emergency is also increasing the risk of coastal erosion with areas of Limekilns, Dalgety Bay, and Aberdour predicted to be at risk.
- 11.35 There are extensive artificial coastal defences between North Queensferry and Aberdour which protect the coastal settlements in that locality.
- 11.36 Under the Coastal Change Adaptation programme, Fife will review its Shoreline Management Plan (SMP2) in line with new Guidance on creating Coastal Change Adaptation Plans.
- 11.37 The new Local Development Plan will have to consider how the risk of coastal erosion across the locality will influence future development. There is a strong presumption by Scottish Government that engineering solutions to protect areas at risk are no longer appropriate.



Figure 11.8 Map showing areas in the South and West Fife locality which are predicted to be at risk of coastal erosion (in red) – 2050 high emission scenario Source: [Dynamic Coast mapping \(DC2\)](#)

Caveat for use of Dynamic Coast maps. The Dynamic Coast maps should not be used to assess coastal risk to individual properties.

Links/Resources

- [Dynamic Coast mapping](#)
- [Fife Shoreline Management Plan \(2011\)](#)
- [Fife Coastal Formal Defences Register Dec 2023](#)
- [Background paper on water and coastal erosion issues in Fife](#)

Green and blue networks in the South and West Fife locality

11.38 This locality forms part of the Central Scotland Green Network – one of the eighteen national developments recognised within NPF4 and is one of Europe’s largest green infrastructure projects.

11.39 Some of the key active travel routes within the South and West Fife locality include: The Fife Coastal Path, The Fife Pilgrim Way, and The West Fife Way. There are also various national cycle routes within this locality: National Cycle Network routes 1, 76, and 764.

Links/Resources

- [Aberdour Burntisland Kinghorn Report Green and Blue Networks 2023 update](#)
- [Forthbridgehead Report Green and Blue Networks 2023](#)
- [West Fife Report Green and Blue Networks 2023 update](#)
- [Fife Greenspace Audit 2010](#)
- [NPF4](#)
- [Central Scotland Green Network](#)
- [Fife Pilgrim Way](#)
- [Sustrans National Cycle Network Routes in the East of Scotland](#)
- [Fife Coastal Path](#)
- [Interactive map – Fife’s Green and Blue network and ecosystem services](#)
- [Fife Green and Blue Network Audit Storymap](#)
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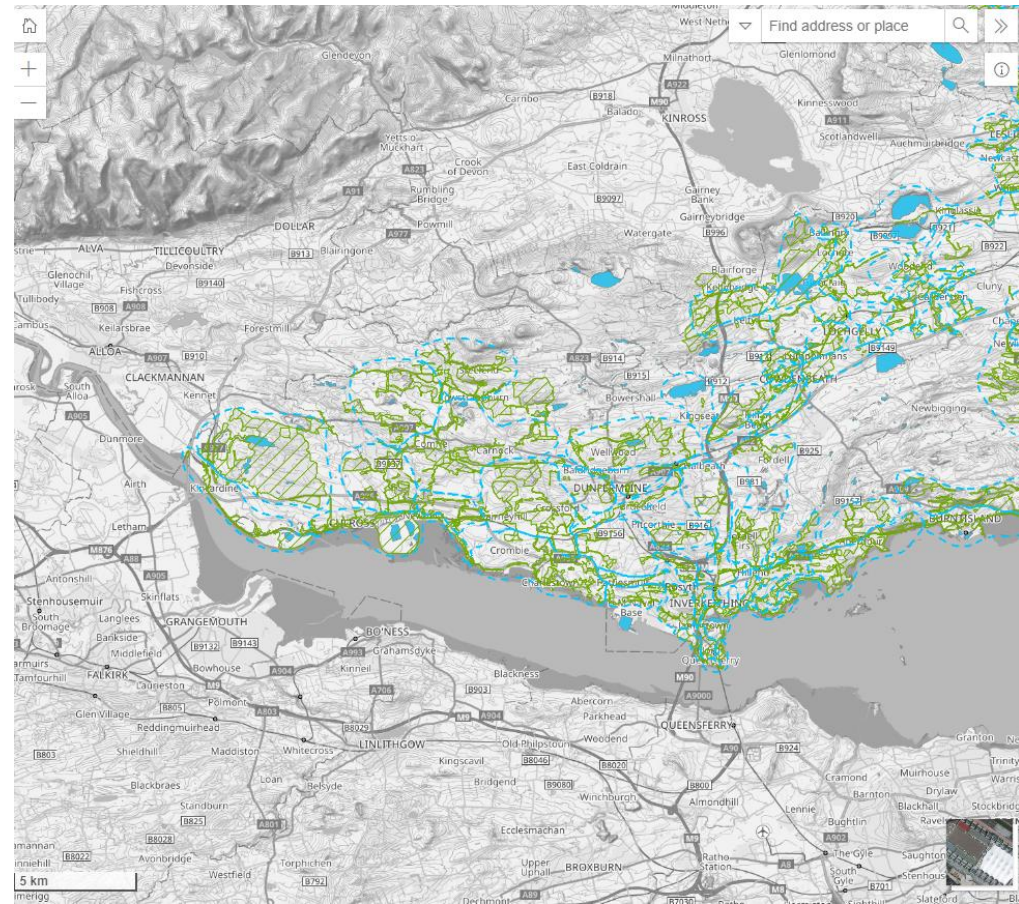


Figure 11.9 Extract from the [Green and Blue Network interactive map](#) illustrating key assets and existing blue and green network policy areas

Biodiversity in the South and West Fife locality

- 11.40 Some of the priority habitats within the South and West Fife locality include maritime cliffs and slopes, species rich grasslands, upland flush fen and swamp, upland healthland, lowland fen, lowland raised bog and a mix of ancient, semi-natural and long-established woodland.
- 11.41 These habitats support a wealth of wildlife including badgers (UK Protected Species), beavers (European Protected Species), bats (EPS), great crested newts (EPS), red squirrels (UKPS) and bluebells (UKPS).
- 11.42 Given the destruction of habitats is the number one cause of species extinction it is key these priority habitats are safeguarded.
- 11.43 Invasive species such as Japanese Knotweed, Giant Hogweed, Himalayan balsam, and Rhododendron also pose a threat to the various ecosystems within the South and West Fife locality.
- 11.44 Another invasive non-native species which can be found within the South and West Fife locality is the grey squirrel which poses a threat to the native red squirrel population and has negative implications for commercial forestry operations.

Links/Resources

- [NBN atlas](#)
- [Fife Local Biodiversity Action Plan](#)
- [Nature Scot- Invasive non-native plants](#)
- [Nature Scot- Protected species A-Z guide](#)
- [The Non-native Species Information Portal](#)
- [Fife's Forestry and Woodland Strategy](#)
- [Selected Key Bluebell sites in Fife – Fife Nature](#)
- [Great Crested Newt Records – Fife Amphibian & Reptile Group](#)
- [Indicative Red Squirrel Sites – Fife Nature](#)

Table 11.1 Summary of the priority habitats found within the South and West Fife locality including key sites. Source: Fife's Local Biodiversity Action Plan

Upland	Freshwater & Wetland	Lowland & Farmland	Woodland	Marine & Coastal
<ul style="list-style-type: none"> • Heath and moorland • Upland calcareous grassland • Upland flush fen and swamp • Key site: Wether Hill (SSSI) 	<ul style="list-style-type: none"> • Inland freshwater, such as Loch Fitty (LWS) • Lowland fen • Lowland raised bog, such as Lockshaw Mosses (SSSI) • Rivers • Ponds, such as Jamestown Pond (LWS) • Reedbed, such as St Margaret's Marsh (SSSI) 	<ul style="list-style-type: none"> • Species-rich grassland, such as Ferry Hills (SSSI) • Field margins and boundaries • Parks and areas with veteran trees, such as Tulliallan • Lowland heathland 	<ul style="list-style-type: none"> • Ancient, semi-natural & long-established woodland, such as Devilla Forest • Mixed lowland woodland • Urban woodland 	<ul style="list-style-type: none"> • Intertidal communities: Firth of Forth (SPA, (RAMSAR, SSSI)) • Maritime cliffs & islands, such as Hawkcraig Point (LWS) • Saltmarsh, such as Torry Bay (Local Nature Reserve) • Strandline, sand dune & shingle communities

Natural Heritage Designations in the South and West Fife locality

11.45 There are internationally designated natural heritage sites along the coast in the South and West Fife locality, the Firth of Forth Ramsar, Special Protection Area and Site of Special Scientific Interest (SSSI); and the Outer Firth of Forth and St Andrews Bay Complex Special Protection Area have primarily been designated for their importance for marine birds, waders, and waterfowl.

11.46 There are 12 other SSSIs in the south and West Fife locality many of which relate to areas of peatland. There are two local nature reserves at Torry Bay and Cullaloe (which is also a National Nature reserve).

11.47 There are 23 locally designated wildlife sites throughout the South and West Fife locality, the largest relate to former mine works (Blairhall Bing and Comrie Dean) and woodland from former estates (Valleyfield Wood and Black Wood). Twelve of the sites have recently been resurveyed and found to be in a satisfactory condition. The others have not been resurveyed.

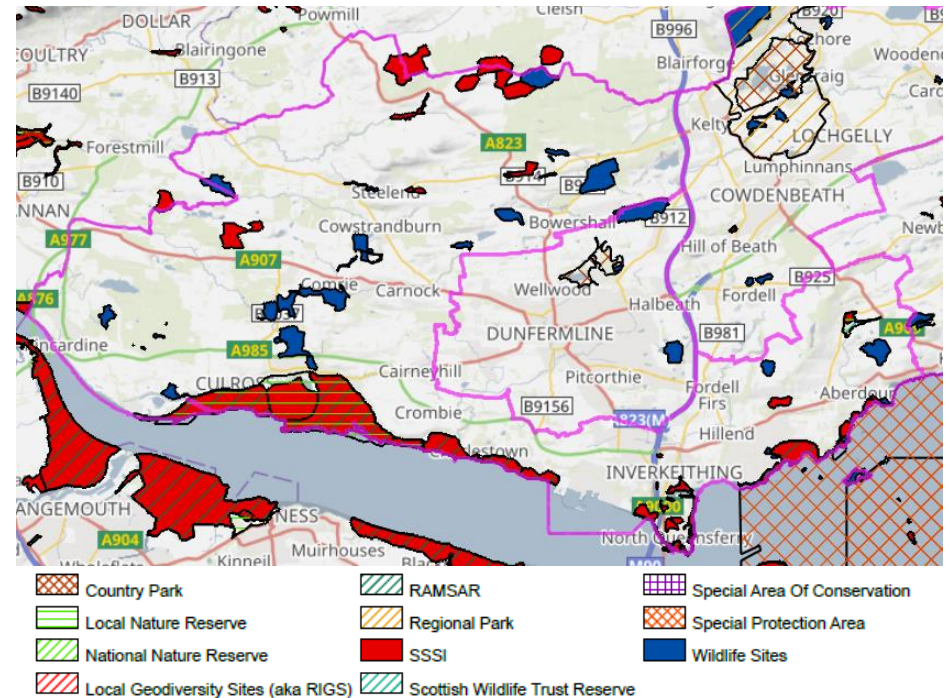


Figure 11.10 Natural heritage designations in the South and West Fife locality. These can be viewed on the [Green and Blue network interactive map](#).

Links/Resources

1. [Scottish Government – Natural Heritage Designations](#)
2. [Naturescot– local designations](#)
3. [Fife Designated Natural Heritage Sites](#)
4. [Fife Local Wildlife Site tracker Dec 2023](#)

Landscape character in the South and West Fife locality

- 11.48 The landscape in the South and West Fife locality is characterised by lowland hills and valleys, coastal hills, and foothills. Part of Dunfermline's green belt is within the South and West Fife locality.
- 11.49 There are 7 local landscape areas including the Cullaloe Hills and Coast, the Cleish Hills and South West Dunfermline which cover large parts of the South and West Fife locality.
- 11.50 There are several areas of peatland and carbon rich soils in the South and West Fife locality, in particular around the Blairadam Forest area. There are areas of peatland which are classes as nationally important at Din Moss (Blairadam Forest), Glasgow Moss and Caldside Plantation in the west and Moss Easy north of Dalgety Bay.
- 11.51 Outwith the built-up areas, there is a large proportion of prime agricultural land (classes 1 to 3.1 in the Scottish Land Capability for agriculture map).
- 11.52 There are four active quarries in the South and West Fife locality; 2 hard rock and 2 silica sand quarries. Some former sites have been restored such as Blair House located to the North of Oakley, and some are proposed for redevelopment.

Links/Resources

- [Naturescot – Landscape Character Types 2019](#)
- [Scotlands Soils – Land Capability for agriculture](#)
- [List of Fife's Quarries](#)
- [Carbon and Peatland Map 2016](#)

Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

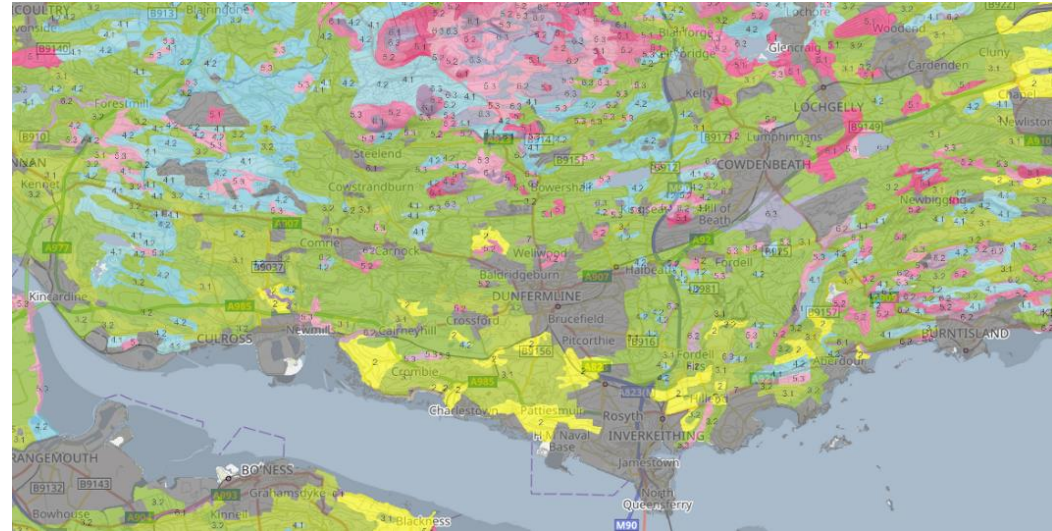


Figure 11.11 Extract from the land capability map for Scotland for the South and West Fife locality. ©Crown Copyright. Scottish Government Licence Number 100020540. All Rights Reserved.

Vacant and derelict land in the South and West Fife locality

11.53 The South and West Fife locality has the largest amount of vacant and derelict land in Fife. The largest sites relate to former mining and quarrying activities (Comrie Bing, Bogside Colliery and Prestonhall Quarry); power generation (Kincardine and Longannet); and the dockyards in Rosyth.

11.54 Between 2021-22 no vacant and derelict sites in south and West Fife were brought back into use, and no additional sites were identified. Funding from the Vacant and Derelict land fund has been allocated to help fund the restoration of sites at Hillend and Donibristle Industrial Estates and a task force has been set up to progress the redevelopment of the Longannet Power Station site.

11.55 Seven pipelines cross South and West Fife transporting gas, oil and other petrochemicals. Development close to these pipes and within associated zones is subject to consultation with the Health and Safety Executive. There are also consultation zones associated with Muirside Explosives Depot near Blairhall, Nuclear submarines in Rosyth Naval Base and Braefoot Bay tanker terminal.

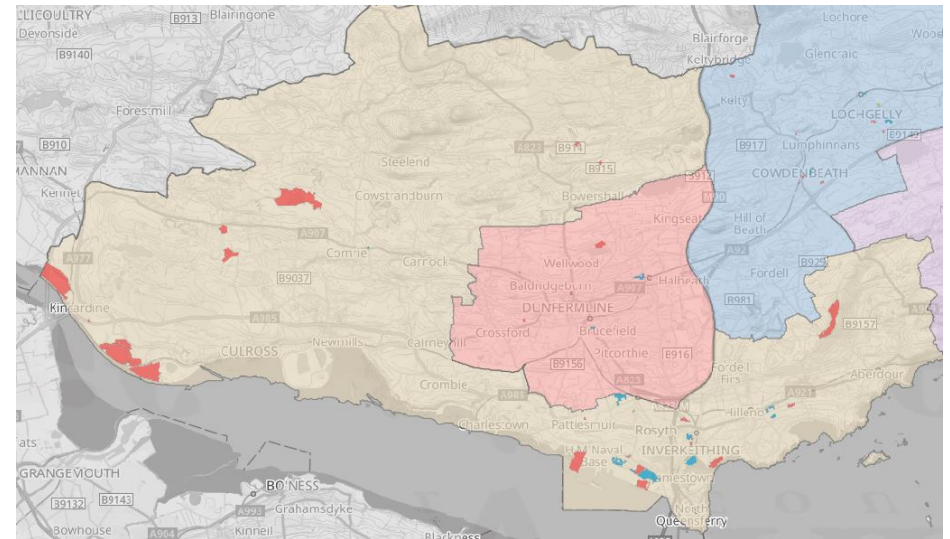


Figure 11.12 Extract from the Fife Vacant and Derelict Land Audit 2022 showing the South and West Fife locality

Links/Resources

- [Fife Vacant and Derelict land audit 2022](#)
- [Health and Safety Executive - Land Use Planning](#)

The infrastructure issues that need to be addressed in the South and West Fife locality within the lifetime of the Plan

At a local level the main infrastructure issues facing South and West Fife are access to healthcare, school capacity, access to sports and leisure facilities, and public transport provision, including public transport access to the new Dunfermline Learning Campus.

11.56 In the autumn of 2022, the community was invited to say what they felt was good about the South and West Fife locality, what was not so good, and what the key issues were that they felt needed to be tackled.

11.57 The main issues that came through were access to sports and leisure facilities, with facilities being too concentrated in a few towns (or Dunfermline). The lower level of public transport in parts of the locality is another barrier to accessing service.

11.58 The biggest challenges the locality is facing are meeting the housing needs for everyone, accessing good quality shops and access to healthcare.

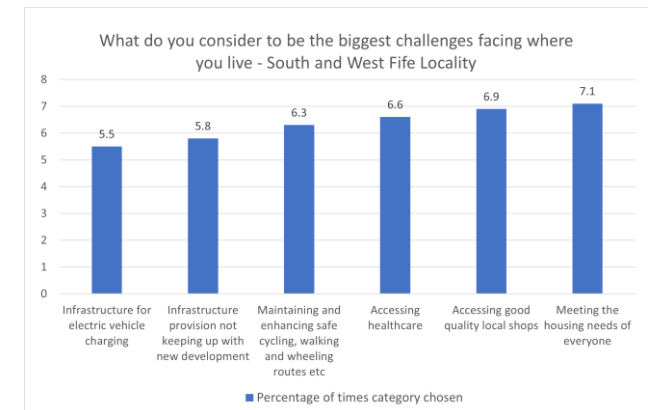
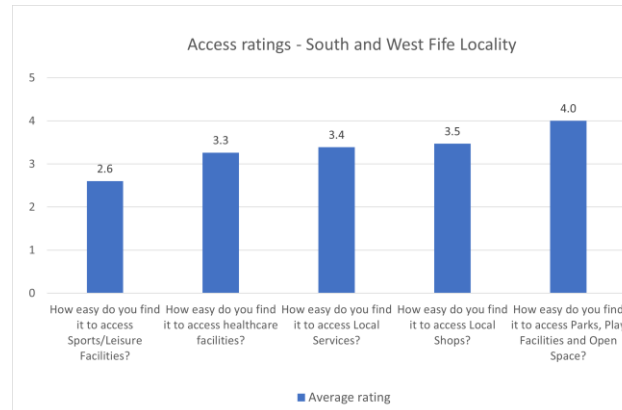
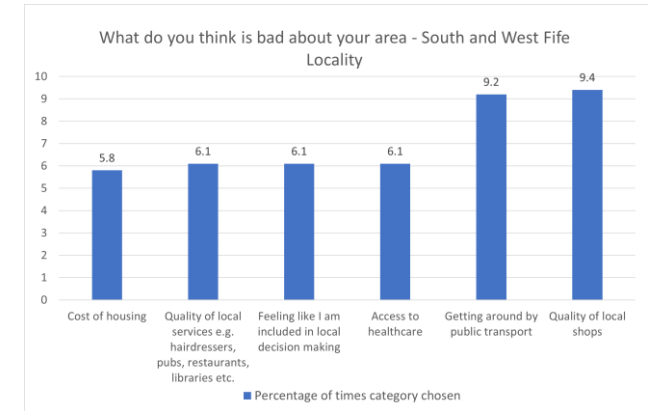
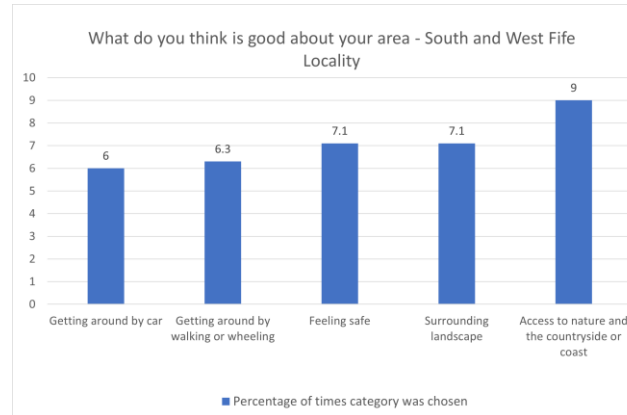


Figure 11.13 What residents of the South and West Fife locality think about their area

Links/Resources

- [South and West Fife summary of survey \(residents\)](#)

Healthcare in the South and West Fife locality

11.59 South and West Fife has a range of health and care facilities. However, planned growth and demographic changes (in particular, an ageing population) over the lifetime of the new LDP are likely to put increased pressure on these facilities. NHS Fife is moving towards health and wellbeing hubs which provide multi-disciplinary care. It is anticipated that this will free up space in G.P. practices in the locality. Additionally, there has been struggles with G.P. recruitment in the locality.

Links/Resources

- [NHS Fife Estates Strategy](#)

11.60 NHS Fife has identified future Primary Care capacity issues in the South & West Fife locality and have made recommendations as follows:

- Across the cluster there is a requirement to find clinical space for 8 additional rooms on full implementation of the Primary Care Implementation Plan;
- There is requirement to consider the best location for the cluster hub; there is potential for a development at Primrose Lane which could serve a number of the cluster practices and some of Dunfermline practices;
- The Place Planning tool identified Valleyfield, Kincardine and Oakley as priority areas for investment.

School places in the South and West Fife locality

11.61 In education, there is projected pupil capacity across the whole of the existing and planned primary school estate to accommodate further growth (although that covers a range from some schools having falling pupil numbers and others having a potential shortage of space). Spare primary school capacity across localities does not mean there is capacity for new homes across all primary schools in the locality.

11.62 At a secondary level there is projected to be a shortfall of places by 2024 across the locality. However, when combined with secondary school provision in the City of Dunfermline there is sufficient capacity across the wider area for secondary school places.

11.63 The expansion of early years continues to be monitored as well as additional places for pupils with additional support needs.

Links/Resources

- [School Roll Projections by Area Committee September 2023](#)

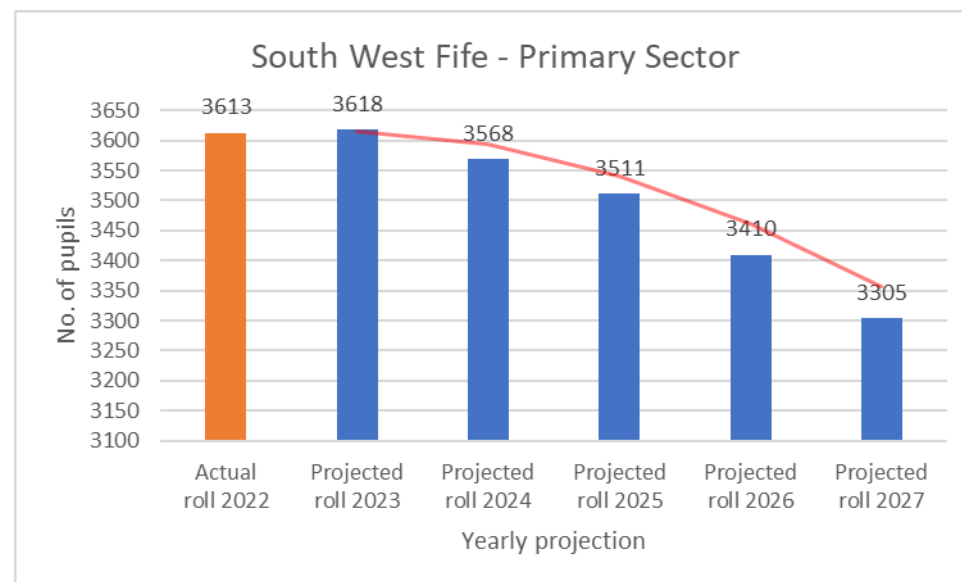


Figure 11.14 Projected pupil numbers in primary schools in the South and West Fife locality (2023 - 2027)

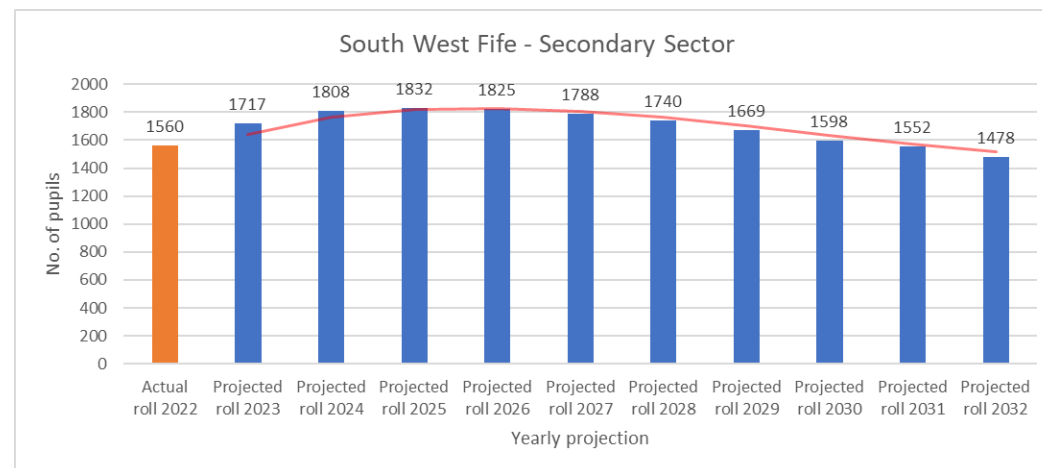


Figure 11.15 Projected pupil numbers in secondary schools in the South and West Fife locality (2023 - 2032)

Open space and play space in the South and West Fife locality

11.64 Open spaces, green and blue infrastructure, and outdoor places to play and socialise are key to successful placemaking. The outdoor spaces, including access to the coast, in the locality have helped to make communities more pleasant, liveable, healthy and resilient. Kincardine, Rosyth, Inverkeithing, and Dalgety Bay all have high quality play parks but there are a number of poorer facilities across the locality. [Fife's Play Sufficiency Assessment](#) provides more information.

11.65 In terms of greenspace, Aberdour, Cairneyhill, Carnock, Comrie, Crombie, Gowkhall, High Valleyfield, Kincardine, Limekilns, and Low Valleyfield all have poor provision of greenspace particularly when taking into account settlement boundaries.

11.66 In addition, the quality of the greenspaces within these settlements are below average except for the following: Aberdour, High Valleyfield and Limekilns.

11.67 Quality of greenspace is also below average in Charlestown, Rosyth, Blairhall, Inverkeithing, and Oakley.

11.68 The existing Fife Greenspace Audit and Strategy date from 2009; work is currently underway to update the audit and strategy and will be available to inform the new Local Development Plan (the proposed plan).

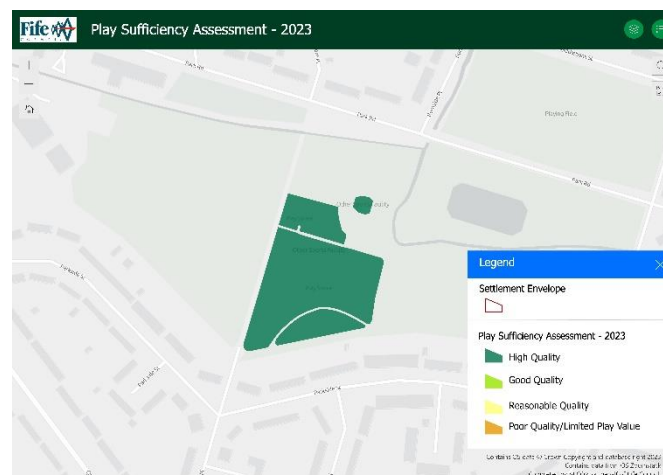


Figure 11.16 Indicative image from Fife's Play Sufficiency Assessment (showing part of the South and West Fife locality)

Links/Resources

- [Play Sufficiency Assessment](#)
- [Fife Greenspace Audit 2010](#)

Accessibility of public transport in the South and West Fife locality

11.69 Where travel is required in many rural parts of the locality there is more limited access to public transport in parts of West Fife. However, the larger towns of Rosyth, Inverkeithing, and Dalgety Bay are well served by buses and train services; and the village of Oakley also has reasonable access for bus services. The demand for train travel has been higher than the service available (and the issue has been raised at parliamentary level).

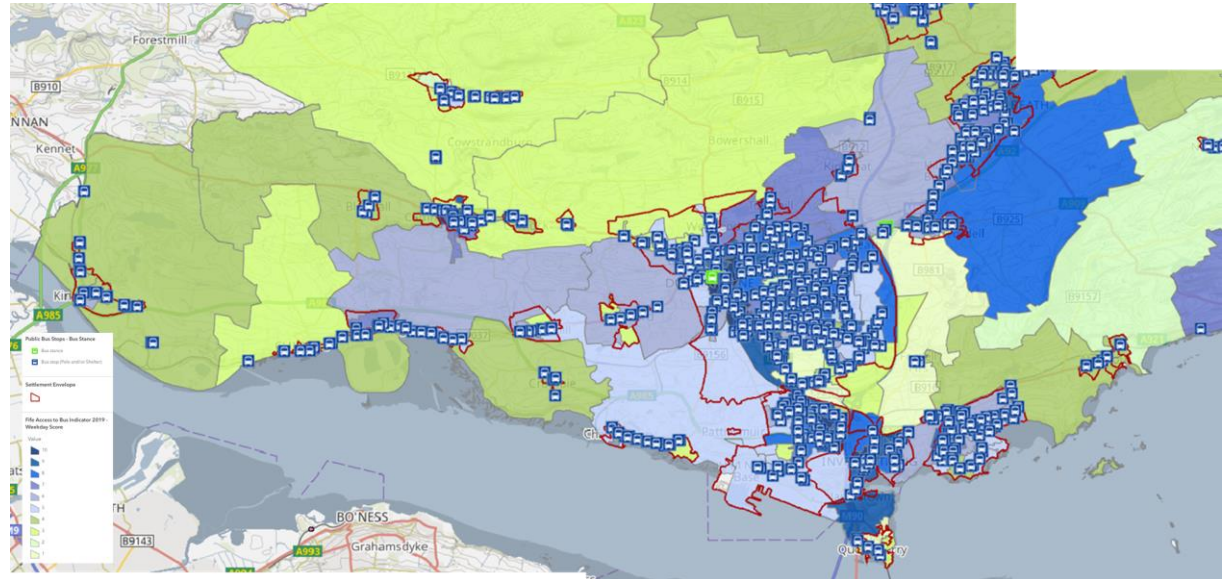


Figure 11.17 Weekday access to buses in the South and West Fife locality with bus stops (1= poor access, 10 = good access) (Source: [Scottish Access to Bus Indicator \(2019\)](#))

11.70 Public transport access to employment destinations is variable across the locality. Settlements on the railway line and around the Forth bridgehead area have relatively good access, as do Cairneyhill and Kincardine.

11.71 Other settlements have poor connectivity to employment opportunities.

11.72 A similar picture exists in terms of access to further and higher education, health and retail, with the settlements on the railway line having good access but most of those in West Fife having much poorer connectivity.

Links/Resources

- [LTS & LDP Strategic Transport Modelling and option Development Report 2022](#)
- [DataShine: Scotland Travel to Work/Study](#)
- [Interactive map showing weekday accessibility to buses, and location of bus stops and rail stations](#)

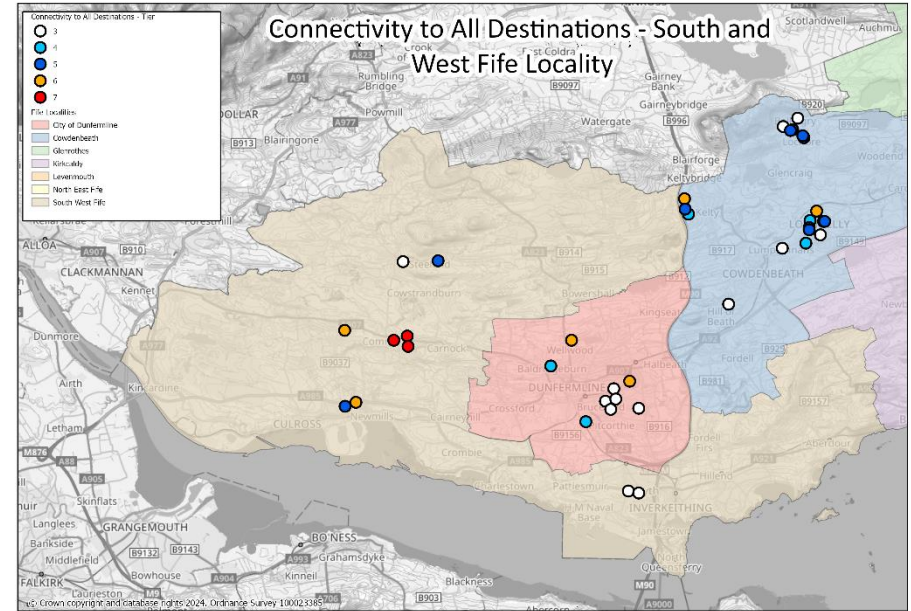


Figure 11.18 Connectivity to key destinations from South and West Fife Locality

How the South and West Fife locality's economy is performing and how resilient it is to the future

11.73 South and West Fife is one of the least deprived localities in Fife although there are pockets of deprivation within the locality.

11.74 Education and skills are hugely important in ensuring that the local economy is resilient in the future. Settlements in South and West Fife consistently perform well above the UK average in education, although it should be a priority to upskill workforces to address future challenges like the climate crisis.

11.75 Overall, South and West Fife tends to be perform well in terms of deprivation, with most settlements at or below the Scottish average in income deprivation and claimant rates. There are some settlements that are not keeping up, so there is potential to ensure equitable economic opportunities across the locality.

Links/Resources

- [Scottish Index of Multiple Deprivation](#)

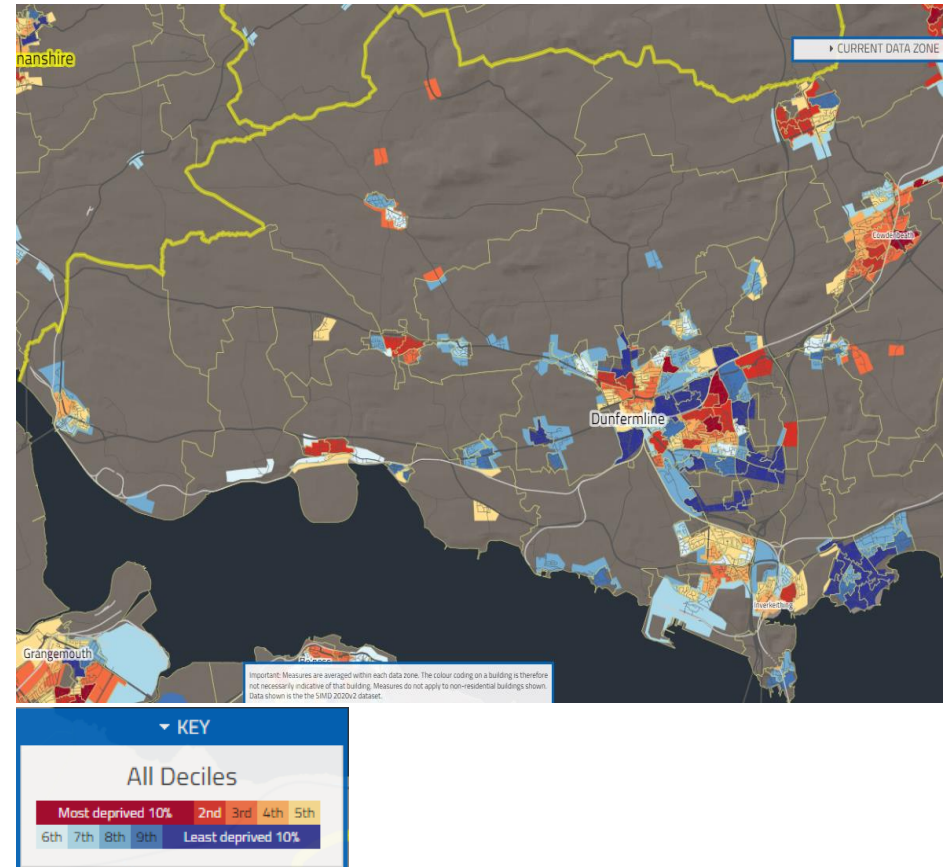


Figure 11.19 Deprivation in the South and West Fife locality

Employment in the South and West Fife locality

- 11.76 With the exception of the Kincardine area, the majority of those living in South and West Fife travel to Dunfermline or Edinburgh for work with a relatively small number travelling to Kirkcaldy and Glenrothes.
- 11.77 A significant number of people travel to South and West Fife from all over the Mid and West Fife areas, with many using the Ferry Toll Park and Ride facility in Inverkeithing.
- 11.78 Rosyth and Dalgety Bay attract a significant number of people from the South and West Fife, Dunfermline, Cowdenbeath, Kirkcaldy, and Glenrothes localities with the majority travelling to Rosyth Dockyard/waterfront and Hillend and Donibristle Industrial Estate.

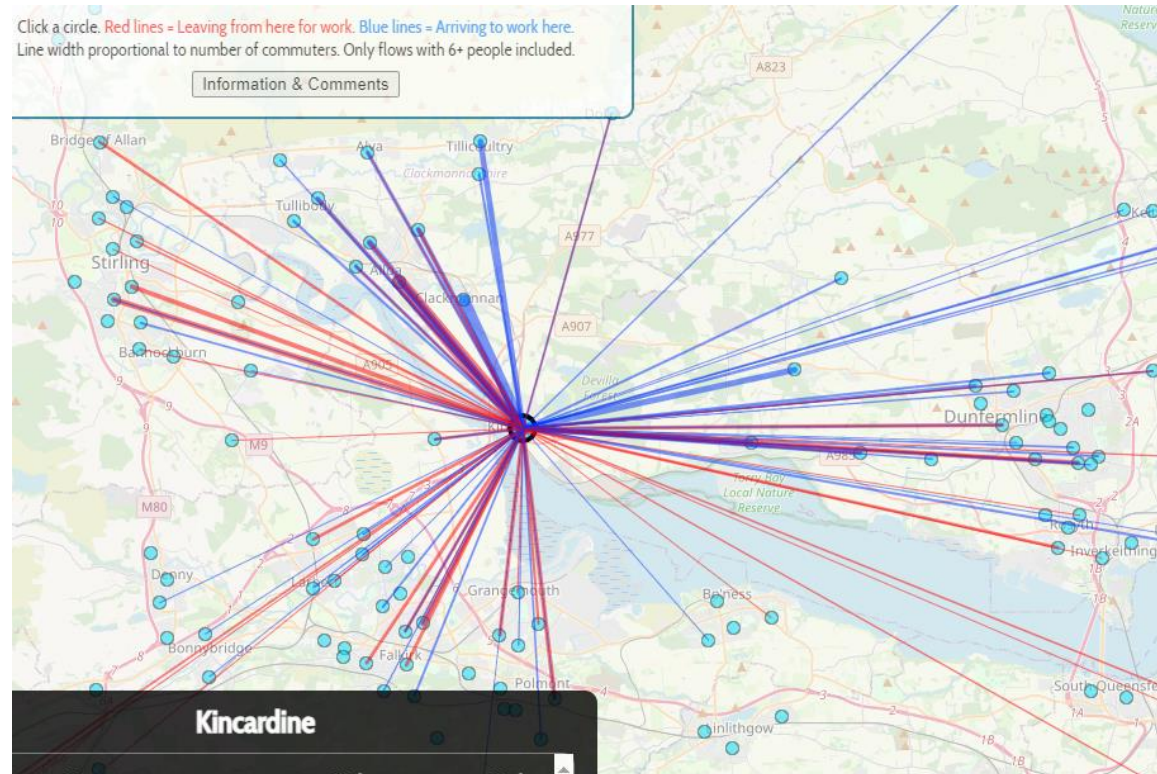


Figure 11.20 Example of journeys to work to and from part of the South and West Fife locality

11.79 Manufacturing is the largest sector in South and West Fife followed by wholesale and retail trade.

11.80 Rosyth Dockyard and waterfront, Hillend and Donibristle Industrial Estate, and Longannet are key employment sites.

11.81 There is scope to build on the strategic location and rail connectivity of Longannet if flooding issues can be addressed to benefit local communities around this part of the Forth as well as via the Green Freeport initiative where opportunities for a range of economic activities and investment will be developed at Rosyth.

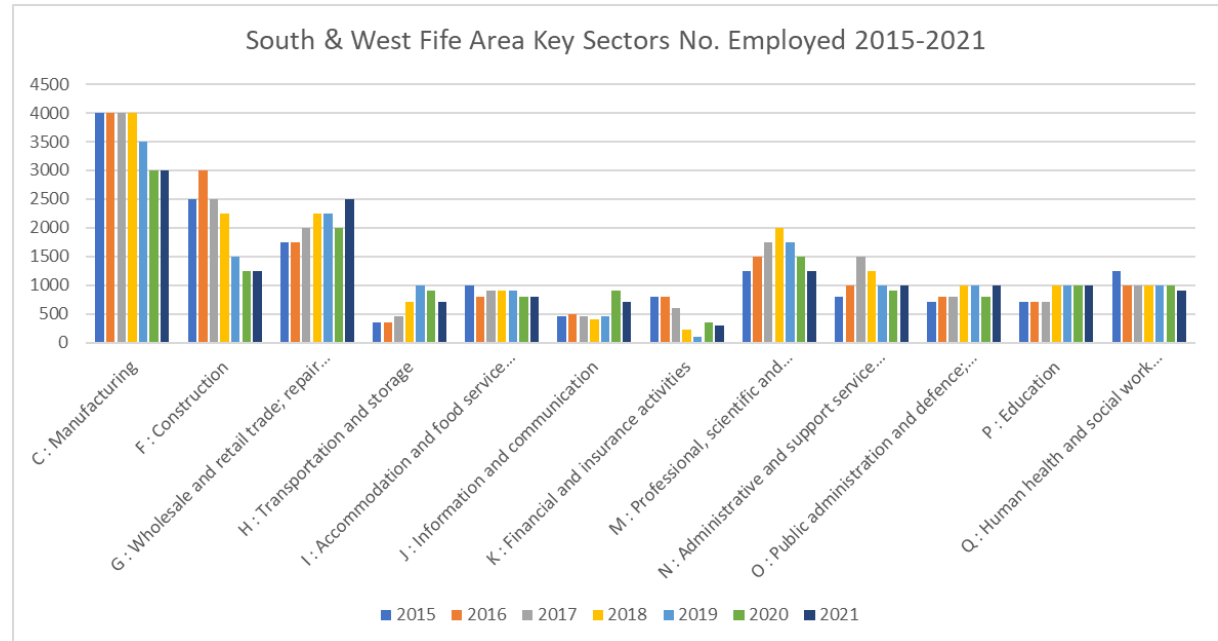


Figure 11.21 The South and West Fife locality's key employment sectors (number of people employed each year from 2015 to 2021)

11.82 The occupancy rates of safeguarded employment areas (industrial estates and business parks) South and West Fife range from 62% at Innova Campus in Rosyth to 100% in 8 out of the 19 designated employment areas in the locality.

11.83 Under current planning policy South and West Fife does not currently have enough immediately available marketable employment land allocated (38%) to meet the 7-year supply requirement.

Links/Resources

- [DataShine: Scotland Travel to Work/Study](#)
- [Fife Economic Strategy 2023-2030](#)
- [Fife Local Economic Profiles 2021-22](#)
- [2021 Fife Business Base Report](#)
- [Fife Employment Land Strategy Economic Policy and Baseline Context April 22](#)
- [Key sectors Number of Employed 15-22](#)
- [Review of safeguarded employment areas](#)
- [Employment Land Audit 2022](#)
- [Fife Employment Land Strategy Review](#)

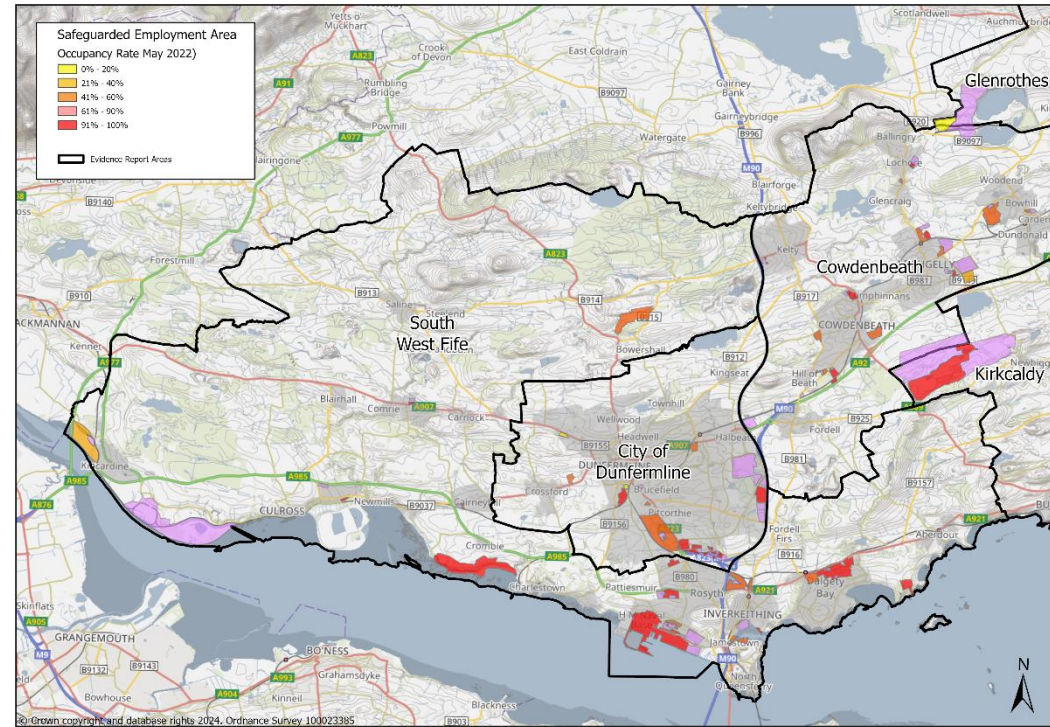


Figure 11.22 Occupancy rates in Safeguarded Employment Areas in the South and West Fife locality

11.84 Businesses and organisations were consulted in 2022 on the issues that they face operating in the South and West Fife locality as well as what works well and what does not.

11.85 Most respondents (80%) rated their premises as good, very good or excellent with none being rated as poor.

11.86 Existing locations being considered good came through strongly in the responses along with an appreciation of green spaces. The condition of some properties was described as excellent and affordable but one or two were deemed to be in not very good condition.

11.87 The surrounding landscapes and historic environment were listed as being good about some of the more rural employment areas in the South and West Fife locality.

11.88 The poor condition of some employment areas was highlighted, in particular the roads and signage displays. In contrast some areas were deemed to be attractive and well maintained, generally in more rural locations.

11.89 Transport links were highlighted as a positive for the locality, with good access to the rest of Fife and Central Scotland. The lack of ancillary uses such as gyms in or near some employment areas is seen as an issue.

11.90 The two biggest issues respondents wanted the Local Development Plan to look at were attracting people to work in South and West Fife and a lack of premises in the right locations are.

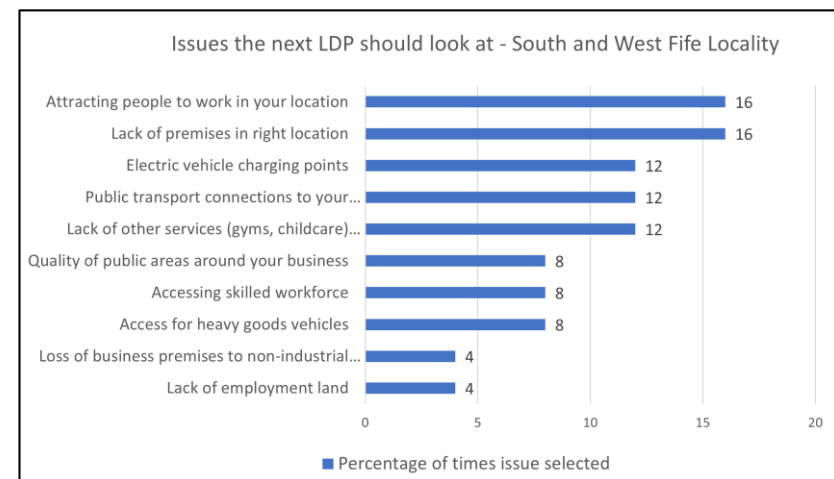
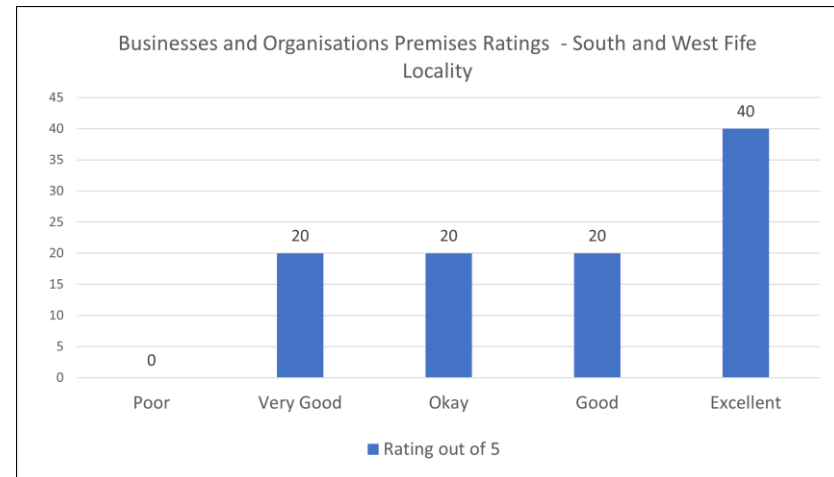


Figure 11.23 Feedback from local businesses in the South and West Fife locality

Links/Resources

- [South and West Fife Businesses & Organisations Consultation 2022](#)

Local Shopping Centres in South and West Fife

11.91 There are no designated town centres within the South and West Fife locality, however there are several local shopping centres (LSC) of various sizes and compositions serving the towns and villages.

11.92 The local shopping centres function as the main centre for the towns and villages except for Rosyth which has three. Occupancy rates are generally good with all but Kincardine (88.9%) being within the 90%-100% range.

Table 11.2 Occupancy rates in Local Shopping Centres in the South and West Fife locality (2022)

Local Shopping Centre	Occupancy Rates % (2022)
Rosyth South	100
Rosyth Middle	100
Cairneyhill	100
Rosyth North	96
Inverkeithing	95
Dalgety Bay	93
Aberdour	92
Oakley	92
Kincardine	89



Figure 11.24 Location of Local Shopping Centres in the South and West Fife locality

Links/Resources

- [Assessment of local shopping centres](#)

11.93 Quality of place in the main local centres in South and West Fife is not high. The centre of Rosyth is leafy and attractive, particularly along Queensferry Road which has wide pavements and an avenue of mature trees along its length; the quality of place reduces where the road widens into a car park by the Gothenburg pub. The shop fronts are ordinary and while there has been some investment in the public realm it is aged in many areas.

11.94 The centre of Inverkeithing is distinctive and most of the historic core remains intact albeit there are some issues with maintenance. The modern inserts are mixed in quality and some of the shopfronts are undistinguished which is detrimental to the quality of place. The widening at the centre of the High Street is filled with car parking and so is no longer the place for people that it was in the past. There is very little green infrastructure and many of the planters are not being maintained. The public realm is generally older, and pavements are narrow and cluttered with street furniture. There is currently a programme of works to upgrade key historic buildings in the town along with some public realm improvements.

11.95 A consideration of the comparative value of retail and service businesses found that Rosyth scored relatively highly within Fife as a local centre.

11.96 Three Town Centre Building Improvement grants totalling just over £26,000 were awarded in the South and West Fife locality in 2022/23.

11.97 Austerity measures over the last 15 years have had an impact on the level of funding which can be accessed for town centre public realm and building improvements.



Inverkeithing Local Centre and Rosyth Local Centre

Links/Resources

- [Stories of Fife's Places site visit summary report summer 2023](#)
- [Stories of Fife's Places site visit assessment sheets summer 2023](#)
- [Fife centres retail value assessment summaries summer 2023](#)
- [Fife Council Public Toilet Data](#)

Implications for Fife's new Local Development Plan of evidence specific to the South and West Fife locality

11.98 South and West Fife consists of a mix of small towns and rural West Fife. Many rural communities do not have access to day-to-day services within a 10-minute walk or cycle from their home. Reducing the need to travel in this area will need to focus on clustering of services in groups of communities.

11.99 Flooding and water quality are issues in parts of the locality, which will have implications for development under the new LDP.

11.100 As with other coastal areas, coastal erosion is potentially a significant issue facing South and West Fife. Coastal flooding is also a significant risk as much of the land along the Firth is low lying in this part of Fife.

11.101 Significant assets at risk from coastal flooding include the Port of Rosyth and the sites of the former power stations at Longannet and Kincardine.

11.102 There is some capacity in primary schools across the area although individual schools are more constrained. Based on current housing land requirements, secondary schools do not have further capacity by 2027.

11.103 In many parts of rural West Fife, there is poor access to key services and employment by public transport. Conversely, there is good access from the settlements around the bridgehead in South Fife.

11.104 There is a shortage of serviceable employment land in South and West Fife.

11.105 The development potential of the Forth Green Freeport and related development will require local development plan support for longer term development and infrastructure needs.

Part 4 – What the Evidence Report means for Fife's new Local Development Plan

About this part

This part of the Evidence Report provides a summary of the main issues for the new LDP to address (the implications for Fife's new LDP). The issues are summarised both for the whole of Fife, and for each of the seven different localities in Fife.

This part also contains the site assessment criteria by which any development proposal to be included in the LDP will be considered against. These criteria take account of the issues presented in the Evidence Report as well as national planning policy set out in National Planning Framework 4.

Sites and policies are also assessed as part of the Strategic Environmental Appraisal process, a statutory requirement for all LDPs. Further details of the Strategic Environmental Assessment for the new LDP are contained in this part.

Finally, details of the next stages of preparing the new LDP for Fife are set out in this part of the Evidence Report.

12 Summary of issues (implications for Fife's new Local Development Plan)

Fife-wide issues and implications

12.1 This section compiles the issues and implications for the Proposed Local Development Plan identified from the evidence gathering stage.

Tackling deprivation and social inequality in Fife

12.2 Projections to 2028 show that the population is expected to decline, and Fife's age structure continues to change with fewer children and working age people than in 2011 and significant increases in its older population. However, this masks differences across Fife; for example, the City of Dunfermline locality is expected to see an increase in its population.

12.3 Health and economic outcomes vary considerably across Fife. Parts of Mid-Fife are amongst the 20% most deprived areas in Scotland with corresponding poor health outcomes. Conversely, other areas in Fife are amongst the least deprived in Scotland. This will have implications for the overall strategy of the new Local Development Plan.

12.4 Engrained deprivation impacts on individuals and communities. It also adds costs to the public purse and places strains on social and community infrastructure such as health facilities and education. Planning decisions can influence the look of an area and help to improve pride in local environments and how people feel about their area. Planning outcomes can also support job creation to improve the people's life and economic prospects. These decisions

and the policies they are based on need resources and effective co-ordination across agencies supporting economic and social strategies.

12.5 The new Local Development Plan offers an opportunity to provide the spatial planning basis for community initiatives to address these issues and support the Local Outcome Improvement Plan.

12.6 Fife Council will continue to work closely with NHS Fife and other relevant stakeholders to plan and delivery healthy places, including but not limited to acknowledging locations of concern for suicide as stated in NPF4.

12.7 Joint working with health agencies should identify the health and social care services and infrastructure needed in the area, including potential for co-location of complementary services.

The climate and biodiversity emergencies in Fife

12.8 Across Fife, there are many challenges in adapting to climate change and cutting carbon emissions to net zero by 2045.

12.9 It is predicted that Fife will experience warmer, wetter winters and increased frequency of extreme weather events, all increasing the risk of flooding across Fife.

12.10 There are some gaps between the existing green and blue made up of paths, spaces, and features within Fife.

Preservation and enhancement of these networks, including addressing connectivity issues, will be key to support the planning and delivery of sustainable places within Fife.

12.11 Fife has a diverse mix of habitats which support a wealth of wildlife including various European Protected Species. It will be essential to safeguard these priority habitats and species to combat biodiversity loss and promote nature recovery.

12.12 Land use and planning policy measures to address the issues raised by climate change and biodiversity loss require the new Local Development Plan to embed within its development site appraisal process an assessment of the likely impact on impact of proposed new development. This means updating the site assessment methodology and developing a toolkit to measure carbon and climate impact. Collaboration with similar work nationally will be pursued where it exists.

12.13 Other measures that the new Local Development Plan may need to consider to address and adapt to the impacts of the climate and biodiversity emergencies include:

- Designing and laying out new developments to minimise impact on existing homes, businesses, and assets, and to provide shelter from weather extremes;
- Assessing the potential for woodland planting to offset climate impact and minimise water run-off (which may require additional local policies);

- Setting out further guidance to those applying for planning permission to advise on the information needed to identify the information needed to support planning applications on including publish guidelines and principles to show how the LDP can protect, conserve, restore, and contribute to biodiversity in line with the mitigation hierarchy; and
- Reviewing the policy guidance and principles applying to coastal areas which have experienced storm damage and flood risk, noting a strong presumption by Scottish Government that engineering solutions to protect areas at risk are no longer appropriate.

Evolving places

12.14 The application of national planning policy on Living Well Locally through Fife's new Local Development Plan may require changes to the strategic approach applied by FIFEplan. There will need to be an increased focus on new development being centred around access to services by sustainable means, which is reflected in the site assessment criteria in section 13.

12.15 Consideration will also need to be given to how to plan for Fife's town and local shopping centres to increase their resilience and reduce their vulnerability to changes in shopping patterns and the accessibility of other retail and leisure opportunities. This may include a gradual changing of role of town centres seeing more facilities and services for local residents, supporting the Living Well Locally approach.

Housing

12.16 Most (52%) of the homes built under the current FIFEplan Local Development Plan have been in Dunfermline and West Fife, the area of Fife closest to the Forth crossings (as part of the Greater Edinburgh housing market). However, both the Queensferry Crossing and the Forth Rail Bridge operate at capacity at certain times which needs to be considered when allocating new development land.

12.17 A total of 9,430 homes need to be built across Fife over the ten years of the new Plan (2027-37) to meet the indicative Local Housing Land Requirement.

12.18 The Evidence Report also acknowledges the likelihood that the Scottish Government affordable housing budget will reduce and that the Council is seeking urgent support from the Scottish and UK Governments to mitigate housing pressures in Fife.

12.19 These homes need to be accessible to services and in locations that reduce the need to travel. Fife's transport infrastructure has become road dominated and causes high levels of carbon emissions as well as issues with accessibility for people without vehicles.

12.20 Adopting an approach of Living Well Locally will help to address some of these issues, as well as enabling new development that provides an environment that makes walking and cycling a more attractive and increases sustainable transport routes to assist in reducing carbon emissions and increase place-based health benefits.

12.21 Estimated need (broken down to housing market area level), along with application of an infrastructure first approach coupled with Living Well Locally will guide and inform the spatial strategy and housing requirement of the new Local Development Plan. Sites will need to be allocated over a range of geographies and settlements, including a range of site sizes and tenures to meet the Local Housing Land Requirement. Deliverability will be key, testing sites using the site assessment criteria, to establish a deliverable housing land pipeline.

12.22 Annex 9 identifies the requirements for specialist housing (including wheelchair and accessible homes). The identification of targets and/or requirements for through local policy will be considered. Specific site allocations will also be considered. The implications (taken from Annex 9) to help meet specific local housing needs in Fife are listed below:

- Care Homes - no specific need for additional care homes identified other than the Fife Council/Fife Health & Social Care Partnership care home replacement programme.
- Gypsy/Travellers - no clear need for additional land to be assigned for public sites. However, the existing sites could benefit from improved facilities and maintenance.
- Self-build - the self-build register and the register of available land shall be reviewed to consider demand and available land. This process will inform the spatial strategy and potentially allocations of the Plan.

12.23 The data and evidence outlined highlights several more localised challenges that particularly affect the North East Fife locality (but extend into other parts of Fife too) that the new Local Development Plan will need to consider through the spatial strategy, site allocations and local policy:

- Addressing lack of housing for local residents and workers which have been lost to Short Term Lets (STLs), second homes and Houses in Multiple Occupancy (HMOs) through the LDP strategy and land allocations, including the identification of more sites in key areas to meet local housing demand. This includes reviewing the impact of the HMO moratorium and update LDP policy to reflect the over-provision policy.
- Short term lets - Any decision on a control area policy framework needs to balance the positive contribution of short term lets to the tourism sector and local economies, against the potential adverse impacts on the character and amenity of areas and the impact of further reducing the supply of permanent housing. Recent legal decisions also frame the planning approach to policy controls.

Infrastructure in Fife

12.24 At this stage of preparing the new LDP, it is not possible to say how much development Fife's infrastructure can accommodate. However, it is known that the transition to zero-emission electricity and the use of battery storage means that the electricity grid is at capacity in parts of Fife. This, along with other infrastructure requirements, is likely to

require the phasing of development in the new LDP. Specific issues are set out in the following paragraphs.

12.25 Transport:

- Continue close working to complement the Fife Local Transport Strategy, and also both the Regional Transport Strategy and the National Transport Strategy 2 and align the strategy of the new Local Development Plan with them.
- Carry out a strategic assessment of transport impact as an integral part of the new Local Development Plan's site assessment stage, applying the latest development plan transport appraisal guidance published during that stage. Include carbon costs as part of that assessment.
- For electric vehicles charging points, review and update design guidance/principles for planning guidance and inclusion in policy or development requirements.

12.26 Energy:

- New and updated development allocations in the new LDP will need to show the development programming so that development does not lead to electricity supply issues and or lead to capacity issues on the transmission grid.
- The new LDP will need to consider how to realise the full potential of Fife for opportunities for renewable, low carbon, and zero emission energy in Fife. These are among several new demands for land in Fife. There

may be the need to provide additional guidance on siting of low carbon energy infrastructure across Fife.

- Potential connections from offshore generators direct to Fife may need to be considered to support the energy supply and transition.

12.27 Water supply and treatment:

- New and updated development allocations in the new LDP will need to show the development programming so that it water supply-issues and the treatment of wastewater are managed withing infrastructure limits.
- Scottish Water is responsible for the main carrier systems that take surface water in built up areas. The drainage capacity is being stretched by climate change so the new Local Development Plan should give guidance on the role of blue-green infrastructure and possible disconnection of surface water from existing Scottish Water systems to relieve these capacity pressures.

12.28 Heat:

- Applying energy planning as part of the LDP strategy and in the site assessment methodology by taking account of considering the proximity of and potential for heat network zone designation in designating proposed development sites.
- Fife's just transition towards decarbonising heat will require the changing use of existing energy infrastructure. This will be influenced by where grid improvements and additional generation are required,

and in the long-term moving away from natural gas. SP Energy Networks, Scottish Gas Networks, and Scottish Government must take the lead role in this (for upgrading the electricity grid, looking at alternative fuels, and providing national coordination, respectively). The LDP will have a role by providing local context based on the outputs of the Local Heat and Energy Efficiency Strategy.

12.29 Education provision:

- Education provision is a fundamental part of community infrastructure which requires to be considered as a core part of assessing land for housing as it will have an impact on additional school capacity needs and will have implications for existing school catchment areas.

12.30 Waste management:

- The continued collaboration with the Council's waste management operations will be necessary to understand the policy requirements across the range of waste management activities. This will include a review of policies to accommodate the location of specialist plant and how land designated for a mix of uses may accommodate waste management at a smaller or local scale.
- The move towards a circular economy will require additional waste management infrastructure to sort and process recyclable materials which have been separately collected; and manage the remaining

residual waste in a way which maximises resource value and minimises the impact of disposal on the environment.

- The layout and design of future development will be a consideration in the development requirements and guidance for new Local Development Plan. Changes in practice and design will need to consider consequences for waste management collection and implications for the Council's waste management fleet.
- Development requirements are likely to need specified in the LDP to accommodate waste management changes as they are introduced.

12.31 Digital connectivity

- Identify what LDP policy or guidance is needed to support development management so that fibre to the premises (FTTP) will be incorporated into developments of a certain scale Applicants will be encouraged to work with network providers with infrastructure from the early stages of development planning to reduce delays in connecting to existing networks and reduce lead-in times if capacity upgrades are required.
- A 'FTTP Statement' provided at planning application stage can help demonstrate the developer's understanding of the digital infrastructure needs to be in place ahead of development.

12.32 Cemetery provision

- Identify the land use requirements emerging from the Bereavement Strategy.

Fife's economy

12.33 Specific issues and implications for Fife's new Local Development Plan in terms of Fife's economy are set out in the paragraphs below.

12.34 Employment in Fife:

- The new Local Development Plan will have a role in identifying new employment land needs to support the implementation of the Fife Economic Strategy and identify development requirements to safeguard employment use.
- Incorporate business and economic requirements in site assessment and selection.

12.35 Community wealth building:

- Community wealth building has potential to generate local business needs which may need specific local policies to support local initiatives and re-purposing of existing assets.
- Policy guidance may need to be considered on how to apply community wealth building and community benefits through the planning system.

12.36 Minerals:

- There is a need to identify the 10-year landbank requirement.

- Integrate relevant site specific content from the Minerals Supplementary Guidance.

12.37 Cultural venues:

- In preparing the new LDP, there will be need to assess the need for additional local policy guidance to supplement national policy on protecting cultural assets.

Issues and implications specific to the City of Dunfermline locality

- 12.38 The City of Dunfermline has been the focus of much of the housing delivery under the current FIFEplan. However, the growth of the City of Dunfermline has created areas on the outskirts with relatively poor access to services within walking or cycling distance of homes.
- 12.39 There has also been a growth in employment land in the locality, with its location close to the M90 and Forth crossings, as well as a skilled workforce in the locality, making it an attractive location to locate a business.
- 12.40 Whilst there are pockets of deprivation in the City of Dunfermline locality, it has a lower level of deprivation compared to Fife in general, with better health outcomes for residents.
- 12.41 Flooding and water quality are issues in parts of the locality, which will have implications for development under the new LDP.
- 12.42 Across the locality planned growth and demographic changes mean there is a need for additional capacity in primary care sector that will need to be planned for.
- 12.43 There is some capacity in primary and secondary schools across the locality and new schools are being built, and will need to be built, as part of the planned growth of the City of Dunfermline.
- 12.44 Most people of working age either work in the City of Dunfermline locality itself or in neighbouring South and West Fife. However, there are still significant numbers of people travelling across the Forth to the Edinburgh area causing capacity issues on both the Queensferry Crossing and the Forth Rail Bridge.
- 12.45 Dunfermline City Centre has a high level of commercial vacancies. The changing nature of consumer shopping habits has greatly affected the city centre which performed a role of a regional shopping centre. Today, there is too much commercial floorspace in the city centre, and much of it is in an obsolete configuration. The role of the city centre is becoming as much about social transactions as it is a place to shop.
- 12.46 The new Local Development Plan may need to consider if additional policies or support is needed in addition to national policy. Considerations are likely to include where additional scope exists for city centre living for different age needs in places where local access to neighbourhood and social facilities are readily available.
- 12.47 The attainment of city status and the *Smart Dunfermline* initiative offers a basis for future local initiatives, some of which will can be supported by the new LDP.

Issues and implications specific to the Cowdenbeath locality

- 12.48 The Cowdenbeath locality is a former coal mining area. Most of the towns and villages in the area were developed to provide housing for workers in the collieries. Some areas such as Cardenden and Lochore, Ballingry, and Crosshill have developed as smaller settlements merged, this means that they are spread out and have less well-defined centres. As a result, distances to services and facilities are further to travel, making walking and cycling a less attractive option. The smaller towns and villages have more limited access to services and facilities.
- 12.49 The area has changed economically since the closure of the mines. It has above Fife average levels of employment, but incomes are on average lower, as are levels of qualifications, leading to the area having some of the highest levels of deprivation in Fife.
- 12.50 Flooding and water quality are issues in parts of the area, which will have implications for development under the new LDP.
- 12.51 Across the area, planned growth and demographic changes mean there is a need for additional capacity in primary care sector that will need to be planned for.
- 12.52 There is some capacity in primary and secondary schools across the area although individual schools are more constrained.
- 12.53 Away from the Fife Circle, railway connections to employment, training and services are relatively poor for an urban area.
- 12.54 Strategic Development Areas identified in the current FIFEplan in the area have not been developed.
- 12.55 Whilst the area is well-located for accessing the motorway network, a lack of premises and difficulties in finding a skilled workforce hinder economic development.

Issues and implications specific to the Glenrothes locality

12.56 Glenrothes was one of Scotland's first new town areas and although established to house mainly mining workers and their families, it transformed into a centre for electronics and technical industries. Much of the locality is well connected given its location in the centre of Fife, and the original new town was designed around principles of Living Well Locally in the form of neighbourhood precincts.

12.57 The Glenrothes locality is the least deprived of the four areas that make up Mid-Fife but does contain areas of high relative deprivation and overall child poverty levels and income deprivation are both higher in the area than across Fife as a whole.

12.58 The area is the centre for manufacturing in Fife, as well as public administration. However, some of the industrial premises are starting to date and there is a need for more employment premises in the area.

12.59 Flooding and water quality are issues in parts of the area, which will have implications for development under the new LDP.

12.60 Planned growth and demographic changes across the locality mean there is a need for additional capacity in primary care sector that will need to be planned for.

12.61 There is some capacity in primary and secondary schools across the area although individual schools are more constrained.

12.62 The town centre is one the four main centres in Fife, but unlike the other three (Dunfermline, Kirkcaldy, and St Andrews), it has not seen the same marked increase in vacancies. However, vacancy levels are still high and the design of the town centre around a purpose built shopping centre makes re-configuration difficult. A masterplan has been prepared for the town centre to address some of the issues it faces.

Issues and implications specific to the Kirkcaldy locality

- 12.63 The Kirkcaldy locality is one of the most accessible in Fife, yet it has the second highest relative deprivation (after Levenmouth).
- 12.64 Much of the area has good access to services within walking or cycling distance.
- 12.65 As with other coastal areas, coastal erosion is potentially a significant issue facing the locality.
- 12.66 Planned growth and demographic changes across the locality mean there is a need for additional capacity in primary care sector that will need to be planned for.
- 12.67 There is some capacity in primary and secondary schools across the area although individual schools are more constrained.
- 12.68 Kirkcaldy has a significant shortage of land for industry and warehousing uses.
- 12.69 Kirkcaldy town centre has the highest levels of vacancy of any town centre in Fife, as well as the most marked increase in vacancy levels since 2012. There is a surplus of commercial floorspace in the town centre and much of it is in an obsolete configuration. The role of the town centre is becoming as much about social transactions as it is a place to shop.
- 12.70 The new Local Development Plan may need to consider if additional policies or support is needed in addition to national policy. Considerations are likely to include where additional scope exists for town centre living for different age needs in places where local access to neighbourhood and social facilities are readily available.
- 12.71 The Esplanade is a key asset for Kirkcaldy, yet the town centre turns its back on it, making the seafront and beach difficult to access, made worse by the road itself which is a barrier. This issue has been the subject of various studies and initiatives to improve connectivity between the waterfront and town centre.

Issues and implications specific to the Levenmouth locality

- 12.72 The Levenmouth locality is the most deprived and most poorly connected part of Fife.
- 12.73 Together, the Levenmouth Reconnected programme and the River Leven programme are working to address some of the issues that the Levenmouth area faces. The new railway line to Leven will help to improve connectivity for the locality.
- 12.74 Within the locality, many services are accessible within a 10-minute walk or cycle for most residents.
- 12.75 The current FIFEplan designates one Strategic Development Area in Levenmouth. Until 2023, there was no developer interest in the site but there is now a live planning application. Also indicative of some of the challenges faced by the Levenmouth area, it is the only part of Fife with a surplus of available employment land.
- 12.76 In common with many other town centres across Fife, Leven town centre has seen an increase in vacancies over the last decade and a reduction in the amount of retail floorspace. The role of the town centre is becoming as much about social transactions as it is a place to shop.
- 12.77 The new Local Development Plan may need to consider if additional policies or support is needed in addition to national policy. Considerations are likely to include where additional scope exists for town centre living for different age needs in places where local access to neighbourhood and social facilities are readily available.
- 12.78 Flooding and water quality are issues in parts of the area, which will have implications for development under the new LDP.
- 12.79 As with other coastal areas, coastal erosion is, potentially, a significant issue facing the Levenmouth locality.
- 12.80 There is some capacity in primary schools across the area although individual schools are more constrained. The area's one secondary school is forecast to have a shortfall in places by 2027.
- 12.81 Planned growth and demographic changes across the area mean there is a need for additional capacity in primary care sector that will need to be planned for.

Issues and implications specific to the North East Fife locality

- 12.82 North East Fife records the least relative deprivation of Fife's seven localities. However, it still has pockets of deprivation and issues that the new local development plan will need to address.
- 12.83 Many communities do not have access to day-to-day services within a 10-minute walk or cycle from their home. In this area, reducing the need to travel will need to focus on clustering of services in groups of communities.
- 12.84 Flooding, water quality and water scarcity are issues in parts of the area, which will have implications for development under the new LDP.
- 12.85 As with other coastal areas, coastal erosion is potentially a significant issue facing North East Fife. The area also has more heritage at risk from coastal erosion and the impacts of climate change than other parts of Fife.
- 12.86 North East Fife has some unique housing challenges in Fife arising from the combination of the presence of the University of St Andrews in the area, and the tourist draw of St Andrews and the East Neuk. The concentration of houses in multiple occupation and short term holiday lets in the area puts pressure on the local housing market and makes access to housing for residents harder.
- 12.87 There is some capacity in primary and secondary schools across the locality although individual schools are more constrained.
- 12.88 As a rural area, the ability access key services and employment by public transport varies considerably.
- 12.89 There is a shortage of serviceable employment land in North East Fife.
- 12.90 Although the town centres in North East Fife are seen as some of the most attractive in Fife, they have still been affected by changes in shopping patterns. Vacancy rates in St Andrews and Anstruther have both increased significantly since 2012.

Issues and implications specific to the South and West Fife locality

12.91 South and West Fife consists of a mix of small towns and rural West Fife. Many rural communities do not have access to day-to-day services within a 10-minute walk or cycle from their home. Reducing the need to travel in this area will need to focus on clustering of services in groups of communities.

12.92 Flooding and water quality are issues in parts of the locality, which will have implications for development under the new LDP.

12.93 As with other coastal areas, coastal erosion is potentially a significant issue facing South and West Fife. Coastal flooding is also a significant risk as much of the land along the Firth is low lying in this part of Fife.

12.94 Significant assets at risk from coastal flooding include the Port of Rosyth and the sites of the former power stations at Longannet and Kincardine.

12.95 There is some capacity in primary schools across the area although individual schools are more constrained. Based on current housing land requirements, secondary schools do not have further capacity by 2027.

12.96 In many parts of rural West Fife, there is poor access to key services and employment by public transport. Conversely, there is good access from the settlements around the bridgehead in South Fife.

12.97 There is a shortage of serviceable employment land in South and West Fife.

12.98 The development potential of the Forth Green Freeport and related development will require local development plan support for longer term development and infrastructure needs.

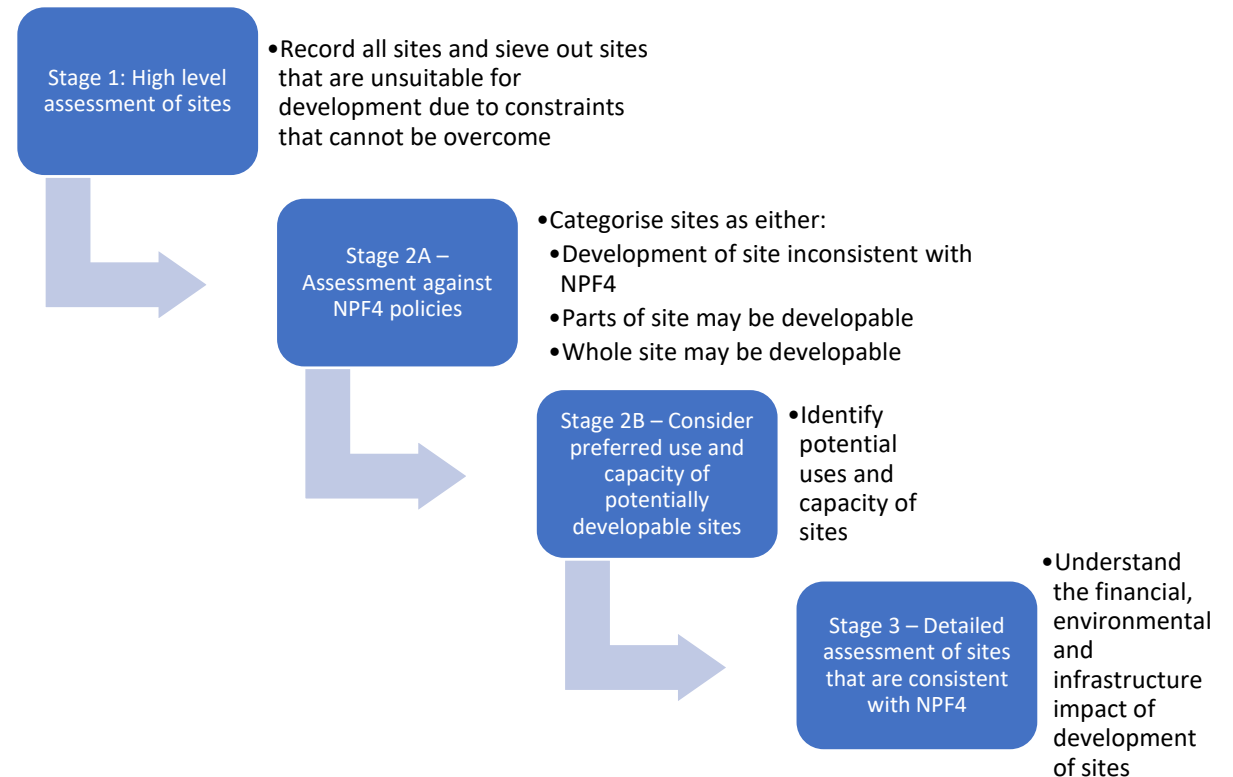
13 Site assessment criteria

Assessing sites for inclusion in the new Local Development Plan

13.1 All strategy, policies and proposals in the Local Development Plan will be assessed to ensure that the plan: is consistent with national plans, achieve strategic objectives, avoids harmful impacts and maximises potential positive outcomes, and is deliverable.

13.2 The site assessment process will follow a four-stage process outlined on the diagram opposite.

13.3 Further details of each stage are contained on the following pages.



Which sites will be assessed

13.4 Sites assessed will come from four different sources:

- All sites in the current FIFEplan that have yet to be built will be assessed by default.
- Proposals contained in Local Place Plans produced by communities will also be assessed.
- A call for content for the Local Development Plan will be announced soon after the Evidence Report Gate Check concludes, when landowners, developers, communities, and other stakeholders can put forward sites for consideration to be included in the new Local Development Plan.
- Finally, other possible sites and assess them may be identified.

Stage 1 – High level assessment of sites

13.5 The purpose of the high-level assessment is to record all sites and sieve out sites that are unsuitable for development due to constraints that cannot be overcome.

13.6 This will require a minimum level of information shown opposite (if available) from any site promoter, community, or stakeholder.

13.7 The following physical constraints that impact the ability for a site to be developed:

- Flood risk
- Coastal erosion
- Health and safety constraints
- Natural heritage designated sites
- Carbon rich soils

13.8 All proposed sites would also be considered against any registered Local Place Plan in the area of the proposal.

1.	Site location
2.	Site size
3.	Site ownership
4.	Current land use
5.	Character of surrounding area
6.	Site history
7.	Previous engagement on site
8.	Development progress (if applicable)
9.	Proposed use (if known)
10.	Site access
11.	Any consideration of deliverability (a summary of any discussions with Fife Council, SPEN, SGN, Scottish Water and financial appraisal of development (factoring in requirements of NPF4)) and anticipated timescales (housing developments)

Stage 2A – Assessment against NPF4 policies

13.9 The purpose of the assessment against NPF4 policies is to categorise sites as either:

- Development of site inconsistent with NPF4 (and not to be taken forward to Stages 2b and 3)
- Parts of site may be developable
- Whole site may be developable

13.10 It will a desk-top assessment structured around the three themes of NPF4 and their associated policies. Details are shown on the following pages.

Stage 2A - Sustainable Places assessment criteria

1. Whole life carbon emissions (high level calculation - methodology to be determined)

2. Impact on biodiversity

- Natural heritage designations – International: Special Protection Areas, Ramsar sites, Special Areas of Conservation; National: Sites of Special Scientific Interest, National Nature Reserves;
- Natural heritage designations – Local: Local Nature Reserves, Scottish Wildlife Trust Sites, Listed Wildlife Sites, Regional Parks, Country Parks, Regionally Important Geological Sites/Local Geodiversity Sites
- Ancient Woodland Inventory and Tree Preservation Orders
- Priority habitats identified for Fife in the emerging Local Biodiversity Action Plan review
- Protected species
- Nature Networks

3. Impact on landscape designations

- Local Landscape Areas
- Green Belts

4. Loss of prime agricultural land/peatlands and other carbon rich soils

5. Impact on trees and woodlands

6. Impact on the historic environment

- Listed buildings
- Conservation Areas
- Inventory Gardens and Designed Landscapes
- Scheduled Monuments
- Historic battlefields
- Non-designated historic assets

7. Potential to re-use existing buildings/previously developed land

8. Potential for contamination

9. Access to sustainable transport

Stage 2A – Liveable Places assessment criteria

1. Assessment against 6 qualities of successful places

- Healthy
- Pleasant
- Connected
- Distinctive
- Sustainable
- Adaptable

2. Ability to support living well locally

- Which services and open spaces can you access within a 5-10-minute walk (approximately 400-800m)?
- Which services and open spaces can you access within 10-minute cycle (approximately 2km)?
- Is site of a scale that can be its own 20-minute neighbourhood?
- Is site in a smaller settlement that form a cluster of living well locally communities?

3. Impact on providing homes for Fife's communities (including affordable and specialist housing)

4. Capacity of local services and infrastructure to accommodate development?

5. Potential to access a heat network

6. Impact on green and blue networks (including impact on water quality)

7. Impact on play and recreation facilities

Stage 2A – Productive Places assessment criteria

1. Potential for Community Wealth Building

2. Impact on tackling social and economic inequality

3. Impact on employment land/jobs creation

4. Impact on city, town, local and commercial centres (incl retail)

5. Impact on rural development

6. Impact on tourism

7. Impact on cultural venues

8. Impact on mineral deposits of economic value

Stage 2B - Consider preferred use and capacity of potentially developable sites

- 13.11 The purpose of this stage is to identify potential uses (taking uses proposed by any site promoter/community as a starting point) and capacity of sites to feed into Stage 3 Detailed Assessment.
- 13.12 Only sites that are categorised as either 'parts of site may be developable' or 'whole site may be developable' will be assessed at Stage 2B.

Stage 3 – Detailed assessment of sites that are consistent with NPF4 and other national strategies

13.13 The purpose of this stage is to understand the financial, environmental and infrastructure impact of development of sites.

13.14 Only sites that are categorised as either 'parts of site may be developable' or 'whole site may be developable' will be assessed at Stage 3.

13.15 The council will undertake the following specific assessments at this stage (and may request further information from site promoters/communities) to allow us to undertake these assessments.

- Viability assessment
- Strategic Flood Risk Assessment
- Transport Assessment (based on Transport Scotland's DPMTAG and, if possible, considering the carbon emission associated with the location of development)
- Strategic Environmental Assessment
- Habitats Regulation Appraisal
- Health and Equalities impact assessments

13.16 We will also work with the following key stakeholders and carry out other specialist assessments as required to establish the deliverability of sites:

- Homes for Scotland
- Historic Environment Scotland
- NatureScot
- Scottish Environment Protection Agency
- SP Energy Networks
- Scottish Water
- Scottish Gas Network
- Coal Authority
- Fife Council Planning Services Development Management
- Fife Council Business & Employability Services Economic Development
- Fife Council Contaminated Land team
- Other internal stakeholders

14 Strategic Environmental Assessment

SEA Scoping Report – summary

- 14.1 Strategic Environmental Assessment plays an important role in the Local Development Plan process. It is a means to judge the likely impact of a public plan on the environment.
- 14.2 Strategic Environmental Assessment aims to offer greater protection to the environment by ensuring bodies preparing plans consider and address the likely significant environmental effects. It can also be used to help ensure that future development is sustainable.
- 14.3 The main purpose of the Scoping Report stage is to set out information to enable the SEA Consultation Authorities (NatureScot, Scottish Environment Protection Agency and Historic Environment Scotland) to form a view on the scope/level of detail that will be appropriate for the Environmental Report that will be prepared alongside the Proposed Plan.



Links/Resources

- [Strategic Environmental Assessment – Scoping Report](#)

15 What happens next?

Gatecheck

15.1 The Evidence Report will be assessed by the Scottish Government's Planning and Environmental Appeals Division (DPEA) to check that it has sufficient information in it for Fife Council to prepare a new LDP. This is known as the Gatecheck. Only after the Evidence Report has passed the Gatecheck will work commence on preparing a draft of the new LDP.

Call for Content

15.2 One of the first stages will be a Call for Content in which interested parties can suggest proposals for addressing the issues identified in the Evidence Report. This is also an opportunity to propose possible development sites for inclusion in the new LDP.

15.3 Preparation of the draft LDP is expected to take about 18 months and will involve further evidence gathering (particularly around the infrastructure needs of potential development sites. A Delivery Programme that sets out how the LDP will be delivered will be prepared alongside the draft LDP.

15.4 Once a draft LDP has been prepared, both the draft LDP and the draft Delivery Programme will be consulted on (for at least 12 weeks). This will be followed by an Examination of the draft LDP led by the DPEA.

15.5 The new LDP is expected to formally become part of Fife's development plan in 2027

Annexes

Annex 1 – Meeting legislative requirements

Annex 2 – List of data sources used in the Evidence Report

Annex 3 – Matters required to be included in Evidence Report

Annex 4 – Summary of engagement

Annex 5 – Summary of known areas of dispute on the Evidence Report

Annex 6 – Review of FIFEplan (2017)

Annex 7 – Living Well Locally and 20-minute neighbourhoods

Annex 8 – Housing Issues Introduction & Legislative Requirements

Annex 9 – Housing Need

Annex 10 – Local Housing Land Requirement

Annex 11 – Local Housing Land Requirement **Technical Paper**

Annex 12 – Localised Housing Issues

Annex 13 – Waste