

O. Leuchars, Guardbridge, Strathkinness and Balmullo

4 settlement-scale Green and Blue networks were identified in Leuchars, Guardbridge, Strathkinness and Balmullo:

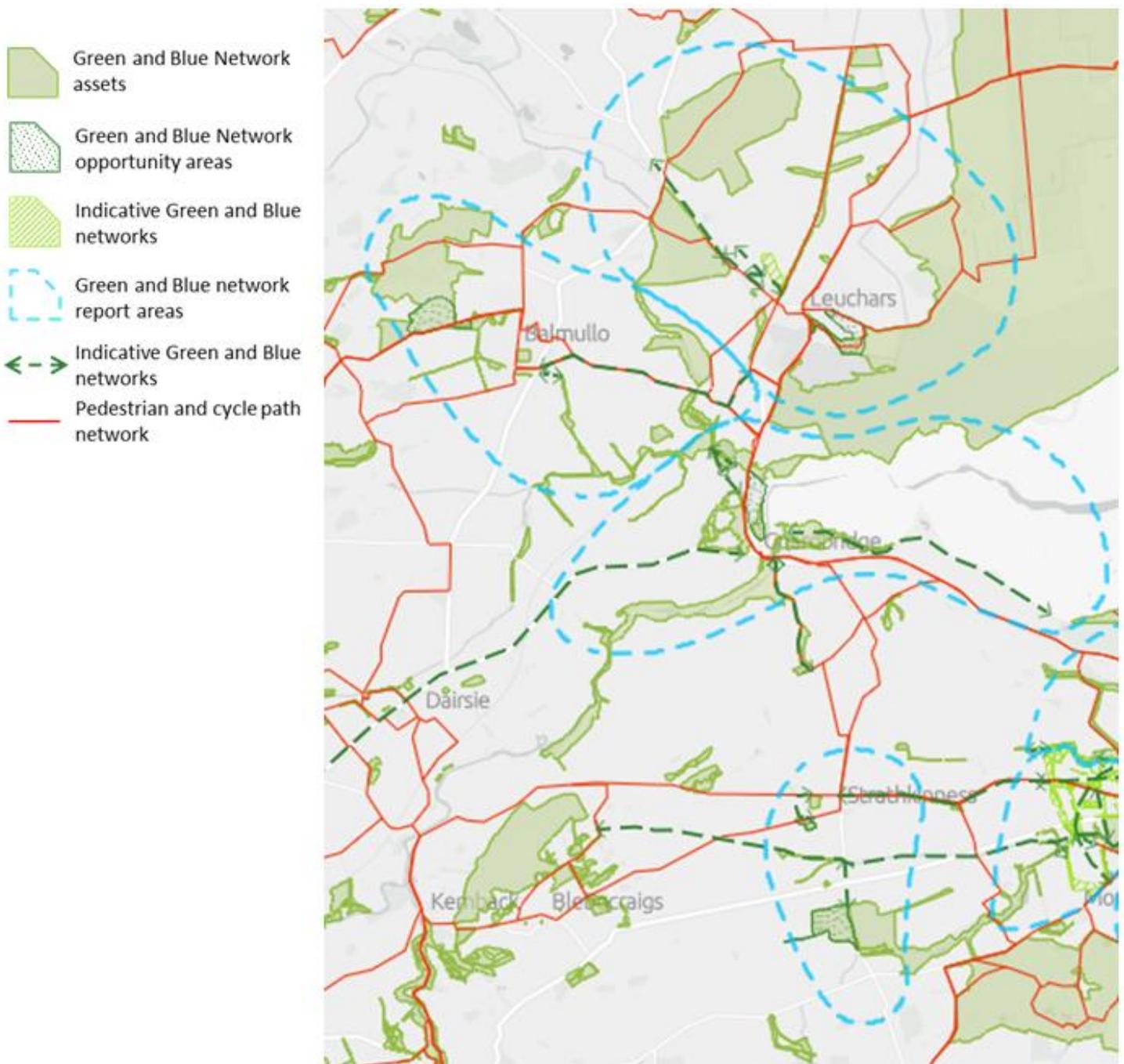
LEUGN01: Leuchars – Tentsmuir Green and Blue network

GUAGN01: Guardbridge – Eden Estuary Green and Blue network

BLOGN01: Balmullo Green and Blue network

STKGN01: Strathkinness – Magus Muir Green and Blue network

A short description summarising their key features, functions and opportunities is provided on the following pages.



LEUGN01: Leuchars – Tentsmuir Green and Blue network

Connecting Leuchars to Tentsmuir Forest, the Leuchars-Tentsmuir Green and Blue network incorporates important access links and green and blue network assets in and around the town.

Key Features:

- Forms part of the Fife Coastal Path and includes access links to Tentsmuir. Significant army use of local path network, which can cause problems as the path surfacing is not suited to training purposes.
- Includes part of the NCN 1 cycle route which connects St Andrews to Leuchars rail station.
- Within Leuchars there is below average greenspace provision. Greenspace assets include the semi-natural woodland at Tutor Road and the amenity greenspace immediately east of the rail line.
- Important habitat assets include the woodland, wetland, grassland and heathland mosaic of Earlshall Muir, Tentsmuir National Nature Reserve, Leuchars air base which is a wildlife site. Other assets to the west include St. Michael's Wood SSSI and marsh and the habitat on St. Michael's golf course. There is an area of ancient woodland to the east of the settlement south of Earlshall Road.
- Includes the Great North Drain and a number of other local drainage channels and ditches.

Opportunities for Enhancement:

- Aspiration in long-term to establish cycleway to link to Taybridgehead.
- Investment is required to enhance the quality of existing greenspaces. Tutor Road Woodland could become a good quality natural greenspace for the village, with improvements to the path network and enhancement to the entrances.
- Potential to use army to build new paths locally, which would also be more suited to their training purposes, but would require careful considerations of habitat sensitivities.

Development Plan Priorities:

- Protect existing green and blue network assets.
 - The green and blue network priorities below relate to proposals in Fifeplan (2017) these will be reviewed at the Proposed Plan stage of Fife's LDP2.
1. LDP proposal LEU 001 (The Castle Field/Doocot Field) – priorities in developing this area should be to:
 - Create a high quality gateway to Leuchars from the north west and establish a high quality landscape edge with the wider countryside, which responds to local landscape character, which will provide an appropriate landscape setting for the development and should incorporate access provision. There is an opportunity to incorporate the boundary wall into the roadside frontage.
 - Connect to the core path which runs along the Great North Drain, through the delivery of a multi-functional Green and Blue network link, which successfully combines SUDS, access and habitat and landscape within the south eastern part of the site where localised flood risk issues mean that development is not feasible.
 - Deliver an off-road cycle route within the site along the edge of the A918, which will form part of a longer route which will connect to Taybridgehead.

GUAGN01: Guardbridge – Eden Estuary Green and Blue network

The Guardbridge – Eden Estuary Green and Blue network defines the landscape setting of Guardbridge on the edge of the Eden Estuary, and incorporates a number of wider access links and riparian corridors.

Key Features:

- Shortage of recreational and access routes locally. Some access to the Eden Estuary, but no round routes.
- Includes an off-road cycle connection to St. Andrews and predominantly off-road connection to the rail station.
- There is good access to the Eden Estuary at the Eden Estuary Centre. Other greenspace assets include the football pitch immediately north of the Motray Water – the edge with the watercourse could be enhanced.
- River Eden Estuary – some coastal influence, which can flood reclaimed agricultural land to the east of the Guardbridge.
- Includes the Motray Water; there is some good riparian habitat along watercourses in the area.
- Kincaple Den and Quarry wildlife site lies to the south east, but is currently a relatively isolated asset ecologically. There is a path connection from Guardbridge.

Opportunities for Enhancement:

- Active travel opportunity to create a shared use path to connect Cupar to Guardbridge, connecting with the path to St Andrews. Potential to enhance the greenspace north of the Motray Water through investment, particular improving the quality of the edge and connection with the watercourse.
- Shoreline Management Plan includes a policy unit for possible future coastal re-alignment to the east of Guardbridge; the area is currently agricultural land, but if becomes too difficult to farm in the long-term coastal re-alignment could be a good option, which could also be used to create more salt marsh wetland habitat. Old railway embankment prevents any further inland flooding.
- Significant opportunity to enhance landscape setting and habitat value in relation to any future coastal realignment.
- The path connection to Kincaple Den and Quarry wildlife site from Guardbridge could be improved – tends to get boggy in wet weather.
- Consider any potential to improve ecological connectivity with Kincaple Den and Quarry wildlife site.
- An area of ancient woodland rings the new housing development at Seggie Farm.

Development Plan Priorities:

- Protect existing green and blue network assets.
 - The green and blue network priorities below relate to proposals in Fifeplan (2017) these will be reviewed at the Proposed Plan stage of Fife's LDP2.
1. LDP proposal GUA 002 (Motray Park) – priorities in developing this area should be to:
 - Establish an access link along the disused railway line which runs along the western edge of the settlement to provide a connection from the development site to the primary school and the future community woodland at LDP proposal GUA 005 (Seggie Farm).
 - Deliver a recreational access link along the edge of the development, where it bounds the reservoir and connect to the street network to establish a short round route.
 - Establish a landscape edge along the western boundary of the site.
 2. LDP proposals GUA 003 and GUA 005 (Seggie Farm) – priorities in developing this area should be to:
 - Capitalise on the site's existing Green and Blue network assets, and establish new greenspace as an integral part of a strong Green and Blue network through the site. Successfully combine greenspace functions with active travel, habitat and SUDS provision.
 - Ensure good connectivity is established with adjoining communities, to enable easy access to the community woodland and create round recreational routes.

- Deliver an off-road cycle route within the site along the edge of the A91, through the existing woodland, which will form part of a longer route which will connect to Dairsie.
3. LDP proposal GUA 004 (Site of Former Curtis Fine Papers) – priorities in developing this area should be to:
 - Capitalise on the existing green and blue network assets - retaining them where possible as part of landscaping proposals and enhancing the greenspace provision at the Eden Estuary Centre area.
 - Explore the potential for habitat enhancement as part of new landscaping and sustainable urban drainage proposals.
 4. LDP proposal GUA 006 (Avalon Business Park) – priorities in developing this area should be to:
 - No development should be within 10m of the mature trees along the River Eden.
 - Explore the potential for habitat enhancement as part of new landscaping and sustainable urban drainage proposals.

BLOGN01: Balmullo Green and Blue network

The Balmullo Green and Blue network includes wider countryside assets and important recreational access links which provide connectivity from the settlement.

Key Features:

- Balmullo has below average greenspace, but does have good links to wider countryside assets, including core path links to the community woodland. A number of paths have been developed by the local paths group.
- Includes an on-road cycle connection to Guardbridge and Leuchars rail station.
- Includes the Balmullo Burn and Motray Water, both tributaries of the Moonzie Burn.
- Potential to enhance landscape setting through development; some existing assets including nice hedgerows and views to Balmullo Hill. There are a number of TPO's along the A914 into Balmullo from the south.
- There is some good riparian habitat along watercourses in the area and the area includes woodland and wetland mosaic habitat and Luck Law Hill local wildlife site.

Opportunities for Enhancement:

- The future restoration of Balmullo quarry represents a long-term opportunity to enhance and expand the network.
- Community aspiration to upgrade active travel provision to the Leuchars Station, through provision of an off-road active travel connection.

Development Plan Priorities:

- Protect existing green and blue network assets.
- The green and blue network priorities below relate to proposals in Fifeplan (2017) these will be reviewed at the Proposed Plan stage of Fife's LDP2.
- LDP proposal BLO 02 (Land at Burnbrae Nursery, Clay Road) – priorities in developing this area should be to:
 - Incorporate the site's existing strong landscape framework into development proposals for the site.
 - Deliver a high quality edge with the Balmullo Burn which enhances the riparian corridor through appropriate new planting.
 - Retain and incorporate the existing hedgerows where possible, as local character defining feature.
- 2. LDP proposal LWD 032 (Leuchars Railway Station) – priorities in developing this area should be to:
 - Accommodate the existing off-road cycle route along Station Road in any proposals.

STKGN01: Strathkinness – Magus Muir Green and Blue network

The primary asset within the Strathkinness – Magus Muir Green and Blue network is Magus Muir Wood; a long-term priority includes improving access to this wider countryside asset from within the settlement.

Key Features:

- Includes part of the NCN1 route, which links to St. Andrews and north to Guardbridge and Leuchars rail station.
- Magus Muir Wood is a key habitat asset, local wildlife site and ancient woodland, which links to Craigtoun Country Park – access from Strathkinness to Magus Muir could be improved.
- There is a shortage of greenspace locally.
- Includes part of the Kinness Burn – there is a localised issue with a culvert which lies within private land to the west of Strathkinness.

Opportunities for Enhancement:

- Proposal to plant additional fruit trees at Strathkinness Community Garden.
- Strathkinness Community Trust proposals for additional tree planting and woodland enhancement works at Magus Muir woodland.
- An off-road access link to Magus Muir would be desirable in long-term. There is community demand and the local school could also more easily use the site. Improving access to this wider countryside asset would also help mitigate the lack of greenspace within the village.
- River Basin Management Plan 3 identifies that the Kinness Burn has potential for some small-scale river restoration to remove unnecessary hard bank protection.
- Active travel opportunity to create a shared use path to link Strathkinness to St Andrews.

Development Plan Priorities:

- Protect existing green and blue network assets.
 - The green and blue network priorities below relate to proposals in Fifeplan (2017) these will be reviewed at the Proposed Plan stage of Fife's LDP2
1. LDP proposal STK 03 (Bonfield Road) – priorities in developing this area should be to:
 - Incorporate the boundary wall and the existing landscape framework into the roadside frontage.
 - Provide access links to the village through the adjoining park and seek to create round recreational routes.
 - Deliver a strong landscape framework along the western boundary of the site to provide an appropriate setting for the development and the village.