

# BENARTY



## LOCAL PLACE PLAN 2024



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We are pleased to present one of the first Local Place Plans to be prepared in Fife. This is the outcome of hard work and commitment by the Benarty Community Council alongside their community and all those with an interest in the future of Benarty.

The Benarty Local Place Plan has been prepared by following the outcomes of the consultation and workshops that took place during 2021-23 supported by the Coalfields Regeneration Trust (CRT). Public consultations and surveys allowed us to reach out to the local community and have been a key driver behind the content of this work.

We have followed the themed guidelines set out in the Fourth National Planning Framework (NPF4) and used it as our guide when framing our Local Place Plan.

Thanks go to Green Map System for their support in providing their resources to help us make the spatial mapping as accessible as possible using icons to identify policy and place.

The resulting Benarty Local Place Plan sets out a future vision for how our communities could be improved and the actions required to help achieve this.

The local community has also identified community action priorities that they want to see happen during the life of the plan. These are set out under the five themes of the Improvement Service 'Place and Wellbeing Outcomes' which are designed to improve Scotland's wellbeing and reduce inequality.

The community working together has been the key to success so far and continues to act as a benchmark for future engagement in planning and community planning in Benarty.

Architecture and Design Scotland, supported by the Scottish Government, launched the Climate Action Towns project and Benarty was identified as one of these Towns. Information gathered at joint community consultations has been included in this Place Plan.



“ Whatever the problem, community is the answer. MARGARET WHEATLEY

CRT Place is a place-based approach to support the regeneration and creation of sustainable and resilient communities in Scotland’s former coal mining communities.

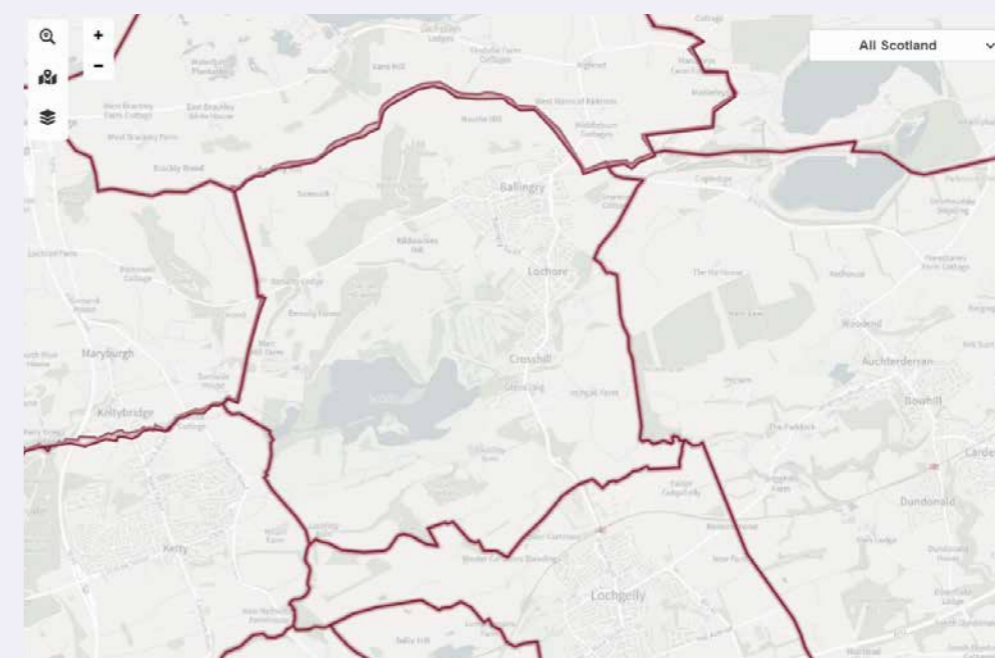
We are using a range of methods to capture people’s views of where they live, as it is now, and how they see the future in their local community. This approach promotes dialogue and cooperation between community members, partners and outside agencies. Any type of community led plan is always a work in progress, however it helps to give concrete steps to help shape local communities going forward. The aim of this is that future generations can thrive in changing times so that no one is left behind.

## Background

Benarty community members produced the first Benarty Community Action Plan that ran from 2014-2019 with support from Coalfields Regeneration Trust. The Benarty Community Forum then went on to produce a new Community Action Plan in 2020. Benarty were then identified as a Climate Action Town, CRT were invited to support the community through the process. From this, Benarty Community Council decided they wanted to produce a Local Place Plan.

## Location

The area now known as Benarty comprises villages – Glenraig, Crosshill, Lochore & Ballingry – and has a strong coal mining heritage. It lies north of Lochgelly near the boundary with Perth & Kinross. To the north is Benarty Hill and Navitie Hill, and, lying further north, is Loch Leven. To the south is Lochore Meadows Country Park and the Lomond Hills are to the east.



Benarty Community Council Boundary and is also the boundary for the Local Place Plan. Source: <https://www.communitycouncils.scot/community-council-finder>



## Population

Benarty has a diverse population and has a total population of

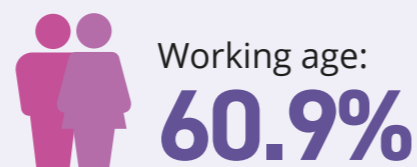
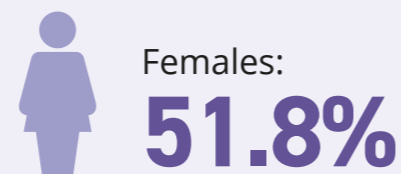
# 5,710

residents as of 2021.

The male population is **2,750**, while the female population is **2,960**.

Children (0-15 years) account for **1,170**, working-age individuals (16-64 years) are **3,478**, and older adults (65+ years) make up **1,062** of the population.

## The percentage breakdown



## Housing

The housing market in Benarty offers a range of options, including detached houses, semi-detached houses, flats, and apartments.

# 2,652

Total households in Benarty (2022)

### Housing tenure:

- Owner/occupier: **45.1%**
- Private rented: **7.5%**
- Social rented: **45.6%**

### Poverty and Deprivation:

- Child poverty (15 and under) in relative poverty: **30.1 %**
- Working-age employment deprived: **17.8%**
- Total population income deprivation: **24.2%**

## Education and Skills

Currently there are two primary schools, Benarty Primary School and St. Kenneth's RC Primary School. High school students attend Lochgelly High School in Lochgelly or St Columba's RC High School in Dunfermline.

Fife College in Dunfermline can offer a wide range of courses for students going on to further education with over 40 specialist areas of skills development.

## Benarty Health and Care

There is one medical practice in Lochore with four Doctors and a Practice Manager, as well as a range of medical services on offer. The Rosewell Clinic Health Centre in Lochore has health visitors, district nurses, a dentist and a podiatrist. The nearest optician is in Lochgelly. There are two pharmacies. Hospital services are accessed in Dunfermline or Kirkcaldy.



## Work and Local Economy

Benarty's economy is diverse, with residents engaged in various sectors such as food industry, retail, healthcare, and services. Local businesses play a crucial role in providing employment opportunities and contributing to the village's economic growth. There are two small - medium size employers in the area, Baynes Bakers and Ivan Wood & Son.

BRAG Enterprises established Crosshill Business Centre as a place to develop enterprises and a venue for community-based learning and work. They rent out small industrial units to local employers.

## Heritage

Benarty's industrial heritage was centered on coal mining. It was the village's economic back-bone, providing jobs, shaping its identity and fueling its economic growth. Although industry has faded,

its legacy endures in the collective memory of residents and lives on in the resilience shown by the community, evidenced most recently during the Covid pandemic.

The landscape legacy of coal provides an important bridge for community aspirations of the future of the area.

## Social and Community

Clubs, and organisations contribute to the vibrant social life of the village.

Benarty Centre sits at the core of the community. It hosts a number of facilities and services including: the assembly hall; meeting rooms; library; council services; youth clubs and youth room and kitchen facilities. Activities available at the centre include children's birthday parties, indoor sports activities / events, educational and leisure activities, dance classes,

martial arts classes, out of school clubs, heritage group, art group, and social clubs.

Other local community groups include:

### Anchor Organisations

- Benarty Community Council
- Benarty Community Forum
- BRAG Enterprises

### Special Interest Groups

- Benarty Events Group
- Fairy Wood Group
- Friends of Lochore Meadows
- Benarty Heritage Preservation Group
- Army Cadets
- Arts Club
- Crochet Group
- Environment Group
- Highland Dancing
- Kinship Carers' Group
- Ladies Circle
- Sewing Group

- Tartan Talkers Club
- Junior and Senior Youth Clubs
- Save the Cage Group
- Fife Veterans Breakfast Club

There is also Lochore Miners Welfare who host weddings, funerals, clubs and social gatherings.

### Spiritual and Religious Centres

St Serf's Church, Ss Kenneth & Bernard Catholic Church and the Gospel Hall all offer a range of different groups that meet regularly, out with normal church service times.

### Fitness Groups & Facilities

- Indoor Bowls Group
- Taekwondo
- Football (Scottish Junior League, Lochore Welfare) and Girls' & Boys' Football Clubs
- Gym situated in Benarty Centre
- Meedies Running Club
- Cycling Track/Off Road Cycling
- Water Sports, Lochore Meadows Country Park



Gathering Everyone's Views

A series of consultations, consisting of community engagement events and online surveys, were conducted over a twelve month period. These activities have enabled us to gather people's views and helped inform this Local Place Plan.

Consultations included:

- A public consultation event held in Benarty Centre (October 2023).
- CRT attendance at the community Gala Day to canvas views and promote engagement with the Place Standard Tool.
- A 3 Wishes Campaign offered residents the opportunity to contribute individual feedback via a postcard, online survey option and in person at local events.

The 3 Wishes campaign highlighted the community's aspirations around improvements relating to infrastructure, amenities, activities, and recreational opportunities as well as community safety and helped inform the community priorities for action section of this plan.



**Orchard and food growing on land opposite community center.**

**Improve drainage at Hill Road and St Kenneth's Primary School.**

**More bins around cycle path at Lochore Meadows**

3 wishes postcards sharing aspirations for a better place to live

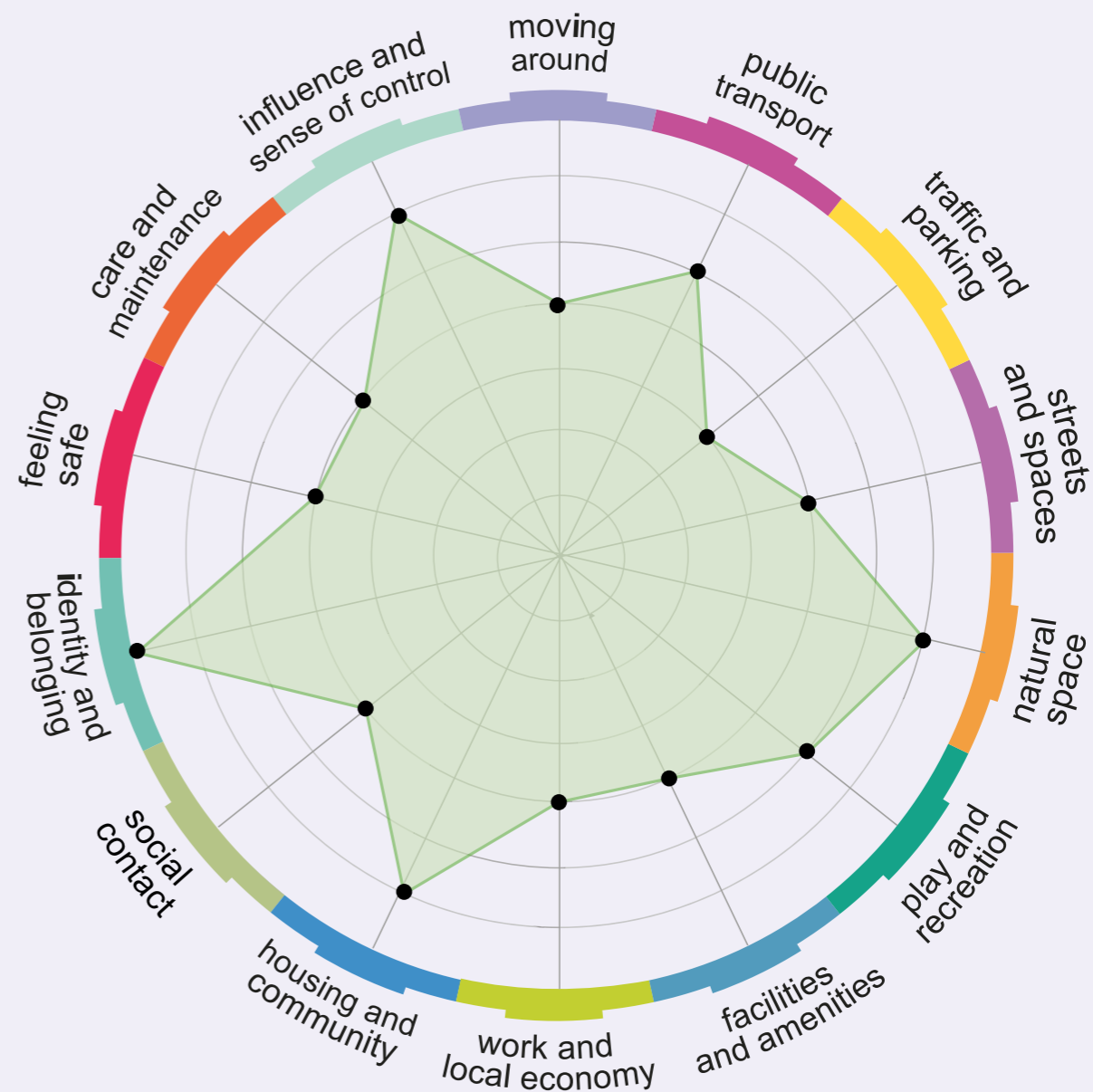
Results of the Place Standard Assessment

Community Engagement Using the Place Standard Assessment Tool

Consultations were hosted at a public event in April 2024.

From the Place Standard Assessments completed

The graphs show perceived strengths and weaknesses within the area, the higher the score plotted the better the service or provision. This gives a good indicator of where improvements need to be made.





The world is changing, and so are Scotland's places.

This strategy sets out how we will work together in the coming years to improve people's lives by making sustainable, liveable and productive places.

This will play a key role in delivering on the United Nations Sustainable Development Goals, as well as our national outcomes.

We have substantially re-worked the Framework's 'National Spatial Strategy', which sets out how our approach to planning and development will help achieve a net zero, sustainable Scotland by 2045."

STATEMENT BY MINISTER FOR PUBLIC FINANCE, PLANNING AND COMMUNITY WEALTH TOM ARTHUR ON THE FOURTH NATIONAL PLANNING FRAMEWORK (NPF4) ON 8TH NOVEMBER 2022



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

- Fife Local Development Plan 2017 Local development plan (FIFEplan) | Fife Council
- Local Outcome Improvement Plan for Fife 2017-2027
- A Plan for Fife | Our Fife - Creating a successful, confident and fairer Fife
- Benarty Community Action Plan 2020
- The Fourth National Planning Framework (NPF4) was consulted throughout the same period. <https://www.gov.scot/publications/national-planning-framework-4/>




Fife Council 2017 LDP for Benarty Area for review


## CRT Local Place Plan Maps use Green Map icons to represent NPF4 policies


The information gathered from the workshops was translated onto the themed maps using Green Map Icons that represent their relationship to National Policy as set out in NPF4. This helps fulfil a requirement of Local Place Plans to show the links between local propositions and National policies. Map themes include Sustainable, Productive and Liveable.


## Benarty How to read the icons: NPF4/2 represents NPF4 Policy 2 Climate Mitigation and Adaptation


## Sustainable, Liveable and Productive

- 


**NPF4 / 2 Climate mitigation and adaptation**  
Sustainable urban drainage to protect Ballingry
- 


**NPF4 / 9 Brownfield, vacant and derelict land and empty buildings**  
1: Benarty Square for a rain garden site  
2: Martin Crescent flats site for community use  
3 & 4: Community green spaces
- 


**NPF4 / 7 Historic Assets**  
The Mary Pit Head needs protected and restored
- 


**NPF4 / 11 Green energy / infrastructure**  
1: Battery storage site  
2: Energy grid site for underground cabling to Kinghorn
- 


**NPF4 / 13 Sustainable transport**  
Develop and enhance cycling routes





Install way finding signage to local facilities and amenities
- 


**NPF4 / 14 Design, quality and place**  
Ensure local facilities are adequate to support new housing developments
- 

**NPF4 / 16 Quality homes**  
Ensure all new housing has renewable energy and water harvesting. Developments must include adequate social housing element
- 

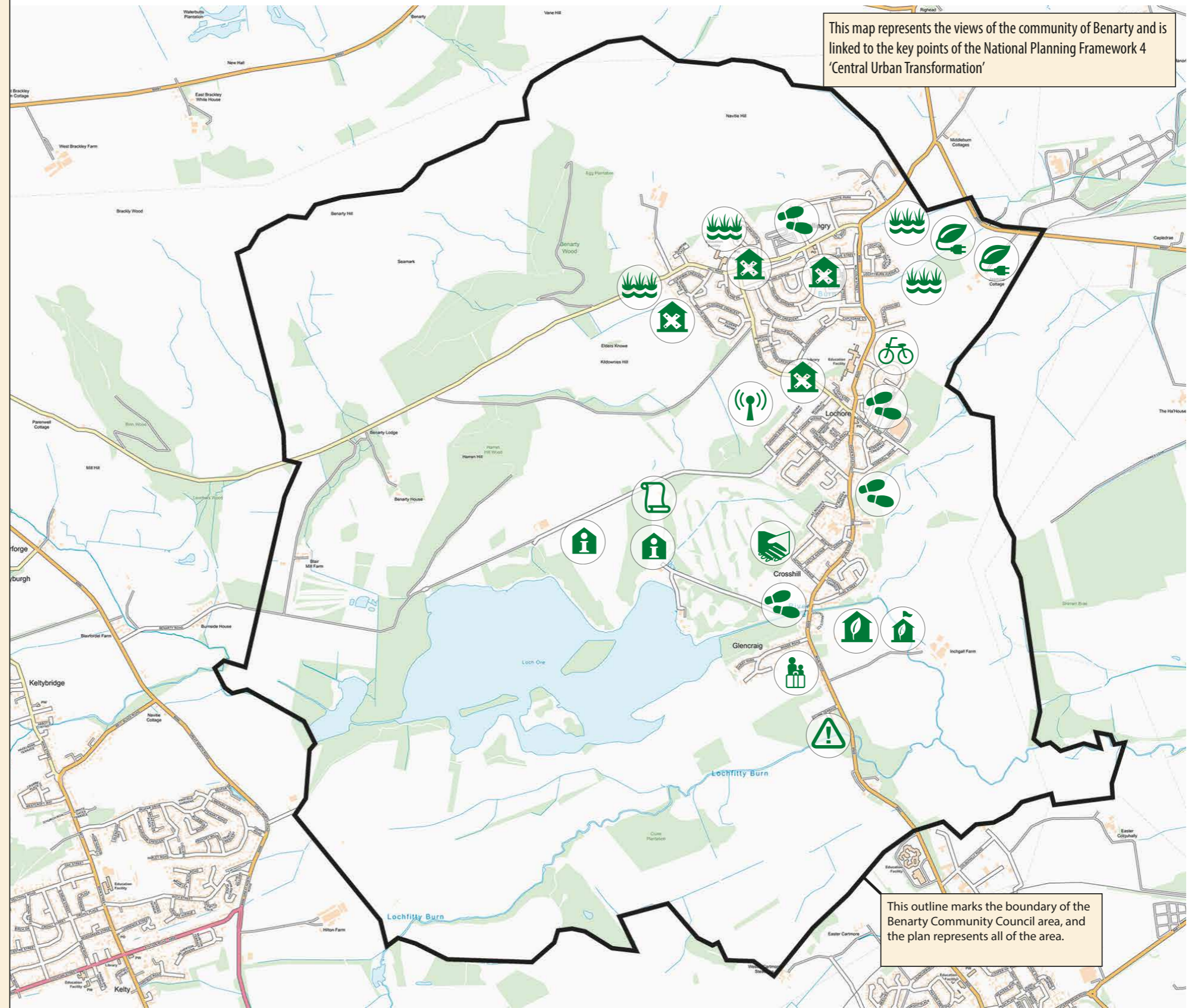
**NPF4 / 23 Health and safety**  
Flooded quarry requires attention
- 

**NPF4 / 24 Digital Infrastructure**  
The average speed for Benarty is 102.68 Mbps (7.2% above the UK average)
- 

**NPF4 / 25 Community Wealth Building**  
Community Growing site and orchard
- 

**NPF / 26 Business and Industry**  
Build small units for self employed /small business
- 

**NPF / 30 Tourism**  
1: Protected event area  
2: A heritage centre at Lochore Meadows is a priority for the local community



Using the mapping language of icons we can show the links to NPF4 Policies.  
Map: Contain Ordnance Survey data © Crown copyright and database rights 2011. Icons: Copyright © GreenMap Systems (GMS)



# PROPOSITIONS FOR CONSIDERATION IN THE FIFE LOCAL DEVELOPMENT PLAN INCLUDING LINKS TO NPF4

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17



## NPF4 / 2 CLIMATE MITIGATION AND ADAPTATION

Flooding has become a serious issue in Benarty and long-term measures such as sustainable urban drainage to protect Benarty from flooding from the Lochty Burn are considered a priority. In addition to this, the quality and maintenance of the drains is very poor, some pipes down the outside of the villages are cracked and in need of constant attention.

## NPF4 / 9 BROWNFIELD, VACANT AND DERELICT LAND AND EMPTY BUILDINGS

The key suggestions for repurposing this land included:

- 1: Benarty Square identified as a site for a rain garden.
- 2: Martin Crescent flats are due to be demolished we would like the site to be zoned for community use
- 3&4: The remaining derelict sites to be developed as Community green space/Community growing space.

## NPF4 / 7 HISTORIC ASSETS

The Mary Pit Head at Lochore Meadows Country Park is a well-loved local landmark, which is also a scheduled monument. This needs protected, restored and maintained to ensure its survival and encourage local tourism.

## NPF4 / 11 GREEN ENERGY / INFRASTRUCTURE

Battery storage site, the Community Council is against this on the grounds of Health and Safety. Energy grid site for underground cabling to Kinghorn, further information required as to the likely disruption (To match overhead line thermal performance for a 400kV double circuit, as many as 12 separate cables in four separate trenches may be needed, resulting in a work area up to 65m wide. LordsLibrary.Government.UK).

<https://lordslibrary.parliament.uk/undergrounding-electrical-transmission-cables/>

## NPF4 / 13 SUSTAINABLE TRANSPORT

Develop and enhance cycling routes throughout Benarty.

Install wayfinding signage across Benarty to local facilities and amenities such as Benarty Centre, Lochore Meadows Country Park, shops at Benarty Square, Lochleven Road and Martin Crescent.

## NPF4 / 14 DESIGN, QUALITY AND PLACE

Fife Council must assess and ensure local facilities are adequate to support new housing developments.

## NPF4 / 16 QUALITY HOMES

Ensure all new housing has renewable energy and water harvesting. Developments must include adequate social housing element.

## NPF4 / 23 HEALTH AND SAFETY

Flooded quarry requires attention.

## NPF4 / 24 DIGITAL INFRASTRUCTURE

The average internet speed for Benarty is 102.68 Mbps (7.2% above the UK average), only one small provider offers 1000Mbps. There is a requirement to work with other providers to increase the speed of rollout of fibre to cabinet (FTC) and fibre to

property (FTP), especially in view of the switch off of the analogue copper network by the end of 2025 (Openreach).

## NPF4/ 25 COMMUNITY WEALTH BUILDING

A community growing site and orchard next to Lochore Meadows is proposed.

## NPF / 26 BUSINESS AND INDUSTRY

Build small units for self-employed /small business. Micro businesses can spring up in any area and not be condensed into one 'business area'.

## NPF / 30 TOURISM

We support an agreed protected event area at Lochore Meadows Country Park where annual and traditional events can be held for the local community.

A heritage centre at Lochore Meadows Country Park is a priority for the local community and it requires proper consultation, funding and an implementation plan.

## NPF4 and the Plan4Fife link to community aspirations in their Local Place Plan

### 1. Outcome: Thriving Communities:

- Addressing flooding through sustainable urban drainage and improving drain maintenance contributes to creating safe and resilient communities.
- Repurposing brownfield sites for community use and green spaces enhances community cohesion and well-being.

### 2. Outcome: Vibrant Economy:

- Developing green energy infrastructure and supporting small businesses promote economic growth and innovation.
- Investing in digital infrastructure and broadband expansion supports economic development and access to opportunities.

### 3. Outcome: Sustainable Environment:

- Protecting and restoring historic assets like the Mary Pit Head promotes cultural heritage conservation and sustainable tourism.
- Implementing renewable energy and water harvesting in housing developments aligns with environmental sustainability goals.

### 4. Outcome: Inclusive Growth:

- Including social housing elements in new developments and supporting community wealth building initiatives promote equitable access to housing and economic opportunities.
- Enhancing cycling routes and sustainable transport options ensures accessibility for all residents, including those with limited mobility.

### 5. Outcome: Empowered Communities:

- Engaging the community in decision-making processes regarding energy infrastructure and land use fosters community empowerment and ownership.
- Installing wayfinding signage and supporting local events at Lochore Meadows Country Park promotes community pride and involvement.

By linking community aspirations to the outcomes outlined in the Plan4Fife, stakeholders can work collaboratively towards achieving shared goals and improving the overall well-being and sustainability of the Benarty area.

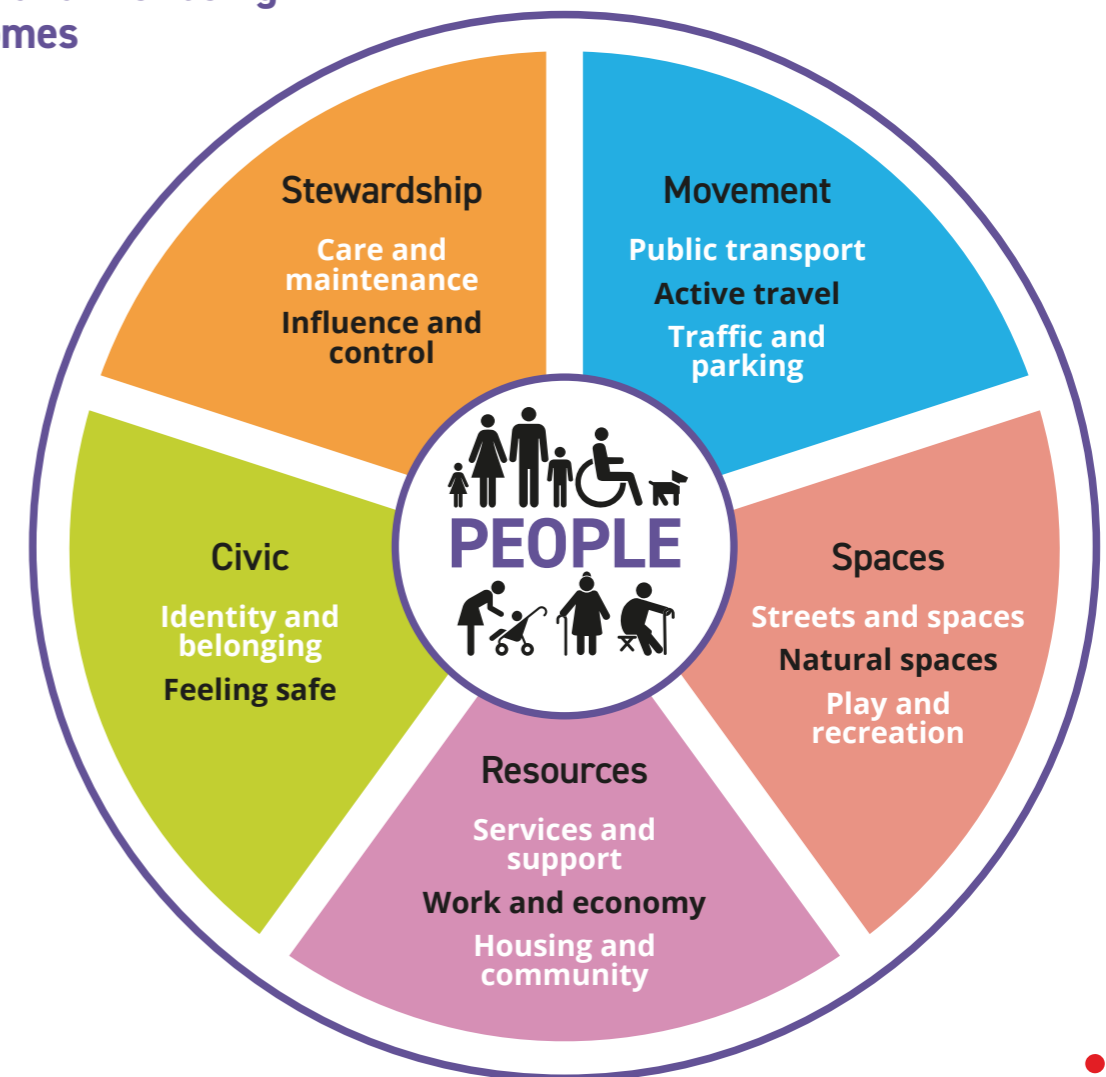
# WORKING TOGETHER FOR A BETTER PLACE FOR EVERYONE!

## Setting out the priorities for community action

In 2014, with support from Coalfields Regeneration Trust (CRT), members of the Benarty community came together and formed a steering group which worked together to create a 5-year Action Plan. This was done through an extensive process of community engagement carried out by the community for the community.

A lot has been achieved from the original plan, some priorities are still being worked on and some new priorities have been identified. This revised community action plan was produced, again with support from the Coalfields Regeneration Trust, in partnership with members of the Benarty Forum.

## Place and Wellbeing outcomes



The principles of equality, net-zero emissions and sustainability underpin all of these themes, and all themes should be embedded in policy and action.

This theme highlights the priorities that emerged from community feedback and relate to aspects of place that include moving around, public transport and traffic and parking.

## PRIORITIES

**MORE COMMUNITY ADDRESS PARKING ISSUES**



## ACTIONS AND POTENTIAL PARTNERS

Carry out a mapping exercise to identify potential additional parking areas.

**E-CHARGING POINTS**



Identify areas where e-charging points could be sited.

**IMPROVE PUBLIC PATHS**

Lobby Fife Council to make improvements to public path-ways in streets around the villages.

**POTENTIAL PARTNERS**

Fife Council, Benarty Community Council

This theme highlights the priorities that emerged from community feedback and relate to aspects of place that include streets and spaces, natural space, play and recreation

## PRIORITIES

**MAKE THE MOST OF PLAY AND RECREATIONAL FACILITIES**



## ACTIONS AND POTENTIAL PARTNERS

Promote and encourage use of existing facilities.  
Engage with young people to identify gaps in current provision.  
Ensure community representatives are involved in the Fife Council Play Park Strategy.  
Work with Fife Council to ensure there is an effective maintenance schedule.

**PROVIDE COMMUNITY SUPPORT FOR LOCHORE MEADOWS**

Work with Friends of Lochore Meadows to ensure the park continues to develop for the benefit of the community e.g. work with the Save the Cage Heritage Group to explore the potential to create a dedicated Heritage area.  
Continue to support events and activities within the park.  
Help and support any fundraising activities for the benefit of Lochore Meadows.

**COMMUNITY CINEMA PROJECT**



Visit and learn from existing community cinema projects e.g. Kelty Community Cinema.  
Identify suitable funding streams.  
Seek appropriate partners to help set up and support the project.

**PROMOTE ECONOMIC DEVELOPMENT OPPORTUNITIES**



Explore the potential of industrial units within the area.

**POTENTIAL PARTNERS**

Fife Council, Friends of Lochore Meadows, Community Councillors, Local businesses, Business Gateway, Social Enterprise Scotland and Regional Screen Scotland

This theme highlights the priorities that emerged from community feedback and relates to aspects of place that include facilities and services, work and local economy, housing and community and social interaction.

**PRIORITIES**

**IMPROVE SHOPPING EXPERIENCE E.G. MORE SHOPS AND BETTER APPEARANCE.**



**WORK WITH LOCHORE INSTITUTE TO BECOME MORE SUSTAINABLE**



**MORE TRAINING AND EMPLOYMENT OPPORTUNITIES LOCALLY**



**POTENTIAL PARTNERS**

**ACTIONS AND POTENTIAL PARTNERS**

Explore creative opportunities to improve shops e.g. shutter art.  
Encourage people to shop locally e.g. set up Totally Local project  
Encourage new shops in the local area.

Support events and activities held in the Welfare.  
Help to encourage new members to join.

Work with specialist organisations that can assist with business plans etc.

Identify training needs and secure funding for sessional workers/equipment for youth groups, activities for the elderly and intergenerational activities.

Fife Council, Local Businesses, CRT, Lochore Miners Welfare, Totally Local, Other community Groups outside of Benarty.

This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include identity, belonging and feeling safe.

**PRIORITIES**

**AFFORDABLE EVENTS/ ACTIVITIES FOR ALL AGE GROUPS, ABILITIES AND CULTURES**



**CONTINUE TO PROMOTE LOCAL HISTORY**



**SUPPORT AND DEVELOP COMMUNITY GROWING SPACES**



**COMMUNITY HEALTH PROJECTS**



**ATTRACT MORE BUSINESSES, JOBS AND TRAINING TO THE AREA**



**SHARING LOCAL INFORMATION I.E. EVENTS**



**MORE POLICE PRESENCE AND INITIATIVES TO REDUCE ANTI-SOCIAL BEHAVIOR**



**POTENTIAL PARTNERS**

**ACTIONS AND POTENTIAL PARTNERS**

Benarty has a thriving events group who have a track record of delivering community events and information e.g. delivery of the Rockore music festival.

Promote and protect existing provision of youth activities.

Promote and protect existing provision of activities for the elderly.

Explore potential for additional activities for all ages including intergenerational.

Continue to encourage intergenerational initiatives to keep Benarty's heritage alive e.g. History group visiting the primary school.

Explore a variety of methods which promote local history e.g. Heritage trails, leaflet etc.

Secure funding to purchase the resources required.

Promote existing growing initiatives and explore the need for further growing sites.

Develop recreational/growing space and improve play park in area across from Benarty Centre.

Source funding for these projects.

View existing and successful projects in communities e.g. allotments, men's shed.

Work with local GPs to encourage social prescribing.

Liaise with Health Centre to optimise addiction service support in the area.

Identify funding streams to kick-start the projects.

Recruit volunteers to ensure projects are more sustainable.

Promote services on offer to residents.

Find out how other communities have set up projects to train and employ young people including Social Enterprise business models.

Organise an open day for local employers and training providers to promote learning and job opportunities.

Make best use of existing channels e.g. social media, notice boards.

Work with all local groups on a coordinated approach to ensure all information is shared effectively.

Work with Police Scotland to increase visible local policing in the area.

Promote youth work/organisations in the community to give young people more opportunities and places they can identify as their space.

Fife council, NHS, Police Scotland, Lochore Meadows Country Park and Friends of Lochore Meadows. Local residents and young people. Different community groups outside Benarty.

This theme highlights the priorities that emerged from community feedback and relates to aspects of place that include care and maintenance as well as influence and sense of control.

## PRIORITIES

### IMPROVE ROADS AND PAVEMENTS

### 'CLEAN UP BENARTY' INITIATIVE



### TACKLE DOG FOULING



### IMPROVE, MAINTAIN AND DEVELOP HOUSING STOCK



### BUILD MORE VOLUNTEER SUPPORT TO MAKE LOCAL EVENTS MORE SUSTAINABLE



### CELEBRATE BENARTY'S HERITAGE AND COMMUNITY SPIRIT



### POTENTIAL PARTNERS

## ACTIONS AND POTENTIAL PARTNERS

Identify priority roads and pavement repairs.  
Liaise with Fife Council to have them carried out.

Build on the good work achieved by local groups and residents.  
Continue to host 'clean-up events'.

Liaise with Fife Council Warden service for support.  
Identify worse areas and where more bins are needed  
Continue to provide free poo bags in Benarty Centre and Lochore Meadows and promote the service.  
Continue to campaign to raise awareness of the issue.

Liaise with Fife council and local housing associations to identify the main priorities of action.

Host an annual networking event for groups to promote existing volunteering opportunities.  
Ensure volunteers are valued and encouraged through volunteer incentives e.g. Volunteer of the Year awards.

Host an annual networking event which brings groups together and keeps Benarty's heritage and community spirit alive.  
Identify and promote tourist attractions targeting bigger audiences with a view to bringing visitors to the area.  
Secure funding to purchase any essential resources required.

Fife Council, local residents and young people, local primary schools, local community groups, Friends of Lochore Meadows, Save the Cage and Intergenerational Scotland.

We seek to work in partnership to make real progress and invite residents, local groups and businesses, local authority departments and outside agencies to work together with us. If you can help with any of these issues and help improve our community please get in touch with Benarty Community Council.

A community that works together, and has a great sense of pride and heritage ...

With jobs, businesses, services and housing for the next generation ...

Drug free, with safe streets and low crime ...

Inspiring opportunities for our young people ...

Safe and caring for our older folk ...

Looking after and making the most of our environmental and heritage assets – especially Lochore Meadows – our special place!

## Benarty Climate Adaptations

Flockhouse Ave/Ballingry Road



Source: Image by Richard Carman taken from 'A Climate Action Towns Report - Benarty' produced by Architecture & Design Scotland

# MAKING THE LINKS TO THE FIFE COMMUNITY PARTNERSHIP PLAN

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## The Plan for Fife

### Benarty Local Place Plan and Community Action Priorities

Our Benarty Local Place Plan and Community Action Priorities adopt a bottom-up approach. It sits together with the Plan for Fife to encourage a joined-up approach to community development and improved service provision. This plan represents the views and aspirations of local people and can be used to help encourage partnership working. It promotes opportunities for local groups, public agencies and service providers to work together to improve the quality of life for the people of Benarty.

The Plan for Fife Key Themes	Benarty Community Action Priorities linked to Place and Wellbeing Outcomes
<p><b>OPPORTUNITIES FOR ALL</b></p> <p>Creating a level playing field where everyone has a fair chance to succeed and contribute to the economy.</p>	<p><b>Movement and Resources</b></p> <p>Well connected with path networks for active travel and public transport that serves the public need as well as appropriate services and support.</p>
<p><b>THRIVING PLACES</b></p> <p>Creating communities where residents can flourish and lead fulfilling lives across various dimensions, including social, economic, environmental, and cultural aspects.</p>	<p><b>Spaces and Movement</b></p> <p>A place with quality green and natural space for play and recreation. Well maintained roads with parking to meet community and business needs. Well Connected with path networks for active travel and public transport that serves the needs of everyone.</p>
<p><b>COMMUNITY LED SERVICES</b></p> <p>Initiatives that are driven, developed, and delivered by local communities to address specific needs or challenges within their area.</p>	<p><b>Civic and Stewardship</b></p> <p>A well maintained and cared for community where people can play an influential role in how their community's needs are met for residents of all ages and abilities, giving them a sense of ownership and belonging.</p>
<p><b>INCLUSIVE GROWTH AND JOBS</b></p> <p>Fostering economic development while ensuring that the benefits are shared equitably among all segments of society.</p>	<p><b>Resources</b></p> <p>A community that is well provided for with facilities and services to meet the needs of everyone including access to local work and training opportunities to enable people to secure an independent lifestyle.</p>

We seek to work in partnership to make real progress and invite residents, local groups and businesses, local authority departments and outside agencies to work together with us. If you can help with any of these issues and help improve our community, please get in touch with Benarty Community Council.



### Strategic Documents for Reference

1. Fife Local Development Plan 2017 **Local development plan (FIFEplan) | Fife Council**
2. Local Outcome Improvement Plan for Fife 2017-2027 **A Plan for Fife | Our Fife - Creating a successful, confident and fairer Fife**
3. Benarty Community Action Plan 2020 [https://www.coalfields-regen.org.uk/wp-content/uploads/2021/05/Benarty\\_ActionPlan\\_6pp\\_5.8.2020.pdf](https://www.coalfields-regen.org.uk/wp-content/uploads/2021/05/Benarty_ActionPlan_6pp_5.8.2020.pdf)
4. The Fourth National Planning Framework (NPF4) was consulted throughout the same period. <https://www.gov.scot/publications/national-planning-framework-4/>

### Monitoring, Review and re-setting

The success of this Local Place Plan and Community Action Priorities depends on people in our community getting together to identify and address both the opportunities and threats the community faces.

For its part the Community Council commits itself to constantly monitoring the Plan's progress and, on an annual basis, to organise a public meeting with an agenda which provides for the reporting of progress, or lack of it, and the re-setting of priorities and targets where circumstances have changed.

### Acknowledgements and thanks!

We would like to recognise the support that has been given from the following agencies and organisations who have played their part in one way or another in helping create the Benarty Local Place Plan:

- Benarty Community Council <https://benartycc.org.uk/>
- Coalfields Regeneration Trust <http://crtconnect.org.uk/>
- Fife Council <https://www.fife.gov.uk/>
- Improvement Services <https://www.improvementservice.org.uk/>
- Green Map System <https://www.greenmap.org/>
- Place and Wellbeing Alliance <https://www.ourplace.scot/>
- Scottish Government <https://www.gov.scot/publications/national-planning-framework-4/>

## NPF4 / 2 Climate Mitigation and Adaptation

### Proposal

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

### Introduction

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

### Background and Context

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

### Community Engagement and Support

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

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

### Justification for the Proposition

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

### Alignment with NPF4 Policies

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

### Technical Considerations

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

### Conclusion

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

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

### Proposal 1

Develop Benarty Square as a rain garden.

### Introduction

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

### Background and Context

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

### Community Engagement and Support

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

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

### Justification for the Proposition

1. **Storm water Management:** Rain gardens effectively manage runoff, reducing flood risk.
2. **Environmental Enhancement:** They support biodiversity and improve urban green spaces.

3. **Community Benefits:** Enhances the aesthetic and recreational value of the area.

### Alignment with NPF4 Policies

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

### Technical Considerations

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

### Conclusion

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

### Proposal 2

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

### Introduction

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

### Background and Context

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

### Community Engagement and Support

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

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

### Justification for the Proposition

1. **Community Space:** Provides essential space for local activities and services.

2. **Revitalisation:** Enhances local amenities and supports community development.

3. **Resident Benefit:** Directly benefits residents by improving local facilities.

### Alignment with NPF4 Policies

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

### Technical Considerations

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

### Conclusion

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

### Proposal 3 & 4

Develop remaining derelict sites as community green spaces.

### Introduction

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

### Background and Context

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

### Community Engagement and Support

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

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

### Justification for the Proposition

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

### Alignment with NPF4 Policies

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

### Technical Considerations

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

### Conclusion

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

## NPF4 / 7 Historic Assets Proposal

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

### Introduction

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

### Background and Context

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

### Community Engagement and Support

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

- **Cultural Heritage:** Residents value the historical significance of the site.

- **Tourism Potential:** There is enthusiasm for enhancing the site to attract visitors.

### Justification for the Proposition

- Heritage Preservation:** Ensures the protection and maintenance of a significant historic site.
- Tourism:** Enhances the site's potential to attract visitors and support local tourism.
- Community Identity:** Strengthens local cultural heritage and identity.

### Alignment with NPF4 Policies

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

### Technical Considerations

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

### Conclusion

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

## NPF4 / 11 Green Energy / Infrastructure Proposal

### Proposal

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

### Introduction

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

### Background and Context

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

### Community Engagement and Support

Community feedback indicates significant concerns regarding the battery storage site.

Key points include:

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

### Justification for the Proposition

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

### Alignment with NPF4 Policies

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

### Technical Considerations

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

### Conclusion

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

## NPF4 / 13 Sustainable Transport Proposal

### Proposal

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

### Introduction

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

### Background and Context

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

### Community Engagement and Support

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

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

### Justification for the Amendment

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

### Alignment with NPF4 Policies

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

### Technical Considerations

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

### Conclusion

Developing and enhancing cycling routes and installing wayfinding signage across Benarty aligns with NPF4 policies on sustainable transport. This initiative will provide environmental, health, and accessibility benefits, promoting a more connected and sustainable community. Approval is recommended to support these goals and address community needs.



# MAKING IT HAPPEN

To find out more information about this plan or to volunteer with any projects please contact by email Benarty Community Council [benartycc@gmail.com](mailto:benartycc@gmail.com)

A big thank you to everyone in our local communities who helped make this Benarty Local Place Plan possible.



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**Coalfields  
Regeneration  
Trust**

BUILDING PROSPERITY & OPPORTUNITY

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