

# **Royal Burgh of Pittenweem and District Local Place Plan: Supporting Statement**

Prepared by: *Royal Burgh of Pittenweem and District Community Council*

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## Introduction

This Supporting Statement forms part of the Local Place Plan submission to Fife Council and is accompanying the **Pittenweem** Local Place Plan dated **May 2024**.

## Contact details

Email address: [pittenweemcommunitycouncil@btinternet.com](mailto:pittenweemcommunitycouncil@btinternet.com)

## Regard given to the Local Development Plan

Fife's current Local Development Plan (FIFEplan) was approved in 2017 and sets out policies and proposals for the development and use of land across Fife. The strategy for the East Neuk area is unchanged and the proposals PIT1 and PIT2 should come to fruition shortly. More affordable housing is required in Pittenweem and consideration given to developing the area as indicated in the LPP.

FifePlan (Fife's Local Development Plan) is outdated now, in comparison to NPF4, but we believe the majority of our wishes can be broadly supported by the policies it outlines.

## Regard given to the National Planning Framework 4

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

Pittenweem's Local Place Plan wholly corresponds to NPF4's Spatial Strategy to **create "Liveable Places"** Our plan is reflected in NPF4's objectives:

***"that we live in communities that are inclusive, empowered, resilient, safe and provides opportunities for learning. Quality homes will be better served by local facilities and services by applying the principles of local living to development proposals. The concept of 20 minute neighbourhoods will help to support this, particularly in more urban areas. In rural areas the approach to local living will be shaped by local context "***

Our aspirations for a network of Multiuse Paths across the area support NPF4's aspiration: ***"We want to make better use of our spaces to support physical activity, relaxation and play, to bring people together and to celebrate our culture, diversity and heritage."***

***"We will improve green infrastructure to bring nature into our towns and cities, connecting people with nature, building resilience and helping our biodiversity to recover and flourish."*** Reflected in the desire for community growing spaces.

Pittenweem Community Council particularly supports the statement:

***Rural revitalisation, achieved by distributing development, investment and infrastructure strategically and by actively enabling rural development in particular, will play an important role in this.... These sectors also depend on supporting services and access to markets and there is significant potential for associated investment to develop a sustainable supply chain. Digital connectivity will also be critical to their continued success.***

It is hoped that Fife Council will take note of the aspiration to have investment in the development of business units in the locality to provide local employment, support 20 minute neighbourhoods and reduce poverty. Recognition that Digital Connectivity is "critical" is welcome. Tangible infrastructure would be even more welcome! Please see **Policy 24**.

We consider Policy 7 [Figure1 = page 1 of the policy] of NPF4 to be of great importance when considering development/ re-development in Pittenweem. Special attention should be paid to clause b) and the use of the word "NOT".

***"b) Development proposals for the demolition of listed buildings will NOT be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building."***

Our plea for the re-use of existing commercial buildings is reflected in **NPF Policy 9**.

Our desire for renewable energy and EV infrastructure is supported in **Policy 11**.

Our active travel and transport aspirations are supported by **Policy 13**.

Play and recreation demands are supported in **Policy 21**.

Our recognition of the crucial nature of our tourism industry is supported in **Policy 30**.

And the environmental concerns and demands are reflected and upheld in **Policy 32 clause a)**.

## Historic assets and places

### Policy Principles

#### Policy Intent:

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

#### Policy Outcomes:

- The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

#### Local Development Plans:

LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.

### Policy 7

a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

- b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:
- i. building is no longer of special interest;
  - ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
  - iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
  - iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
- c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:
- i. architectural and historic character of the area;
  - ii. existing density, built form and layout; and
  - iii. context and siting, quality of design and suitable materials.
- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

Figure 1 NPF4 Policy 7 Historic Assets & Places P.

## **Regard given to any relevant Locality Plan**

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

The North East Fife Rural Poverty Action Plan for 2023-2026 outlines several areas that are appropriate for Pittenweem. These are coping with the climate crisis, food insecurity and need for allotments to grow your own food, access to reliable transport services, access to benefits, Café Inc and food banks and reduction of social isolation in the elderly population. The LPP has tried to address these requirements.

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

## **Reasons for amendments being sought to the Local Development Plan**

The LPP recommends that more affordable housing is planned for the area outlined on page 13.

## **Community support for the Local Place Plan**

Community surveys were undertaken involving every household in Pittenweem in 2022 and at the Primary School in 2023. Reports were prepared and published. Several open meetings were organised to present the plans. The Community Council and the Ward Councillors are supportive of the LPP report.

## **Evidence relating to the Information Notice**

The Local Place Plan has been prepared by the Royal Burgh of Pittenweem and District Community Council (PCC) with regular support and involvement of the community over the last two years. Planning Aid Scotland gave reliable and helpful assistance with its preparation. Cllr Alycia Hayes was particularly appreciated for her involvement at all stages. The Pittenweem Primary School was fully engaged and contributed with great enthusiasm. The Community Council thank Fife Council for its advice on completion of the project.

The purpose of our Local Place Plan is to allow the community to be involved in planning its own future development. The community has responded by suggesting and supporting ideas on how to make the place feel better and safer and to agree policies for evolving change. Members of the PCC take full responsibility if there are any errors but this is our best effort to agree a way forward.

The proposed Local Place Plan and Information Notice (below) were sent to:

List of Councillors to whom the proposed Local Place Plan was sent on 4.7.24

Cllrs Alycia Hayes, Fiona Corps, Sean Dillon

List of Community Councils to whom the proposed Local Place Plan was sent

Royal Burgh of Pittenweem and District Community Council 4.7.24

On 21.8.24 it was also sent to the three adjacent Community Councils:

Royal Burghs of Kilrenny and Anstruther, and of Cellardyke

Carnbee and Arncroach

St Monans

**Information Notice**

Dear all

The Pittenweem Community Council has been working on the request from Fife Council that we develop a Local Place Plan. There has been considerable community consultation over the last two years which has given us the information required.

I enclose a copy of our draft LPP which is supported by the PCC and ward councillors.

We now understand that surrounding Community Councils should also be consulted. This seems a sensible objective.

We would be grateful for any response and suggestions that you may have and are recommended to allow up to 28 days for any response.

With best wishes

Peter Mills

Vice-Chair, Pittenweem Community Council

No comments or request for change were received.

**\* Community Councils and their boundaries can be found on the following interactive map:**  
<https://www.fife.gov.uk/kb/docs/articles/about-your-council2/politicians-and-committees/community-councils/list-of-community-councils-and-boundaries>

## **Appendix**

Supporting documents submitted with LPP.