

I. Elie and Earlsferry

2 Green and Blue networks were identified in the Elie and Earlsferry:

EAEGN01: Elie and Earlsferry Coast Green and Blue Network

EAEGN02: Elie to Kilconquhar Green and Blue Network

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



Green and Blue Networks in Elie and Earlsferry. © Crown copyright and database rights 2024.
Ordnance Survey 100023385.

EAEGN01: Elie and Earlsferry Coast Green and Blue Network

Stretching from Shell Bay to Elie Ness and encompassing Chapel Ness, the Elie and Earlsferry Coast Green and Blue Network is a high quality, scenic Green and Blue network which incorporates high quality coastal assets and forms part of the strategically important Fife Coastal Path route.

Key Features:

- Includes part of the Fife Coastal Path and wider core path links which connect inland.
- Includes high quality coastal and beach assets, which include Chapel Ness, Elie Ness, Woodhaven Bay and the beach along the waterfront of Earlsferry and Elie, as well as Shell Bay to the west, with good access.
- Includes on-road cycle connections to Kilconquhar.
- Below average formal greenspace, but the high quality beach assets and the semi natural coastal land contribute to the wider open space and recreational provision.
- The Shoreline Management Plan identifies some areas of coastal erosion and coastal flood risk outwith the settlements, where no active intervention is identified. The Dynamic Coast mapping identifies some predicted coastal erosion along Earlsferry and Elie waterfront and to the east of Elie. It will be important to preserve the greenspaces in these areas as buffers against the potential impacts of long term coastal erosion. There are also some areas of where coastal accretion is likely to occur.
- Other assets include the Earlsferry Links golf course, St. Ford Links plantation to the west, the riparian corridor along Cocklemill Burn, towards the coast and Kinraig Cliffs, which includes the Kinraig chain walk.
- The coastline is valuable for its intertidal habitat and coastal grassland network and is heavily designated for its habitat value, including part of the Firth of Forth Special Protection Area (SPA) and the Firth of Forth Site of Special Scientific Interest (SSSI). Red squirrels are present in St. Ford Links plantation and the golf course is reasonably well managed to contribute to the wider coastal grassland resource.
- There are several tree protection orders throughout Elie and Earlsferry, but a large cluster along Chapel Green stands out as a key and important feature of the settlement.

Opportunities for Enhancement:

- Part of a proposed cycle route linking to Kirkcaldy, St Andrews and Dundee (East Neuk 50) – would be a 3m wide active travel route with associated SUDS and potential for biodiversity and landscape enhancements to be delivered as part of the route development.
- Look to expand the coastal grassland network where possible.

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 proposals EAE 001 (Land to the south of A917, East of Elie) – priorities in developing this area should be to:
 - Provide high quality development edges and boundary treatments fronting on to the A917 and along the eastern edge of the site (considering panoramic views within and through the site).
 - Provide a 3m wide section of the NCN76 route along the northern edge of the site.
 - Along the eastern and southern parts of the site, proposals should include a landscape framework that provides a transition from woodland habitat to important coastal grasslands. This might include some limited tree planting at the north-eastern corner of the site while the emphasis at the southern boundary should be on creating coastal grasslands - the area between should provide an appropriate transition between these two habitats.
 - Deliver a north-south access route along the western boundary of the site which provides access down to the coast from Wadeslea Road.
 2. LDP proposal EAE 001 (Land to north of Grange Road) – priorities in developing this area should be to:
 - Deliver a high quality development frontage along the eastern edge of the site, where it bounds Ferry Road, which includes access provision as a key route into Elie and Earlsferry,

and delivers an appropriate boundary treatment, which reflects the character of the existing roadside frontage on the opposite side of the road, which incorporates a stone wall. Deliver an off-road cycle route within the site along the edge of Ferry Road.

- Make provision for views within and through the site as a key feature: south over towards the Coast and Forth, north west to Largo Law and to the surrounding links to the east and west.
- Deliver a high quality development edge along the northern boundary of the site, which creates an appropriate setting for the development and is in keeping with the wider character of the village and its rural setting. Incorporate east-west access and habitat provision; the emphasis should be on creating coastal grassland habitat.

EAEGN02: Elie to Kilconquhar Green and Blue Network

The Elie to Kilconquhar Green and Blue Network is predominantly made up of a woodland habitat network, which provides the northern landscape setting to Elie and Earlsferry, Kilconquhar Loch and associated woodlands and the grounds of the private Elie House Estate.

Key Features:

- Includes a core path through Elie House Estate to Kilconquhar.
- Includes on-road cycle connections which connect Elie and Earlsferry to Kilconquhar.
- Predominantly encompasses wider countryside assets between Elie and Earlsferry, and Kilconquhar. Assets include: Kilconquhar Loch and Elie Golf Course.
- Kilconquhar Loch is a Site of Special Scientific Interest.
- Includes part of Cocklemill Burn, and its associated riparian woodland.
- Includes the woodland of the private Elie House Estate, which contributes to the landscape setting of Elie and Earlsferry. There is some recreational access through the Estate.
- Elie golf course has a grassland network, which contributes to the wider coastal grassland network.
- Large swathes of the wooded area surrounding Kilconquhar Loch and extending down to Elie are ancient woodland and are an important biodiversity asset to the area. In addition, a large area of trees surrounding Elie House is under a blanket tree protection order, with several key trees protected individually.

Opportunities for Enhancement:

- Preferred route for East Neuk 50 cycle route to St. Andrews and Dundee – part would use the old railway line to Largo and part would be on-road Aspiration to deliver a cycle route along Balbuthie Road to connect Kilconquhar to the coast, towards St. Monans.
Active travel opportunity to create a shared use path to connect Earlsferry to Lower Largo.

Development Plan Priorities:

- Protect existing green and blue network assets.