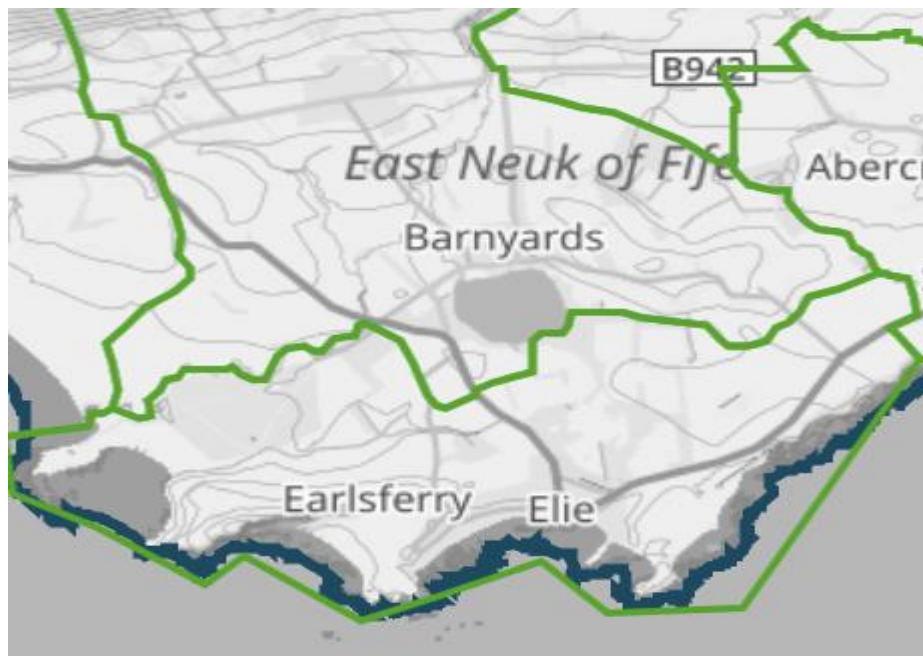


Elie and Earlsferry

Local Place Plan 2024 + Community Action Plan



Boundary Map



Elie and Earlsferry Community Council Area

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Going Forth

A comprehensive survey of the local community in Elie and Earlsferry was undertaken in 2019 as part of the Going Forth initiative. The initiative was undertaken by Elie and Earlsferry Community Council, funded by the Scottish Government and delivered by Social Enterprise and Charity PAS. The Community Council was keen to undertake an engagement process to better understand the current, and future planning and place needs of the whole Elie and EarlsFerry Community.

The Going Forth process brought together a range of partners including Elie and Earlsferry Community Council, Fife Council, local landowners, business owners, local schools, community groups and local people.



The survey involved:

- 22 pre-engagement stakeholder discussions.
- 2 days of school workshops
- 1 meeting with residents at Earlsferry Care Home
- 1 presentation opening event
- 4 charrette workshops
- 1 follow-up drop-in-event
- 181 citizens attended the public/workshop events

The process sparked imagination and lively discussion, leading to a range of ideas and proposals being put forward for the creation of a Local Place Plan. Unfortunately, the arrival of the pandemic led to this work being set aside

The initiative however noted that Elie and Earlsferry were formally merged in 1930, although each has a distinct history. Earlsferry, the older of the two villages, once provided a ferry connection from North Berwick for pilgrims enroute to St. Andrews, while Elie established itself as the primary trading post due to its sheltered bay. It is said that MacDuff the Earl of Fife crossed the Forth at Earlsferry in 1054 while fleeing from King MacBeth.

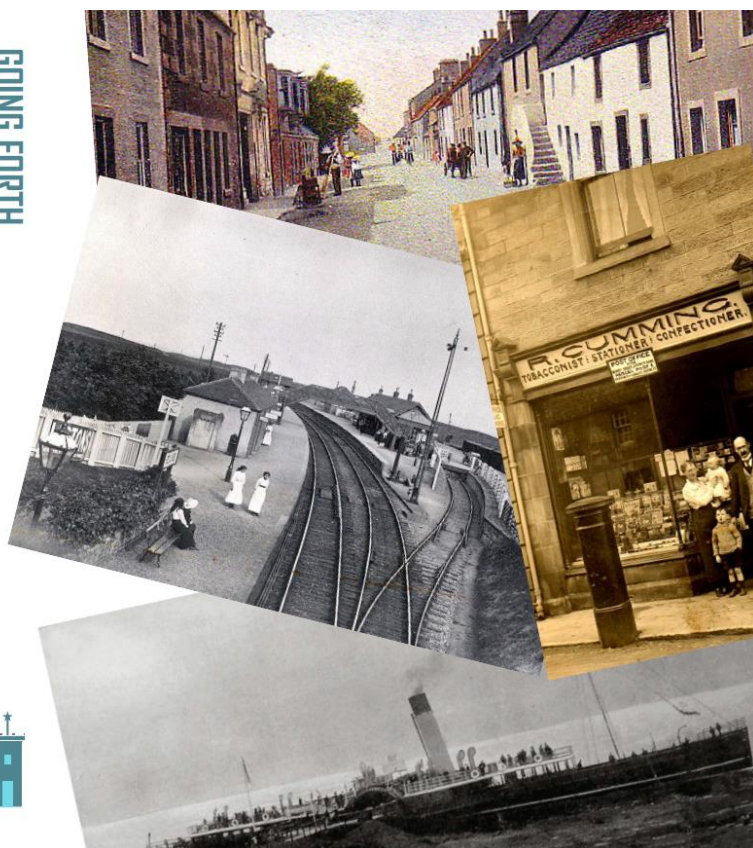
It described how golf has long been important to the area and the game has been played at Earlsferry Links since at least the 16th century. The course was updated and has remained largely unchanged since 1895.

The extension of the Fife Coast Railway, through Elie to Anstruther in 1863, coincided with the decline of traditional industries such as coal mining, weaving and fishing. The introduction of the railway opened the villages up to the affluent tourist trade of the late 19th century.

South Street contains some of the area's oldest buildings including the castle built in the late 16th century. A Townhall has existed in Earlsferry in some form since at least the 1700s. Once a jail, today it is home to a community cinema and a range of local groups.

Historic snapshot of Elie and Earlsferry

GOING FORTH



Snapshot of Elie and Earlsferry

- It is said that MacDuff, the Earl of Fife, crossed the Forth at Earlsferry in 1054 while fleeing from King Macbeth.
- Earlsferry acquired its name in the middle of the 12th century when a ferry for the use of pilgrims en-route to the shrine of Saint Andrew the Apostle at St Andrews had been instituted.
- South Street contains some the area's oldest buildings, including the Castle built in the late 16th century.
- A Town Hall has existed in Earlsferry in some form since at least the 1700s. Once a jail, today it is home to a community cinema and a range of local groups.
- Golf has been played at Earlsferry Links since at least the 16th century.
- Golfers, clubmakers and course designers James Braid, Archie Simpson, and Isaac Mackie were born in Earlsferry.
- The nearby railway, part of the Fife Coast Railway, was built in 1857.
- Although the railway line closed in the 1960s, the stunning beach views and unique history of the area have ensured the village continues to be a big draw for holiday home owners and other tourists.

The Going Forth initiative noted that the stunning beaches and unique history of the area have ensured it continues to be a big draw for holiday homeowners and other tourists. The population can reach up to an estimated 3,500 in the busy summer months. The area is characterised by a high level of second home ownership and whilst tourism brings undoubted economic benefits to the area, it has also placed a strain on sewage and transportation infrastructure.

With Fife Plan allocating sites for residential development in the area, the community council was keen to give the community a platform to discuss the challenges facing the area in the future and how these could be addressed. This new Local Place Plan also seeks to address the proposals contained in the National Planning Framework 4 - to enable people to shape their place; support local liveability and improve community health and wellbeing by ensuring they can easily access services; green space and leisure locally. It also seeks to preserve the historic assets in the area.

Elie and EarlsFerry today:

These statistics, sourced from Fife Council highlight:

- The large proportion of older people
- The poor availability of affordable/rented/social housing
- The large proportion of bigger homes
- The high levels of bread and fuel poverty

GOING FORTH

Elie & Earlsferry Today

These statistics, sourced from Fife Council, highlight:

- The large proportion of older people
- The poor availability of affordable / rented / social housing
- The large proportion of bigger homes
- The high levels of breadline and fuel poverty.

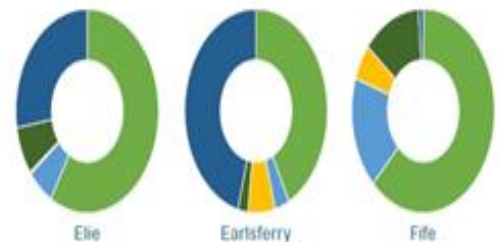
GOING FORTH: PROCESS



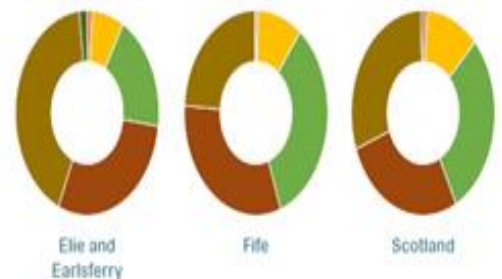
Age Profile (%)



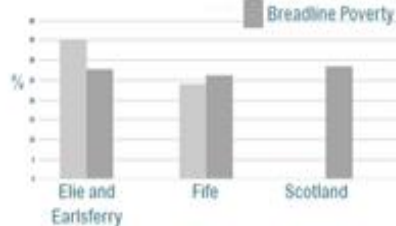
Housing: Tenure Types (%)



Housing: Total Habitable Rooms (%)



Poverty



NS

Fuel Poverty: where a household is required to spend more than 10% of its income on all household fuel use.

Breadline Poverty: where a household has just enough money to buy food and pay rent etc; those living at 60% of medium income.



Community Council Survey

Before the charrette was carried out Elie & Earlsferry Community Council conducted a survey to assess the views and opinions of the whole community on the future of Elie and Earlsferry. Another survey was carried out by the Elie and Earlsferry Action Group focusing specifically on the current residential planning applications. The aforementioned Community Council survey received a total of 374 responses, representing 987 people. The majority opposed large scale residential development in the area. There is support for limited affordable homes.

Additional issues raised were:

- the ability of existing infrastructure and public services to support large scale new housing development
- traffic/congestion and road safety
- the need for affordable homes for local people
- the need for more full time local residents to create a more balanced community
- the lack of job opportunities

- poor public transport links
- the erosion of the village's character (heritage and environment) through new development

The Community Council survey also highlighted that the community would, generally, like to see in the area:

- new restaurants (36%) & cafes (21%)
- a functional new playing field (33%)
- new shops (28%)
- retirement flats (25%)
- employment opportunities (20%)

This survey supported the need and requirement for a charrette in Elie and Earlsferry to reach out to the whole community (locals, second homes owners, and tourists) to help guide positive change. This Going Forth charrette process provides a place plan framework for the community to drive forward a future that they wish to see in the village and to help influence current and future

planning applications. Themes/bright ideas from this survey helped inform early dialogue with key stakeholders in the area in the early stages of the charrette, and together resulted in the common themes of **connectivity, local economy, recreation/leisure, and community** being explored during the charrette workshops and evidenced in this community plan.

Fife Council's Planning and Community Planning Context

Going Forth provides evidence to inform Fife Council's planning and community planning processes.

Local Development Plan

The adopted FIFEplan (2017) is the Local Development Plan for the whole of Fife. It is a planning document, provides a framework for considering where future growth should be over a 10 year period, and is updated every 5 years. It sets out the policies and proposals used for assessing planning applications.

Traffic congestion and road safety were identified as key issues requiring to be addressed. The need for affordable homes for local people was also flagged up but it was felt that any new development should fit in with the village's character, its heritage and the local environment.

Some of these issues such as road safety and traffic congestion are being addressed and solutions proposed in this updated version of the Local Place Plan, other ideas and proposed actions are new. They will inform the Local Development Plan.

Fife Local Place Plan and Community Action Plan

GOING FORTH

GOING FORTH: PROCESS



Of relevance to any future growth, it highlights:

- Elie and Earlsferry's Conservation Area
- Local shopping centres should be protected/supported
- Existing greenspace, including Wadeslea pitch, Woodside Crescent play park and the greenspace around the Pavilion. The Wadeslea pitch is highlighted as an area for enhancement and extension
- New community/employment uses should be provided through consultation with the community

FIFEplan allocates two sites (EAE001) for a mix of housing tenures and mixed uses in Elie & Earlsferry, both of which are subject to current planning applications:

1. Land to the north of Grange Road (25 units):

- create a low density sensitively designed development
- create two points of access
- enhance footpath/cycle connections; provide an off road cycle route

- create coastal grassland habitats
- provide water discharge management

2. Land to the south of A917 (Wadeslea) (55 units):

- provide high quality design
- accommodate 1/1.5 storeys along the eastern edge
- complement the adjacent conservation area
- provide small class 4 business units
- provide parking for new and existing uses
- provide community space/facilities
- provide local retail (complementary to the existing centre in Elie)
- provide a footpath into Elie
- extend and enhance the existing public open space (Wadeslea) to the south
- provide high quality SUDS and water discharge management
- accommodate cycle provision
- provide a landscape framework
- promote accessibility through the site and links to surrounding access routes

The plan anticipates that a total of 190 residential units will be developed in the area over a 30 year period. This figure includes the 80 units now subject to current planning applications. The plan states that a community engagement and development framework will be required to guide the development of these sites and any longer term growth. In the absence of any such development framework (originally intended through the ENCAP community engagement process) this Going Forth Community Place Plan could be used to influence the mix of uses and developer contributions associated with this development.

Local Outcome Improvement Plan

Plan 4 Fife is the Community Plan covering the whole of Fife, and focuses on bringing partners together to tackle poverty and inequality. A key driver is to create public services that are led by the needs and wishes of communities and to help encourage local communities to make their own improvements.

The Fife Plan has allocated two sites for development- land to the North of Grange Road and land to the South of A917 at Wadeslea. The Going Forth Community Place Plan was intended as a vehicle to guide the development of these sites and any longer-term growth. It is anticipated that this new Local Place Plan will be used to influence the mix of use and developer contributions associated with the development.

Vision: Elie and Earlsferry are welcoming, safe and accessible places

GOING FORTH

VISION / STRATEGY



VISION

Elie and Earlsferry are welcoming, safe, active and accessible places, with strong ties to other places across East Fife. Their strong identities allow locals and visitors to experience a wealth of local history, natural beauty and facilities throughout the year.

Vision and Strategy: Going Forth



Whilst the Going Forth initiative was highly ambitious in its aims, and had quite a large *Wish List*, this Local Place Plan and Community Action Plan aims to tackle the practical issues which currently confront the village.

Vision: Pedestrian Experience (NPF4)

Elie High Street Provision of an Accessible Pavement

Currently, cars frequently park in such a way outside the shops on the south side of Elie High Street that the bonnet of the car encroaches onto the pavement, thus restricting access along the pavement.



To assist wheelchair users and others with mobility impairments, the pavement should be widened. Fife Council has already undertaken a survey to look at the feasibility of widening the footway to allow for more space for pedestrians and to ensure an accessible pavement width for disability scooters and wheelchairs and facilitate access to the shops.



The survey showed that widening of the footway on the south side of the High Street in the area discussed by 1m would be feasible and still allow sufficient carriageway width. The Fourth National Planning Framework seeks to ensure that each area is a liveable place where the environment is safe and welcoming to everyone.

Proposal: This will be added as a proposed scheme to the 2025-26 Area Roads Programme.

Elie High Street

Designated time restricted parking spaces required in front of shops

There is a need for 6 (one hour) time restricted parking spaces in front of the shops on the South side of Elie High Street. This would enable accessible parking for the local residents, who have difficulty in accessing the local shops during the holiday periods in this bustling tourist destination, due to the parking spaces being occupied for weeks at a time by the cars of visitors or second homeowners.

The lack of parking also makes supporting local businesses increasingly difficult for our more mobility challenged neighbours. Parking is obviously scarcer in the busier summer months but is becoming increasingly so at other times e.g. weekends and nice weather bringing out beach visitors and coastal walkers who park for the whole day.



These spaces should be clearly marked as being time restricted. They will play an important part in enabling older and other local residents to access the shops and avoid excessive walking distances. They will be sited alongside the existing disabled space which is available outside the chemist shop. The restriction would apply between 8.00 - 18.00 during the tourist season, leaving spaces available for overnight parking.

Proposal: Fife Council is to investigate and take forward a consultation of shops and residents for seasonal time limited parking.

Vision: Reduced Vehicular Speed (NPF4)

Traffic Management Plan Introduction of a 20mph speed limit

The plan should include the introduction of a 20mph speed limit throughout both villages. National and international studies show that lowering the speed limit from 30mph to 20mph reduces the number of casualties. This is recognised by bodies such as the World Health Organisation and the UN General Assembly recently mandated 20mph as the right speed limit where people and motor vehicles mix.

Reducing speeds to 20mph could result in an average increase of 1 minute per journey, balanced against saving up to 9 lives. 20mph limits also cut unnecessary acceleration and braking and improve traffic flow.

The villages have been asking for a number of years for this to take place. At the moment, Elie is 15th out of 28 on a priority list.

Also, Speed Indicator Display equipment such as the Messagemaker Displays at the entrances to the villages would help to secure the roads and keep the public safe.



Speeding is a nationwide issue that causes increased accidents, noise pollution, and air pollution. Vehicle Activated Speed signs are popular traffic management solutions in reducing vehicle speeds to create safer and cleaner roads.

Messagemaker Displays offers a wide range of LED road safety signs. In this range there are 3 main types, ideal for Parish Councils, Town Councils, Industrial estates, Car Parks, and more. They can be powered by battery, solar power or 230-volt mains power and will flash up the speed of drivers approaching the village.

There are 2 preferred options which display the speed of the oncoming vehicle:

SPEED INDICATOR DEVICE (SID) – Displays the speed of any oncoming vehicle travelling over the speed limit along with a “SLOW DOWN” message.

SMILEY ACTIVATED MESSAGE (SAM) – Displays the speed of any oncoming vehicle along with a red ‘sad face’ for speeding vehicles, and a green ‘smiley face’ for vehicles travelling within the speed limit.

Proposal: Suitable locations for the speed signs have now been identified at the east end of the High Street and the north end of Park Place. Speed signs to be erected in chosen locations

Proposal: At the school pedestrian crossing in Park Place, the existing traffic signals warning signs to be replaced with larger 750mm items on yellow backing boards. These would not normally be used in a conservation area, but this is justified by the overriding safety concern. The ‘your speed’ sign will also help here.

Traffic calming measures required at the entrances to Elie Village



Proposal: Investigate the introduction of Speed Tables at the entrances to Elie village. The Speed Tables would ensure that traffic slows down when entering the village.

Elie Harbour

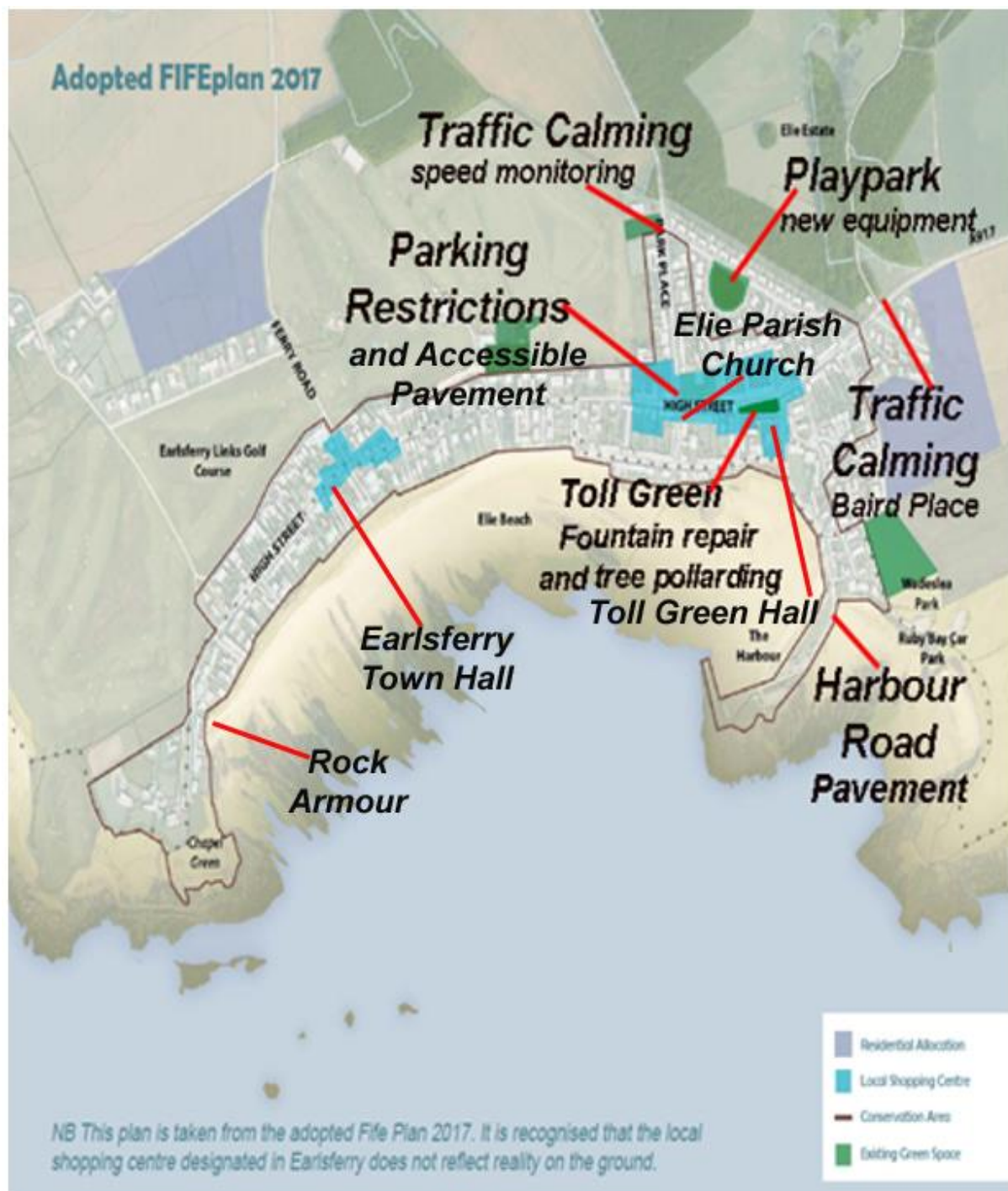
Pavement required



There is a need for the creation of a pavement beside the Harbour wall with yellow lines placed next to it. Currently, cars park between the two yellow lines and the Harbour wall leaving little room for pedestrians to safely walk to the Harbour.

Proposal: Investigate the creation of a Pavement on Harbour Road between the yellow lines and the Harbour wall. Yellow lines to be re-instated.

Locations of Local Place Plan and Community Action Plan Proposals



Vision: Improve recreation and leisure and accessibility to green spaces (NPF4)

Elie and Earlsferry Environmental Action Group

The Elie and Earlsferry Environmental Action Group (E&E EAG) was set up over 20 years ago and became a fully constituted group in 2021. Working closely with the Community Council, the EAG aims to contribute to the vision for the community and help achieve the vision by delivering/enabling a range of improvement projects to enhance the local environment, particularly access to Green Spaces, notably Toll Green. Membership is open to all who are interested in the objectives of the Group and the community.

Regular tidy-up/painting/planting events are organised for volunteers to get together to improve the village, which normally achieves Silver Gilt category in the Beautiful Fife Awards (Coastal Villages). The EAG has registered Elie with Scottish Water on their 'Top Up Tap' scheme. The telephone box at Toll Green has been recently repainted is registered under the adopt a kiosk scheme if/when it comes up for disposal.

Examples of achievements:

Toll Green

- Fencing and posts around the Toll Green have been repaired and painted white, which looks really good and has lifted the entire area.
- New wheelchair accessible gates have been installed at the main centre access points and painted white to match the fencing.
- The paving slabs connecting the centre gates have been re-laid and levelled-off to improve accessibility and reduce trip hazards.
- The wooden gate access next to the bus shelter has been repaired.

- The fencing along the west end of TG (next to the ‘phone box) has been replaced and edging added to retain soil and stone chips.
- Tree pruning has started and FC are doing in 2 phases to comply with seasonal window.
- Replacement visitor information boards installed, one covering Elie the other Earlsferry along with a pair of signs commemorating the Queen’s Platinum Jubilee.

Other areas

- Lights installed at the War Memorial (tinted poppy red for Remembrance period).
- Replacement gates installed at EPS/substation access lane to 9-hole golf course.
- Replacement railings installed at Hyde Park.
- Replacement of Victorian lamps at Elie Church gates following storm damage.
- Repair/refurb of Victorian Water Pump – aspiration for full restoration.
- Name signs for Archbald & Hyde Parks purchased and installed.
- New community noticeboard procured and erected on Elie High Street.
- Anti dog-fouling notices placed in key areas.
- New picnic tables installed on Toll Green, Woodside Playpark and Archbald Park, including some suitable for wheelchair users.
- Paving slabs laid under all picnic tables and planters to reduce erosion.



Toll Green

Pollarding of Trees on Toll Green



Toll Green lies at the centre of Elie village. It became Toll Green after the Toll Booths were removed in the 1860s. It was a place where over the centuries, people met, played tennis and bowls.

Toll Green still serves as meeting place today. The area has however been a nesting place for birds. A number of the trees were successfully pollarded by Fife Council in the Spring. This has made a huge difference to the cleanliness and hygiene of the Green and improved the visitor experience. We intend to have the remaining trees pollarded by the Council in the Autumn.

Proposal: Date to be obtained from Fife Council for the pollarding of the remaining trees.

Refurbishment of the Fountain at Toll Green



The fountain dates back to 1863 and was made in the Sun Foundry in Glasgow. Originally on that site there was a Toll Booth and fountain, and the current one was erected to replace the old one. It requires refurbishing and repainting.

Although it appears clear that Fife Council would be the legal owners of the fountain, we are still pending confirmation from Fife Council Legal Department that ownership does lie with the council. Until we have this any activity and fundraising cannot start, which is preventing important preservation work to the fountain.

Proposal: Confirmation of ownership to be obtained from Fife Council to be followed by a fund-raising campaign.

Woodside Playpark

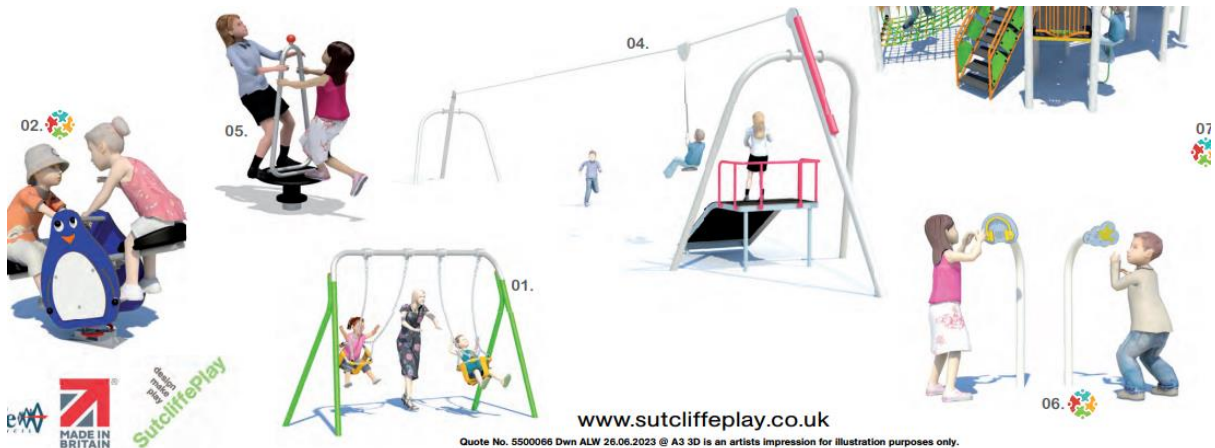
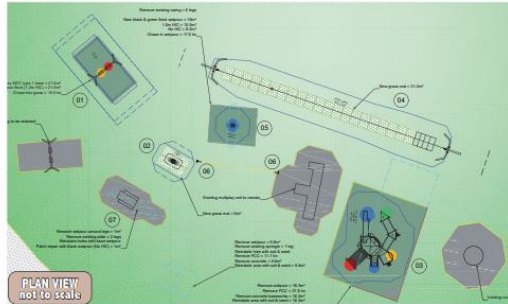
Woodside Crescent Play Area, Elie Fife Council

Equipment List:

- | | |
|--------------|---|
| 01. SWB062Z | 1.8m high Swing with 2 x Pod Seats |
| 02. SSB840 | Pablo Seesaw |
| 03. PZW686TF | Scramble & Slide |
| 04. CAR025R | 25m Cableway with Ramp |
| 05. SWD380 | Cherry Twist |
| 06. MTU030 | Talking Tube |
| 07. - | Recycled Plastic Wheelchair Accessible Picnic Table |



Through innovative design, our aim is to provide opportunities for children of all abilities to play together.



www.sutcliffeplay.co.uk

Quote No. S500066 Dwn ALW 26.06.2023 @ A3 3D is an artists impression for illustration purposes only.

New equipment is to be installed at Woodside Playpark with green space left at the top of the park for playing and picnics (Policy 21/NPF4).

Proposal: Date for installation to be confirmed with Fife Council.

Vision: Creation of a vibrant Community Hub (National Planning Framework 4, Policies 25 & 29-31)

Earlsferry Townhall

The Town Hall is a traditional stone-built category 'B' listed building consisting of a main hall, a meeting room plus kitchen facilities.

When Earlsferry Town Hall was purchased by Community Asset Transfer with the help of the Scottish Land Fund in March 2021, it was the result of more than three years of intensive community consultation. The overwhelming desire to create a multi-use community space was clear and a feasibility study supported this.



Located in the heart of Earlsferry, this iconic historical building hosts Kids club, PTA events, table tennis, bridge, mahjong, wine club, community cinema, concerts, quizzes, parties, community receptions, community council meetings and other bodies, literary festival, exhibitions, (indoor) car boot sales, ceilidhs, lectures and citizen advice events.

The Hall is managed by Earlsferry Town Hall Limited, a community group and SCIO led and run by local residents. To the present date the community have realised the re-vitalising of an important iconic building, rich in local history, into a vibrant community hub and a multi-use space, promoting community development, regeneration, education, recreation and tackling social isolation. The Hall continues to benefit from generous support both in terms of donations, participation and engagement by and from the community. There are ongoing plans and ambitions to further enhance the Hall and the community facilities provided.

Toll Green Hall

Exploring better use of the then Church Hall off Toll Green was an outcome of the 2019 charrette “Going Forth”



The hall was privately purchased and refurbished to a high standard.

Our aim is to offer a venue that seats up to 28 for hire. Events include health & crafting classes, art exhibitions, private functions and a bridge club.

Further information can be found at www.tollgreenhall.co.uk

Elie Parish Church



It has now been confirmed by Fife Presbytery that the Church of Scotland will be disposing of Elie Parish Church building. As the church is a historic B listed building in the heart of the village, members of the community have set up a steering group, the Elie Community Church Group. The aim of the group is to investigate whether it is feasible for the community to take ownership of the church. Various community led business structures and funding streams are being explored. If purchased and run by a community led business, this would allow the building to remain as an important part of the village, ensure the building was maintained and keep the building available for use by the community.

Proposal: Community ownership to be explored.

Vision: preserve the historic assets and core of the villages

Planning Issues in Conservation Area and

Historic Core of Elie and Earlsferry Villages

Listed buildings and conservation areas are so designated for a reason and here in Northeast Fife, the beauty of seeing centuries of architecture, conjoined higgledy-piggledy with each other, in our narrow Wynds is what tourists flock here in their thousands to enjoy. In keeping with the National Spatial Strategy, we are seeking to protect and enhance our historic environment and safeguard our shared heritage for future generations. Policy 7 of the National Planning Framework advises that 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.

It advises that attention to detail of local architectural styles and natural landscapes requires to be interpreted into designs to reinforce identity. That should include architectural styles, choice of materials and finishes, detailing, landscape design, active frontages and cultural context.

Therefore, as a matter of policy, roof heights of all buildings in the conservation area should not be raised. Also, any extensions to listed buildings must be constructed with identical materials and in the same style of the original building. The curtilage of listed buildings also requires protection. Streets which are key to the village's identity should be taken into consideration when there is an application for planning to ensure that any proposed changes to any building in these streets will not be deleterious to their surroundings.

1. Enlargement of existing properties with additional bedrooms

When applications are assessed for a new house or a rebuild the number of bedspaces dictates the number of off-street parking spaces and is set at 1 space for up to 4 & 2 spaces for over 4. For any additional bedspaces e.g. within dormers and attic conversions, it is not possible to have off street spaces, so any additional bedrooms will increase the number of cars requiring on street parking. Many of these properties increase the bedspaces to provide more accommodation for short term lets with more than one guest having their own car or for multiple family occupancy.

This becomes critical during holidays periods especially in July and August.

There are no overspill areas for parking that are in public ownership that can be utilised to alleviate the excessive number of vehicles with many properties having more than one car being used by occupants - it also causes traffic flow issues which in turn causes pollution.

If additional on street or off-street parking is not possible at a particular property when assessing a planning application for additional bedspaces, then the application should be refused on the basis of causing traffic congestion.

THIS AFFECTS ALL EAST NEUK TOWNS & VILLAGES

2. New Houses

Recent replacement house projects built within the E & E Conservation Area (EECA) have been designed with unconventional materials, large planes of glazing, cubes or boxes with flat roofs which are in dominant locations and have

a detrimental impact on the surrounding streetscape. The scale and massing of these has not taken account of the traditional domestic fenestrations from many architectural periods. Case officers have an obligation to ensure that the house design does not flagrantly breach design guidelines that have been set down by Fife Council over many years and appear to be ignored.

This is having a cumulative impact on the historic core of both villages as they are intrusive in terms of the materials used e.g. zinc cladding, timber weatherboarding and open bonded stone.

The size and extent of glazing bears no resemblance to traditional proportions of existing buildings – this has the effect when lighting is on during darkness, of flooding the surrounding spaces with too much light and glare which is more common in urban settings.

3. Overdevelopment of gardens with extensions

To increase accommodation in smaller houses both within the EECA and out with, there is a tendency to maximize the space to the limit of planning guidelines with large, glazed openings onto raised decking areas which are imposing on the level of privacy to neighbouring gardens. Upper floor open balconies and Juliette balconies also have a greater impact on privacy within tightly knit gardens. These need to be assessed more rigorously by case officers who in many instances are not carrying out a site survey around the property and rely on submitted photos.

4. Protecting Listed and other buildings

Many of the existing listed buildings need to have additional protection measures in place to avoid additional space being formed using contemporary materials not in keeping with the

original house. Listed buildings also require additional measures put in place to protect the curtilage of these buildings.

5. Roof Alterations

Large dormers within existing attic spaces which are out of scale with the original roof and do not take account of planning good practice guidelines on the scale of new dormers within roofs, should be rigorously assessed by case officers.

This also includes recessed balconies within the roof space which take up a large proportion of the roof structure.

All houses or flats within the EECA both listed and unlisted should have restrictions on size and use of materials as these have a strong visual impact on the street scene and townscape.

6. Extending beyond the front building line

Submissions with extensions projecting beyond the existing building frontage which disrupts the scale and order of the street, should be avoided and be carefully considered by case officers

7. Affected neighbour notifications

As many of the properties are second homes or holiday lets, when a notification is sent out by post to affected neighbours who are not permanent residents, these may not be viewed within the statutory period for submitting objections. If these cannot be sent to their domicile address and they don't view recent applications online, then controversial applications may be determined without taking into account possible objections.

Within the EECA a public notice is displayed at the property (Application affecting a Conservation Area) usually by the applicant unless they are "in absentia".

8. Implications for sewer capacity

If applications are approved which increase bedspaces to existing housing stock and larger houses replacing previous smaller ones with an increase in occupancy, this has a significant impact on the existing systems capacity, as it is already unable to cope during holiday periods and requires to be upgraded

9. Roof tiles (new and replacement) within the EECA

To retain the character of these roofs which have a weathered colour patination Fife Council must ensure that the brighter red or terra cotta colour is not used and that a weathered finish pantile is specified (available from various roofing manufacturers).

Proposal: The Planning Issues in this Historic area and the recommendations noted above should be complied with when any new planning application is submitted for proposed changes to a house or building within the Historic Core and Conservation areas in both Elie and EarlsFerry.

Listed buildings also require additional measures put in place to protect the curtilage of these buildings.

Vision: provide good quality affordable homes for local people in this rural area and increase opportunities for employment

New Housing Development

Planning permission in principle for major mixed-use development comprising: residential units (Class 9), associated car parking, open space, landscaping, drainage and formation of new access points, small business units (Class 4), a care home (Class 8), retirement housing (Class 8)(Policy 16/NPF4), additional parking for an existing doctors surgery and community space/facilities was validated in 2019 and a decision was taken in February 2023.

Whilst the development applications were submitted prior to the Fourth National Planning Framework (NPF4), recognising the need to grow and support this rural area (Policy 17/29): the number of children attending primary and secondary schools in the area is falling; the majority of people are in the older age group and there is little availability of affordable and social housing, the intention is that this will be achieved through sustainable development and the provision within the development of affordable housing which will support rural revitalisation (Part 1 – A National Spatial Strategy for Scotland 2045/Housing to 2040).

The Wadeslea development is therefore expected to provide 30 affordable houses split between social rented housing, mid-market rented housing and discounted sale with a 'rural housing burden' attached to the title of the property. A Rural Housing Burden initiative is being considered whereby a Title condition will apply to all homes sold by Elie Housing Trust. On completion the property owner will have 100% ownership and a full legal title.

The Rural Housing Burden comprises two elements:

- An agreed discount percentage from the open market value which offers a discount to the purchaser.

- A right of pre-emption which means that Elie Housing Trust will have the right to buy back the property when the owner decides to sell.

The priority groups that the Housing Body will allocate/sell a home to, will be people who have a local connection with the area in which they wish to be housed and have been unable to buy or build a house in their community. The Rural Housing Burden conditions will remain on the property in perpetuity.

Local Lettings Initiative

Many communities worry that when a housing association develops housing in their area, the community will have little or no say in how the houses are allocated. There may be concern that homes will go to people who don't live in the community but who are deemed as having more housing need than local people. This can cause resistance to new housing association developments or can be an impetus behind communities wishing to develop themselves.

However, there are ways in which communities and housing associations can work together to ensure that new housing meets the needs of local people. At the most basic level this can be ensuring that local people are on the waiting list or are registered with the housing association, but more formal 'local lettings initiatives' can be agreed between the community and the housing association to give some priority to local people. A good example of a local lettings initiative operated by a housing association is the one developed by [Orkney Housing Association](#) to allocate properties on the remote island of [North Ronaldsay](#).

A Local Lettings company when established in Elie and EarlsFerry would give priority of the affordable housing to our local priority client groups e.g. those that would support the Primary School, and those with a strong local connection and are willing to contribute locally.

Increased opportunities for Employment

The NE Fife Rural Poverty Action Plan 2023 -2026 described how statistics paint an idealistic picture of NE Fife with high attainment levels, low unemployment and one small area of deprivation. Whilst residents report that it is a safe place to live as well as having lots of natural spaces, professionals and volunteers working in the area support some of the most vulnerable and deprived people and pockets of hidden poverty exist all over NE Fife which are not obvious in national statistics. The creation of a new Care Home, and retirement housing within our community might open up opportunities for employment in this area.

If and when this housing development progresses, the community would wish that the developers listen to the community's perspectives, concerns and recommendations to ensure that any strategy meets the local community's needs. Inclusive community engagement practices are key to ensuring an equitable planning process and outcomes. Any new development will unavoidably impact the local community. We need to make sure this change is for the better.

Proposal: Communication is established with the developer of the proposed housing development and the owner of Elie estates to ensure that any new development meet the needs of the community, the developer and the owner of Elie Estates.

Proposal: When any development plans are being considered, the establishment of a Rural Housing Body and Local Lettings company should be part of that process.

Vision: Urgently upgrade water and sewage systems

Treatment of disposal and wastewater

As noted above, there is currently an application for planning permission for houses at Wadeslea and the Grange. However, Scottish Water has confirmed that there is *'insufficient capacity in the Elie Septic Tank to service the new housing development'* and stated that *'a growth project is required to increase the available capacity'*.

There is also a requirement from Scottish Water for a drainage impact assessment to fully understand the mitigation required. The Community Council would welcome a growth project to increase this capacity to deal with existing pressures on the system and allow for development in the village. The Council would also wish to be provided with information on the growth project in advance of the commencement of building works.

Proposal: Plans should be put in place to upgrade the existing sewage management system and increase capacity through the establishment of a Growth Project.

Proposal: Prior to any new housing development, a drainage impact assessment requires to be undertaken by Scottish Water.

Vision: Supporting attractive natural and built spaces (NPF4)

Climate Change and Flooding

The National Planning Framework also seeks to support attractive natural and built spaces with a focus on flood prevention and mitigation against rising sea levels. At the Earlsferry end of the beach, the rock armour which has for years protected the dunes and waterfront houses from flooding, has been broken up by the high tides and winds.



In addition, the recent storms have taken quite a lot of the dunes away. The existing rock armour has made a significant contribution in the past to defending properties at the Earlsferry end of the beach from flooding. Rock armour is cheaper to construct than a seawall, has minimal impact on wildlife and in some cases, it can create new habitats. When well-maintained it can last for years. The large rocks help break the waves and distribute the sea energy.

Proposal: Investigations are underway to see if the rock armour can be repaired and the dunes rebuilt. Fife Council to clear the blocked drain at bottom of Glovers Wynd.

