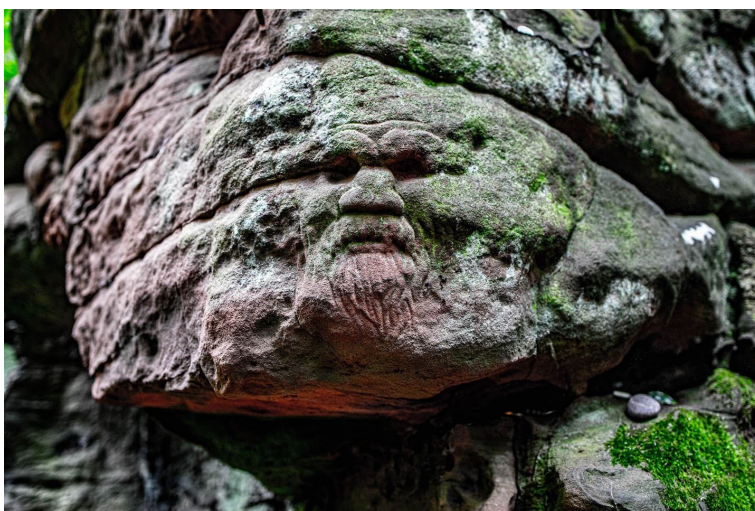




Boarhills and Dunino Community Council

LOCAL PLACE PLAN

2024 - 2029



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Forward by Boarhills and Dunino Community Council

Boarhills and Dunino Community Council¹ is a voluntary organisation set up by statute² by Fife Council and run by local residents to act on behalf of the Boarhills and Dunino area. As the most local tier of elected representation, Community Councils play an important role in local democracy.

Community Councils are comprised of people who care about their community and want to make it a better place to live, as well as representing the community to the local authority. Community Councils facilitate a wide range of activities which promote the well-being of their communities. They bring local people together to help make things happen, and many Community Councils protect and promote the identity of their community.

Boarhills and Dunino Community Council strives to advise, petition, influence and advocate on the numerous causes and cases of concern in our local communities. The Community Council sees collaboration with local stakeholders such as Boarhills and Dunino Community Trust and Boarhills Village Hall Committee as key to delivering positive outcomes for our communities.

This Local Place Plan is a collaborative exercise to better understand the environmental, social and wellbeing factors impacting on our communities now and in the future. The legal requirements for Local Place Plans are set out in:

- The Planning (Scotland) Act 2019 (this amends The Town and Country Planning (Scotland) Act 1997).
- The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

The Local Place Plan (LPP) was developed through physical and online questionnaires, a bespoke workshop and opportunities to feedback at Community Council meetings throughout the course of 2023 – 24.

The Plan is focussed on tackling the challenges our rural communities face in navigating challenging economic and long-term environmental issues. In particular, to give voice to concerns of reducing public services, sustainability, housing, and demographic changes.

While a work in progress, the Community Council hopes the Local Place Plan presents a realistic statement of our intent and priorities to ensure our community's aspirations inform and are delivered in Fife Council's Local Development Plan.

¹ [Boarhills and Dunino Community Council | Home \(community-council.org.uk\)](https://community-council.org.uk)

² Section 19 Community Empowerment (Scotland) Act 2015

Executive Summary

This Plan includes a summary of the consultation and engagement process conducted in Boarhills and Dunino during 2023-24 to create the Boarhills and Dunino Local Place Plan 2024 - 2029. Community engagement is fundamental to building and sustaining relationships between public services and community groups. It also offers a route for organisations such as community groups, the voluntary and private sectors to better involve people in what they do.

The process was undertaken in line with the National Standards for Community Engagement, which are good-practice principles designed to improve and guide the process of community engagement. Appendix 1.

Information on the demographic profile and respondents' links to Boarhills and Dunino were also collected.

To manage and deliver the Local Place Plan, Boarhills and Dunino set up a steering group, overseen by the Community Council. The local Place Plan was prepared following extensive consultation with the community over a twelve-month period July 2023 to June 2024.

The consultation process included a community focussed questionnaire, Appendix 2. Three hundred questionnaires were delivered to all homes and partner organisations in the Boarhills and Dunino area by hand.

The questionnaire and associated guidance gave participants contextual information to assist feedback e.g.

- proposals for new homes (including affordable housing), local employment opportunities and developing locally accessible community facilities,
- sites which help support new renewable energy projects, or climate change mitigation measures, such as local flood mitigation,
- developing a stronger voice in the delivery of local services and utilities,
- improvements to locality centres or hubs,
- improvements to accessing the rural environment, play facilities and active travel,
- developing a stronger voice in shaping and managing local tourism ventures,
- active participation in the conservation of the natural and built environment,
- land for community use e.g. leisure and food growing.

1. What do you most like about the area?
2. What do you least like about the area?
3. What changes would you like to make?
4. Do you have any radical thoughts about the area?

Community Council meetings included a standing agenda item to allow members and attendees to comment and feedback on the Local Place Plan process and outcomes as they were generated. Likewise regular updates were circulated in Community Council minutes, including links to questionnaire feedback.

A consultation drop-in session was held at Boarhills Village Hall to coincide with a community event to widen access to the LPP planning process. Sixty-two members of the community engaged with the presentation and took the opportunity to have their opinions on the process noted.

The feedback from the workshop was fed into the overall data gathering exercise to generate current and future priorities to be delivered through the Local Place Plan.



Boarhills and Dunino Local Place Plan Consultation Session at Boarhills Village Hall

The priorities are:

1. Lobby the relevant government bodies and service providers to deliver better broadband provision to support our local communities and businesses.
2. Work to ensure the correct mix of permanent homes, holiday lets, second homes and social housing to ensure the future viability and wellbeing of our communities.
3. Engage with public and private businesses to ensure any proposed developments do not adversely impact the local community.
4. Deliver better signage and traffic calming measures in the local area to increase vehicular and pedestrian safety. Ensure visitor parking is properly managed and facilitated to ensure minimal disruption to local communities.
5. Support the development of Boarhills Village Hall to become a community hub supporting the recreational and wellbeing needs of the entire community.
6. Support access to the wider rural environment by upgrading and maintaining existing paths and supporting the rewilding and wildlife corridor opportunities in the local area.
7. Scope opportunities for bespoke community energy generation in our local area, and engage with St Andrews University windfarm proposals.

Our plan hopefully presents priorities and outcomes consistent with the long-term aspirations of our communities in which all residents, visitors and businesses can flourish.

Boarhills and Dunino Profile

Boarhills and Dunino are long established townships in the East Neuk of Fife. The area is a predominantly agricultural with significant tourism large scale ventures and numerous short-term and holiday lets.

There are a total of 207 households of which 62% are owner occupied, 17.5% privately rented and 4.4% socially rented. The overall demographic is one of an ageing population, with 56 children below 15 years of age which is below the national average³.

Both villages no longer have schools or other public services, which are now delivered from St Andrews or Cupar. There are primary schools in Kingsbarns and Crail.

In December 2023, Boarhills and Dunino Church of Scotland Congregations agreed to join with the Congregation of Holy Trinity Church, St Andrews to which they had previously been linked.

While Dunino Parish Church is still an active site of worship, Boarhills Parish Church is now a private residence.



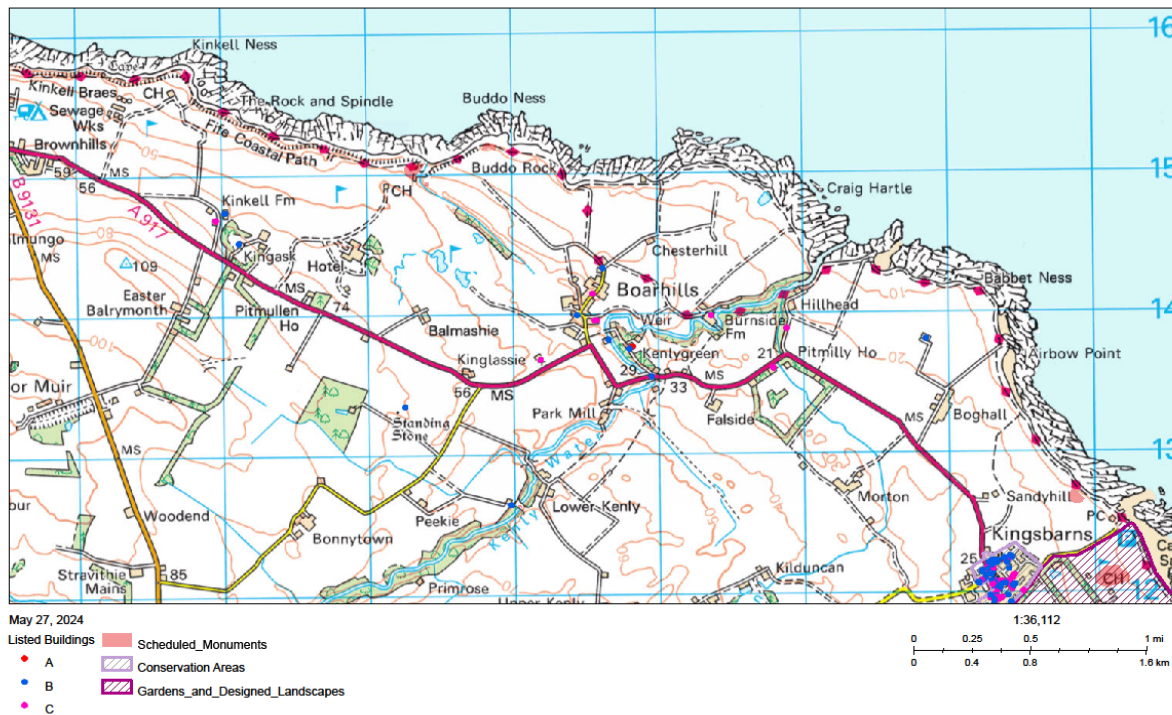
Dunino Parish Church

There are a number of buildings and areas of historic interest in the area which Historic Scotland⁴ lists for protection and special management.

³ Source: KnowFife Profile Fife Council

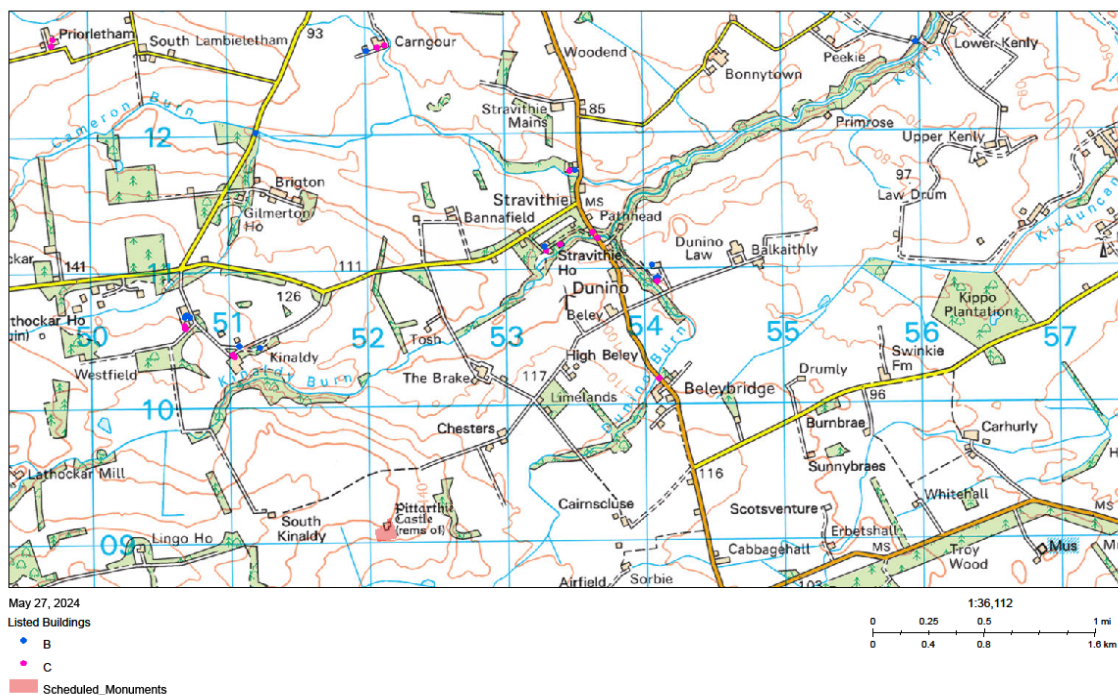
⁴ <https://hesportal.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d>

Historic Scotland Boarhills Monuments/Listed Buildings etc



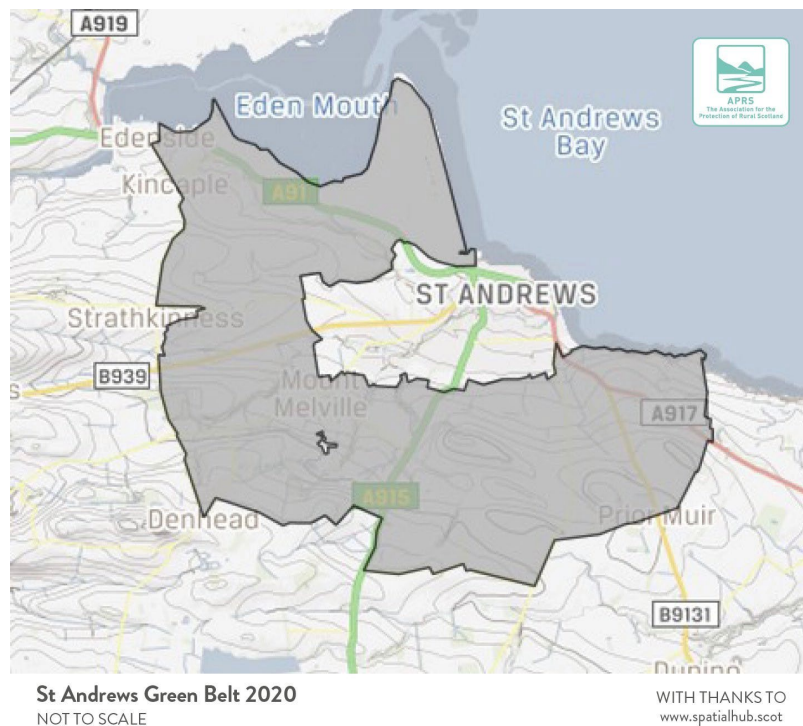
These sites of historic and cultural interest will be factored into the Plan's priorities and proposed outcomes.

Historic Scotland Dunino Monuments/Listed Buildings etc



This rich historical and cultural heritage allied to the bordering Special Sites of Scientific Interest (SSSI) requires to be carefully and sensitively managed.

The Boarhills and Dunino Local Place Plan notes the importance of the Green Belt of St Andrews⁵ in protecting the wider rural environment adjacent to and covering the west of the Boarhills and Dunino area.



This Plan recognises that our open spaces should remain as undeveloped as possible for the greater amenity and wellbeing of our local communities.

St Andrews University has had plans for the erection of six large wind turbines at Kenly Farm for some time and the Community Council will actively engage with the University to ensure the best possible outcomes for all concerned.

The Forth Estuary is a Protected Area and Site of Special Scientific Interest stretching from Alloa along the Fife coast as far as Crail and along the Falkirk and Lothian coast to Dunbar. The coastline at Boarhills contains a significant area of Geological Conservation and Sites of Special Scientific Interest in its own right.

The Plan highlights the need to carefully manage changes to the built environment and associated infrastructure to minimise impact on these fragile ecosystems.

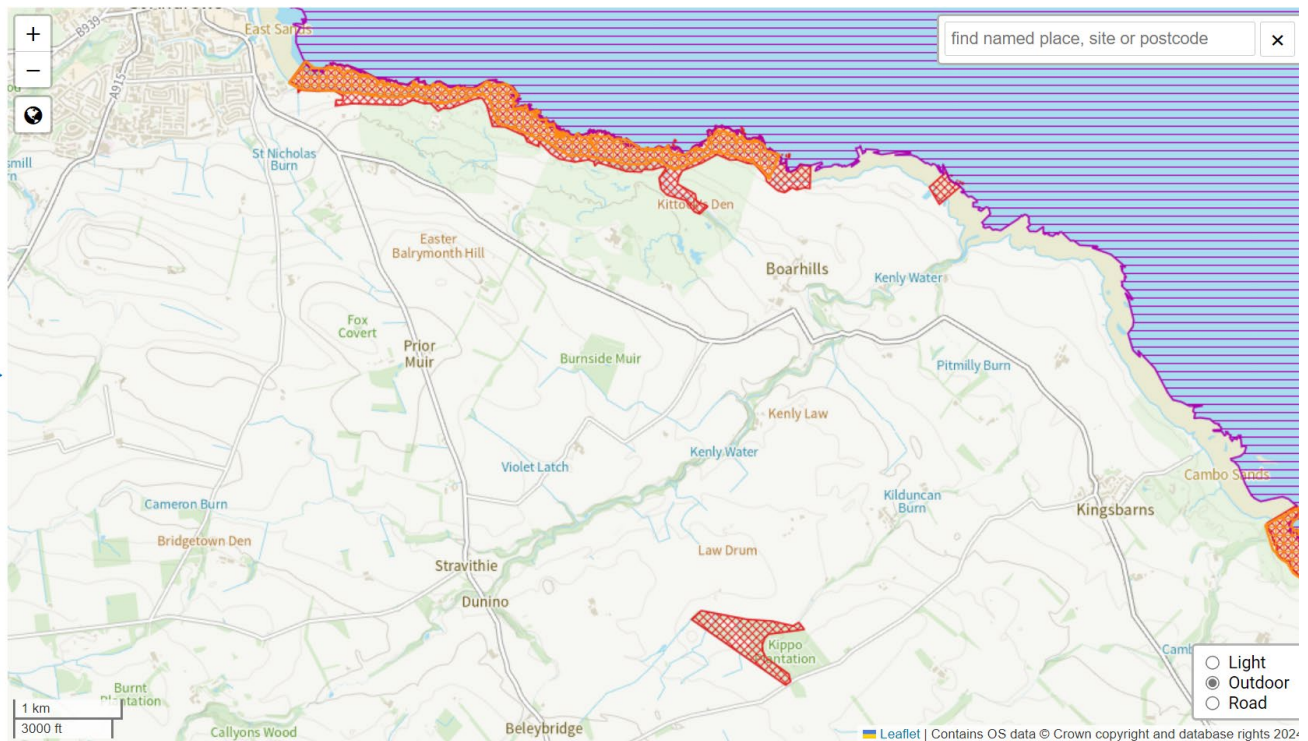
The St. Andrews - Craig Hartle Site of Special Scientific Interest (SSSI) follows the coast from St. Andrews for 5km to Boarhills, including a section of Kittocks Den, with a small outlying section to the north of Boarhills at Craig Hartle.

⁵ AS stated in National Planning Framework 4. Part 2. National Planning Policy. Sustainable Places 8

The varied geology, topography and hydrological features of the site host a significant variety of habitats and plant communities.

A series of 'beach-head' saltmarshes and brackish fens occur between the Rock and Spindle and Craig Hartle. These are the largest, most diverse and least disturbed examples in Fife⁶

They are exceptionally rich in plant species with several plant communities and species which are regionally rare or scarce.



Nature Scotland Sites of Special Scientific Interest etc.

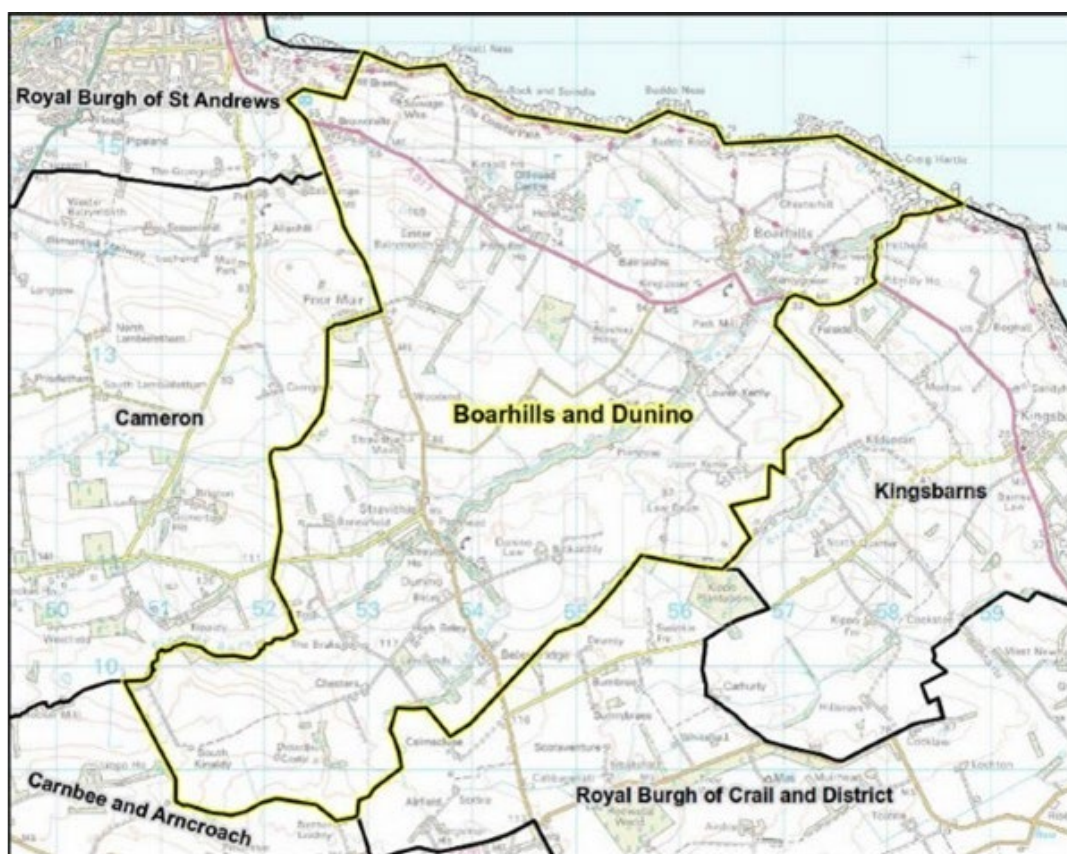
The Plan recognises the need to properly manage tourism and property development to ensure pressure on local environment, services and utilities are not adversely affected to the detriment of local communities.

⁶ [SiteLink - St Andrews - Craig Hartle SSSI \(nature.scot\)](https://www.nature.scot/sites/default/files/2021-03/SSSI%20List%20-%202021.pdf)

Boarhills and Dunino Local Place Plan Boundary

Boarhills and Dunino Community Council area is located on the northern, sea facing, edge of the East Neuk, adjacent to St Andrews. The predominantly rural area of 27.96 square kilometres is intersected by two main roads, the B9131 and A917 serving the East Neuk.

Fife Coast and Countryside Coastal Path runs along the entire sea facing boundary of the area.



The larger East Neuk towns of Kingsbarns and Crail lie to the south east of the area. St Andrews lying to the north east is the largest town offering a wide range of retail and public services, including schools.

More extensive retail services can be found in Dundee some 18 miles to the north of the area.

Survey Findings

Respondents agreed that we live in a quiet, peaceful community with access to unspoilt countryside, coastline, and access to St Andrews and neighbouring villages.

As noted, the survey process asked four main questions for respondent to give feedback on and direct the setting of Local Place Plan priorities.

What do you most like about the area?

Most respondents liked living in a small rural community with access to services in St Andrews, and consider the area good for walks and recreation.



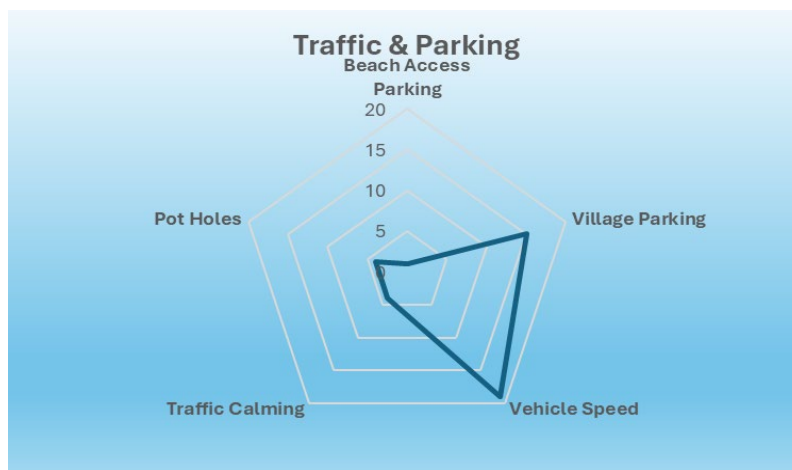
Buddo Rock

There was a feeling of community by living in a rural community that appealed rather than living in a larger urban environment.

The use of community assets were considered key components of community wellbeing, with the Village Hall, paths upgrades and doocot restoration seen as positive initiatives.

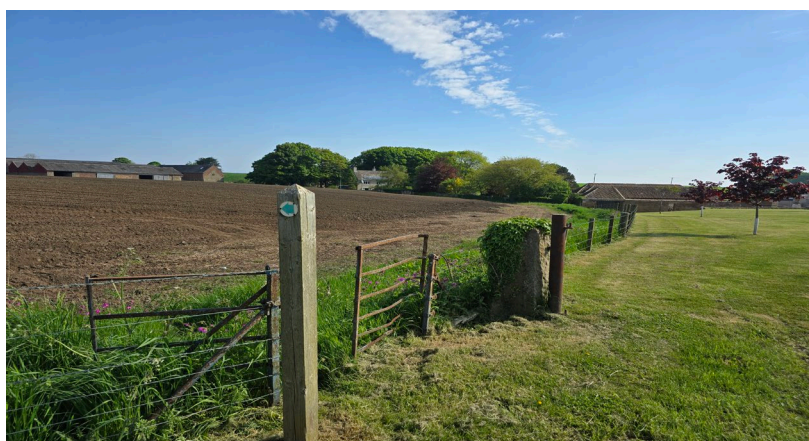
What do you least like about the area?

Traffic management was a key theme with commentary on the speed of vehicles on the main roads and agricultural vehicles in the villages commented on.



Traffic and Parking Responses

Likewise, visitor parking in Boarhills and the impact on residents, the movement of agricultural vehicles, residential and farm access was considered a key issue. Comment was made on the maintenance of footpaths, cycle paths and rights of way in the local area, with accessibility considered a wellbeing factor.



Fairmont to Kenly Green, Boarhills, Core Path

The development of glamping, chalets and local tourist lets was considered a significant impact factor on wellbeing. The noise from fireworks and music at adjacent venues when hosting events and weddings was noted as impacting on community wellbeing.

Comment was received on general property use in the area e.g. underused and poorly maintained property. Options to bring vacant property into local use was noted.

Likewise, the provision of public transport to give access to services in St Andrews and the wider area was mentioned.

What changes would you like to make?

Management of tourism was a prominent theme to ensure the future viability of the community, with a perceived lack of influence in the planning process.

Accessibility across all forms of transport and access to the wider area was mentioned, this included a cycle path to St Andrews. Weekend public transport provision was seen as a weakness.

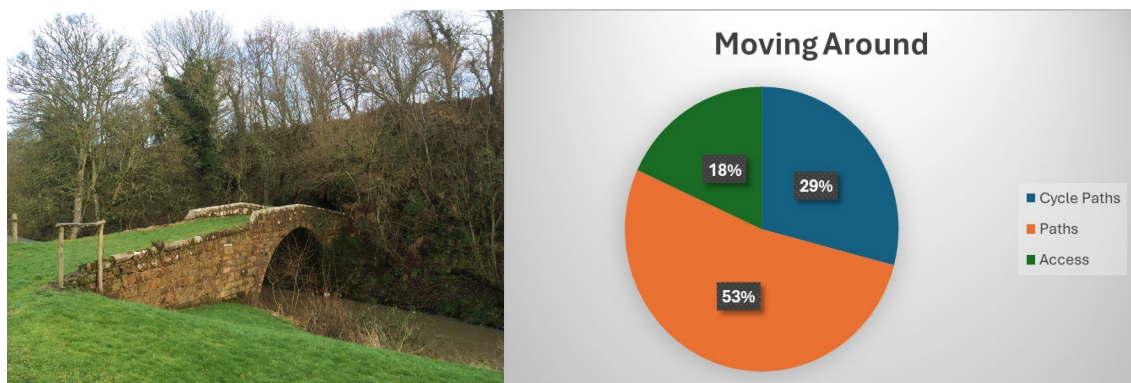
The use of amenities such as Boarhills Village Hall and Doocot were mentioned as having the potential for greater development.



Boarhills Doocot & Responses to Facilities and Amenities Priorities.

Do you have any radical thoughts about the area?

There were a number of recommendations to upgrade cycle routes, especially to St Andrews, and develop a safer walking network in the East Neuk.



Peekie Bridge & Responses to Moving Around Priorities

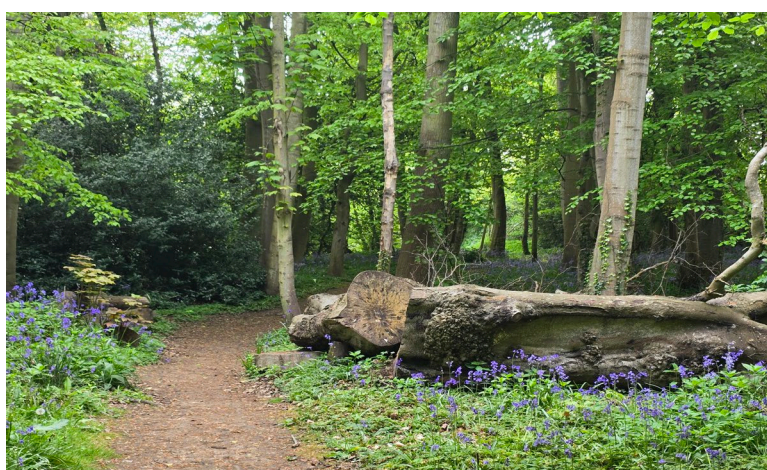
Local housing initiatives for young families and recreational facilities for children were mentioned as highlighted.

Bespoke energy generation initiatives for the local area, whether stand alone or in partnership with other areas was recommended. This included energy efficiency schemes to upgrade properties through fitting solar panels etc.

It was noted there could be more community events at Boarhills Village Hall. An interesting concept of a local workshop/hub at the Village Hall was made, with thoughts on a local ecologically friendly laundry.

As noted in the initial survey feedback, the key themes highlighted were

Main Issues	Suggested Changes	Radical Ideas
Holiday Lets and Second Homes	Greater say in Holiday Let profile	Rewilding integrated path network
Speeding Traffic and Road Repair	Speed Reduction Measures	Eco Friendly Agriculture
Public Transport	Better service timetable	Mobile Community Hub
Tourism Developments	Greater influence with Fife Council Planning Dept.	More Social Housing
Right Of Way and Path Access	Better maintenance of existing paths	Community Laundry and Cafe
Cycle Ways	Development of Cycle Path to St Andrews	Energy Efficient Building Standards in Local Plan
Public Services and Broadband	Better delivery of public services in the Ward and broadband provision	Community Energy Generation
Local Facilities	Increased use of village Hall for community events and service delivery	Community Hub/shop



Fife Coastal Path River Kenley

Local Place Plan Spatial Framework

Through the Local Place Plan engagement process a series of initiatives have been identified to set Plan Priorities (see above) from which to deliver the aspirations of our communities:

- Provide meaningful local influence to develop a sustainable housing mix to ensure the future long-term viability and wellbeing of our communities.
 - Ensure that the community has the strongest possible voice in managing the development of holiday lets and second-homes impacting on the settled local community.
 - Work with partners to scope the potential for increased social housing provision in the local area, including bringing long-term empty properties into use.
 - Work with local businesses developing tourism facilities to ensure the wellbeing of the local community is not adversely impacted.
- Deliver better signage and traffic calming measures to increase vehicular and pedestrian safety.
 - Work with elected members and Fife Council to carry out traffic management reviews to scope the potential for a more active approach to traffic management in the local area.



A917 Signage

- Develop visitor parking to ensure minimal disruption to local communities.
 - Carry out a visual audit with elected members and Fife Council staff to assess need for parking management signage and road markings in the local area.
 - Work with Fife Coastal and Countryside trust and Boarhills and Dunino Community Trust to assess potential for parking to service visitors to the Coastal Path and Boarhills Doocot.



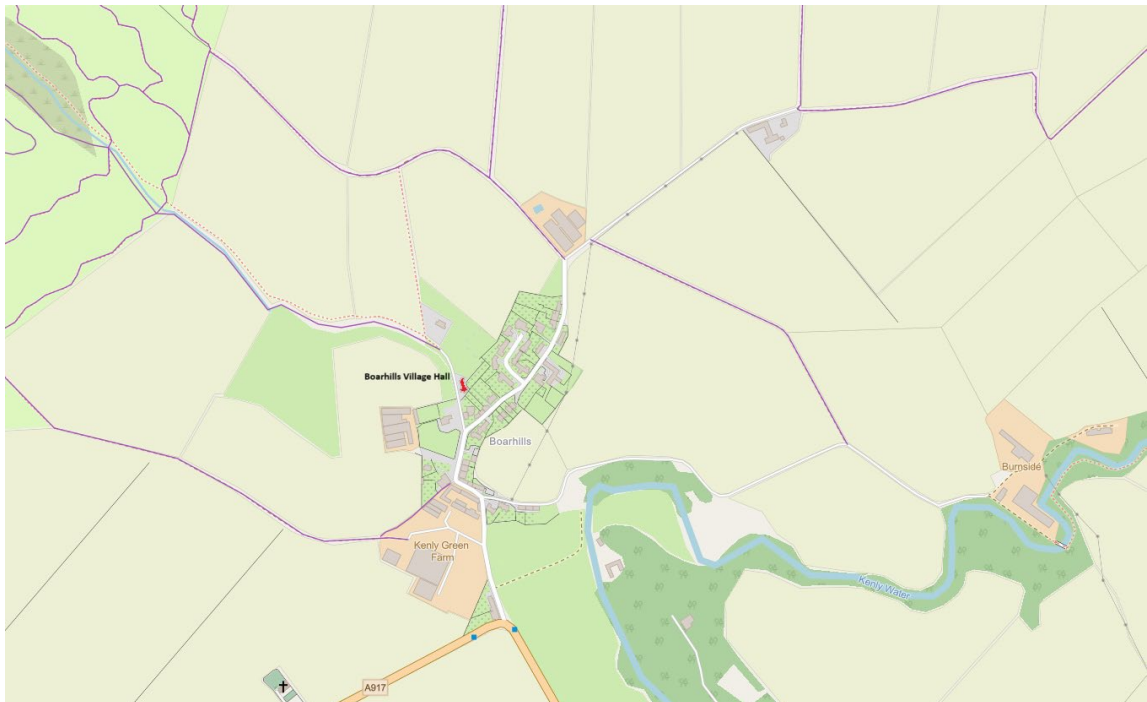
Boarhills Notice Board

- Support the development of Boarhills Village Hall to maximise its potential as a community hub.
 - Work with local stakeholders to maximise the potential for the Village Hall to be used as a community hub servicing a wide range of community needs.



Boarhills Village Hall

The Hall is situated to the east of Boarhills village on the north side of the road serving Stoney Wynd Farm and the dwelling known as Dirdale.



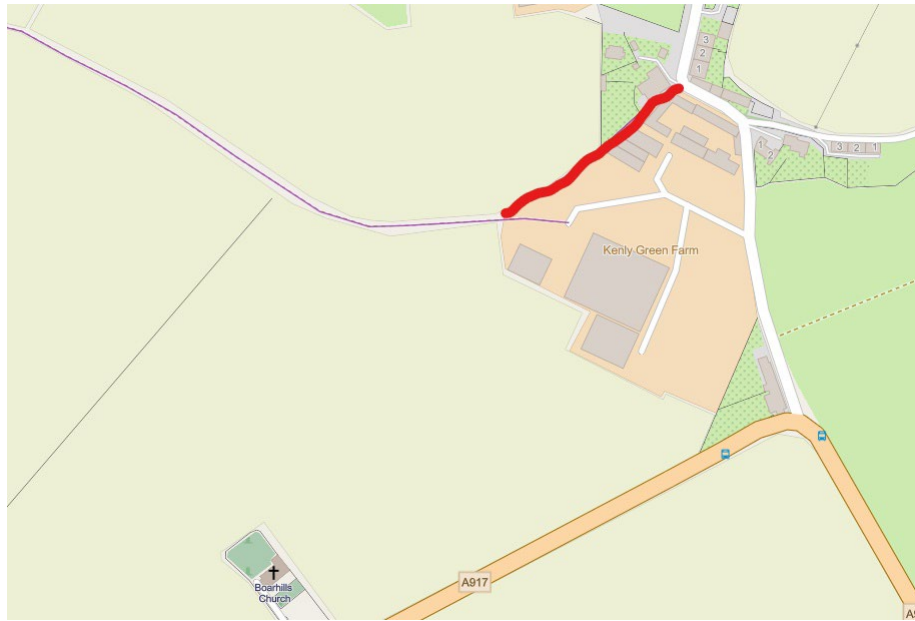
- Support access to the wider rural environment by upgrading existing paths and supporting the rewilding and wildlife corridor opportunities in the local area.
 - Progress the Boarhills and Dunino Path Project⁷ to upgrade a core path network to support local access to the wider environment.



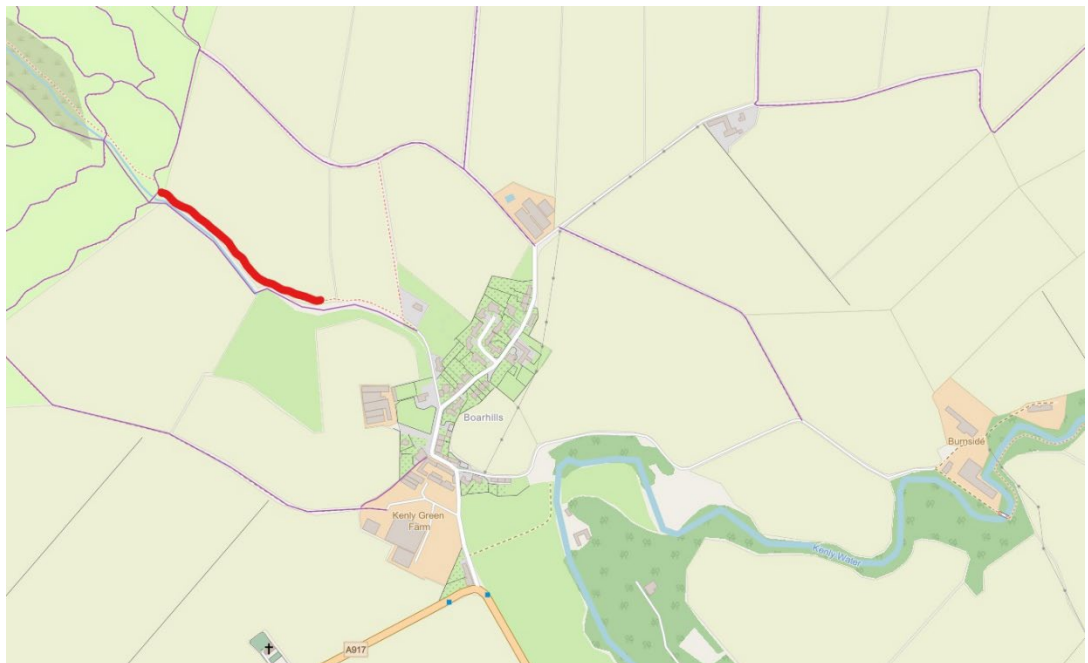
SRUC Elmwood Campus Students installing a bench on 'Brenda's Path'

⁷ BDCC Paths Proposal Dec22v2

The three paths initially chosen for upgrade and maintenance are (1) the path running between Kenlygreen Farm and the Old School, (formerly part of Fife Council 032 Core Path).



(2) The second path follows the road that serves Stoney Wynd Farm, The Village Hall and Diredale before forming a path running west out of Boarhills, following the north side of the burn towards a gate at the golf course/field boundary, and then across the golf course into Kittocks Den.



(3) The third path runs between the south boundary wall of Boarhills Farmhouse and a dwelling house, before running south-east across an arable field to meet the road from Sunnybraes to Burnside Farm.



- Scope opportunities for bespoke community energy generation in our local area.
 - Engage with green energy stakeholders at a local and national level to assess the potential for green energy provision directly serving the local community.
- Develop stronger partnership links with the Village Hall Committee and Community Trust to deliver the Local Place Plan.
 - Bring together key committees and groups in the area to deliver better joint outcomes for the local community.
- Enhanced broadband provision.
 - Work with Fife Council, elected members and service providers to assess opportunities for the delivery of better broadband provision in the local community.

The Boarhills and Dunino Local Place Plan

This Local Place Plan aims to give voice to the local community and deliver their aspirations for the future of Boarhills and Dunino. The Plan is submitted to Fife Council with the expectation that it informs the Fife Local Development Plan 2027-2037 and future development decisions in this LPP area.

It is shared with our neighbouring Community Councils, Trusts, community groups, and with our local Councillors. The Plan is available on Boarhills and Dunino Community Council website: [Boarhills and Dunino Community Council](#)

It is hoped the document will be a valuable resource to inform local partnerships and groups as they navigate relationships with Scottish Government, Fife Council, local businesses and developers, as well as local landowners.

The Community Council will meet regularly with representatives from Fife Council, Boarhills and Dunino Community Trust and Boarhills Village Hall Committee to monitor progress and to discuss development issues affecting the Boarhills and Dunino areas.

We will continue to endeavour to reflect the views of our community to those with the influence to make change affecting our local communities, and our local area, to aid community empowerment and wellbeing.

We would like to thank everyone who contributed their time and ideas.

Appendix 1

The Seven Standards

Impact

We will assess the impact of the engagement and use what we have learned to improve our future community engagement.

Communication

We will communicate clearly and regularly with the people, organisations and communities affected by the engagement.

Methods

We will use methods of engagement that are fit for purpose.

Working together

We will work effectively together to achieve the aims of the engagement.

Planning

There is a clear purpose for the engagement, which is based on a shared understanding of community needs and ambitions.

Support

We will identify and overcome any barriers to participation.

Inclusion



Appendix 2

Have your say in shaping Boarhills and Dunino Local Place Plan!

Boarhills and Dunino Community Council needs your help in developing a Local Place Plan to shape our communities now and for future generations.

The East Neuk is a wonderful part of Fife to live and work in, but it also brings challenges as we navigate competing demands for local services, housing stock and tourism. To give us a greater say in the future of our locality the Community Council has set up a Local Place Plan Steering Group to bring together all those who wish to see our communities flourish and prosper.

It doesn't matter whether you live or work in the area, are just passing through, or just visit occasionally, we'd really appreciate your views on how you would like to see Boarhills and Dunino develop over the coming years.

Please let us know what you like or don't like, what you'd change and what the local area means to you. It can be anything from big ticket environmental issues such as local energy generation, housing provision and food sustainability, or things like access to local council services, transportation and community hubs. This is your chance to shape the future of our little corner of the Kingdom.

What is a Local Place Plan (LPP)?

Local Place Plans (LPPs) were introduced by the Scottish Government with the aim of encouraging communities to be active participants in shaping ideas and opportunities for the future of their local area. Local Place Plans also provide an opportunity for communities to feed into the planning system with ideas and proposals.

They can support our community's aspirations on the big challenges facing Scotland, such as responding to the global climate emergency and tackling inequalities.

When the LPP is finalised it gives an opportunity for real, community-based change and will be presented to Fife Council to be incorporated in their longer term Local Development Plan for the area.

Examples of issues LPPs might address include:

- proposals for new homes (including affordable housing), local employment opportunities and developing locally accessible community facilities
- sites which help support new renewable energy projects, or climate change mitigation measures, such as local flood mitigation
- developing a stronger voice in the delivery of local services and utilities
- improvements to locality centres or hubs
- improvements to accessing the rural environment, play facilities and active travel
- developing a stronger voice in shaping and managing local tourism ventures
- active participation in the conservation of the natural and built environment
- land for community use e.g. leisure and food growing

More information about Local Place Plans can be found on the [Fife Council website](#). The survey is anonymous and you can complete it on-line [here](#); you can also use the QR code for family members and neighbours who may wish to comment on the Plan. Feel free to copy the form for use by others or attach additional comments to the original.

The closing date for responses is Monday 10th July 2023.

Boarhills and Dunino Local Place Plan Community Questionnaire

Please use questionnaire to give us an idea of the issues important to you, and we'll use them at future public meetings and Community Council meetings to build a Local Plan that gives you a part in shaping the future of our communities in the Boarhills and Dunino locality.



The questionnaires are anonymous and you can leave them in the boxes at Boarhills' notice board or the Church notice board in Dunino. If you want, just hand them to any member of the Community Council who will be glad to assist and discuss further.

Alternatively, you can complete the questionnaire on-line by scanning the QR code, or following the link [here](#). The survey closes on Monday 10th July 2023; thank you so much for your support.

What do you most like about the area?	
What do you least like about the area?	
What changes would you like to make?	This can include any improvements to services, infrastructure, events that you want.
Do you have any radical thoughts about the area?	If money wasn't an issue what would like to see happen in the area e.g. local energy generation, social housing, fibre optic broadband, integrated cycle/footpath networks etc.
What age are you?	What is your connection with the area?
Under 15 <input type="checkbox"/>	I live here all the time <input type="checkbox"/>
15 to 24 <input type="checkbox"/>	I live here some of the time <input type="checkbox"/>
25 - 44 <input type="checkbox"/>	I work here, but live elsewhere <input type="checkbox"/>
45 - 64 <input type="checkbox"/>	I am a visitor to the area <input type="checkbox"/>
Over 65 <input type="checkbox"/>	I live and work elsewhere but have strong ties or used to live in the area <input type="checkbox"/>
	My connection is with Boarhills <input type="checkbox"/> Dunino <input type="checkbox"/> neither <input type="checkbox"/>

Boarhills and Dunino Local Place Plan Initial Survey Results



Fresh air, peace and quiet, wonderful views

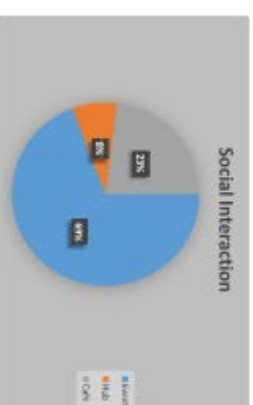
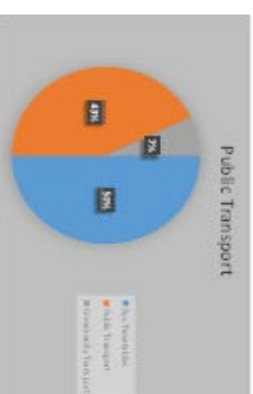
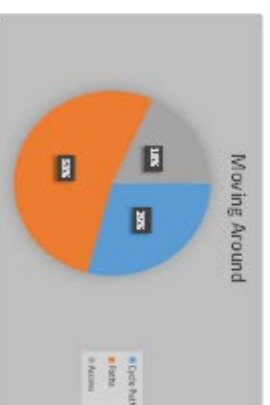
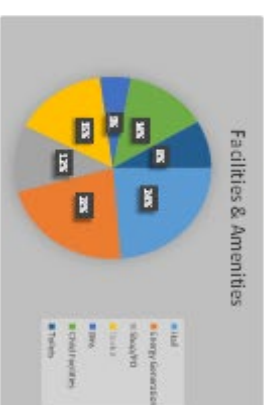
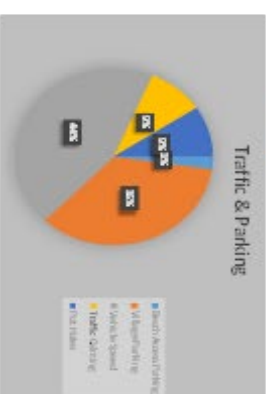
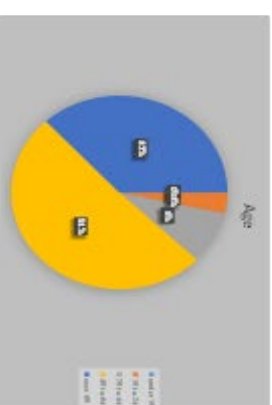
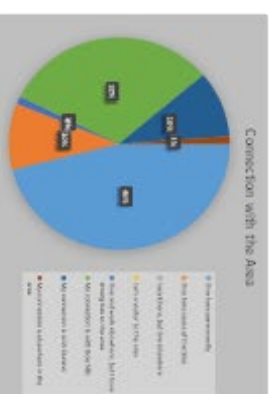
"Feeling of community and a working rural community rather than a tourist destination"

"The countryside and views, the people"

Respondents agreed that we live in a quiet, peaceful community with access to unspoilt countryside, coastline, and easy access to St Andrews and neighbouring villages

"The peace and quiet, green neighbours, easy access to Fife Coastal Path and St Andrews"

Main Issues	Suggested Changes	Radical Ideas
Holiday Lets and Second Homes	Greater say in Holiday Let profile	Rewilding integrated path network
Speeding Traffic and Road Repair	Speed Reduction Measures and Parking Provision	Eco Friendly Agriculture
Public Transport	Better service timetable	Wildlife underpasses and corridors
Tourism Developments	Greater influence with Fife Council Planning Dept.	More Social Housing
Right of Way and Path Access	Better maintenance of existing paths	Community Laundry and Cafe
Cycle Ways	Development of Cycle Path to St Andrews	Energy Efficient Building Standards in Local Plan
Public Services and Broadband	Better delivery of public services and broadband provision	Community Energy Generation
Local Facilities	Increased use of village Hall for community events and service delivery	Mobile Community Hub/shop



Appendix 3 Initial Survey Results

Appendix 4 Listed buildings In Boarhills and Dunino (Historic Scotland data)⁸

Peekie Bridge Scheduled monument

Pittarthie Castle Scheduled monument

Kenly Green House Category A

Standing Stone, Peekie Cat B

Kenly Bridge over Kenly Water and Gatepiers to Kenly House Cat B (Partly in Kingsbarns Parish)

Peekie Inn (now known as Peekie Mill) Cat B

Boarhills Parish School, Main Street Category B

Boarhills Doocot Cat B

Kenlygreen Doocot Cat B

Kinkell Farm Steading Cat B

Kingask House with ancillary building, link wall, boundary walls and Gatepiers Cat B

Strathvithie Mill Cat B

Dunino Church Cat B

Dunino Manse Cat B

Boarhills Parish Church Cat C

Burnside Farmhouse Category C

Hillhead icehouse Category C

Kinkell House Cat C

Dunino Bridge over Wakefield Burn Cat C

Strathvie House Cat C

Strathvie House Mill Cat C

Beley Bridge Cat C

1 Old Edinburgh Cat C

Sunnybraes Boarhills Cat C

⁸ <https://hesportal.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d>