



DRAFT

Benarty Local Place Plan 2024

Timeline: 2nd May present first draft LPP for review

7th May Deadline for Notice of Information to Councillors and neighbouring Community Councils

6th June Deadline for BCC to agree any amendments and sign off LPP

21st June final draft design copy

24th June Submission notice with LPP to Fife Council

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1. Foreword

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

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

We have worked closely with the Fourth National Planning Framework (NPF4) and used it as our guide when framing our Local Place Plan.

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

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

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

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

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

Introduction



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

'Whatever the problem, community is the answer.' Margaret Wheatley

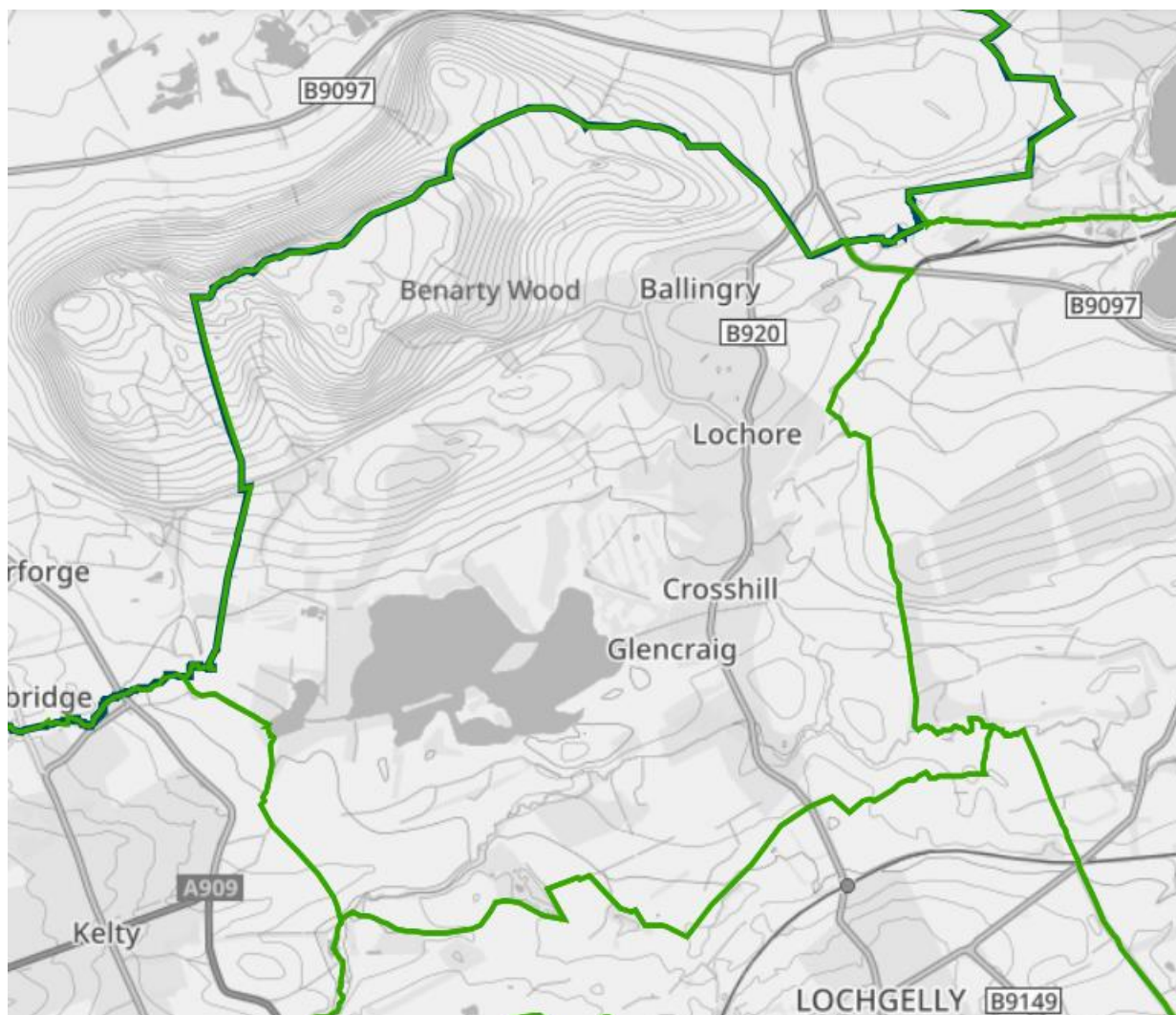
Background

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

Our Community Now

Location:

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



Benarty Community Council Boundary forms the boundary for the Local Place Plan.

Population:

- Benarty has a diverse population and has a total population of **5,710** residents as of 2021.
- The male population is **2,750**, while the female population is **2,960**.
- Children (0-15 years) account for **1,170**, working-age individuals (16-64 years) are **3,478**, and older adults (65+ years) make up **1,062** of the population.
- The percentage breakdown:
 - Males: **48.2%**
 - Females: **51.8%**
 - Children: **20.5%**
 - Working age: **60.9%**

Housing:

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

- Total households in Benarty (2022): **2,652**
- Housing tenure:
 - Owner/occupier: **45.1%**
 - Private rented: **7.5%**
 - Social rented: **45.6%**

Poverty and Deprivation:

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

Education and Skills

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

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

Benarty Health and Care:

There is one medical practice in Lochore with 4 Doctors and a Practice Manager, as well as a range of medical services on offer. The Rosewell Clinic Health Centre in Lochore has health visitors, district nurses, a dentist and a podiatrist. The nearest optician is in Lochgelly. There are two pharmacies. Hospital services are accessed in Dunfermline or Kirkcaldy.

Work and Local Economy:

Benarty's economy is diverse, with residents engaged in various sectors such as food industry, retail, healthcare, and services. Local businesses play a crucial role in providing employment opportunities and contributing to the village's economic growth. There are two small - medium size employers in the area, Baynes Bakers and Ivan Wood & Son. BRAG Enterprises established Crosshill Business Centre as a place to develop enterprises and a venue for community-based learning and work. They rent out small industrial units to local employers.

Heritage:

Benarty's industrial heritage was centered on coal mining. It was the village's economic backbone, providing jobs, shaping its identity and fueling its economic growth. Although industry has faded, its legacy endures in the collective memory of residents and lives on in the resilience shown by the community, evidenced most recently during the Covid pandemic.

Social and Community:

Benarty is a close-knit community with strong social ties among residents. Community events, clubs, and organisations contribute to the vibrant social life of the village.

Benarty Centre hosts a number of facilities and services including:

Assembly hall, meeting rooms, library, council services, youth clubs and youth room and kitchen facilities.

Among activities available at the centre: kids birthday parties, indoor sports activities / events, educational and leisure activities, dance classes, martial arts classes, youth clubs, out of school clubs, heritage group, art group, and social clubs.

Other local community groups include:

Anchor Organisations

Benarty Community Council
Benarty Community Forum
BRAG Enterprises

Special Interest Groups

Benarty Events Group
Fairy Wood Group
Friends of Lochore Meadows
Benarty Heritage Preservation Group
Army Cadets
Arts Club
Crochet Group
Environment Group
Highland Dancing
Kinship Carers' Group
Ladies Circle
Sewing Group
Tartan Talkers Club
Junior and Senior Youth Clubs
Save the Cage Group
Fife Veterans Breakfast Club

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

Religious

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

Fitness Groups & Facilities

Indoor Bowls Group

Taekwondo

Football (Scottish Junior League, Lochore Welfare) and Girls' & Boys' Football Clubs

Gym situated in Benarty Centre

Meedies Running Club

Cycling Track/Off Road Cycling

Water Sports, Lochore Meadows Country Park

Community Consultation - Gathering Everyone's Views

A series of community engagement events and online surveys over the last year has enabled us to gather people's views to help inform this Place Plan/Action Plan.

Consultations included:

Benarty Centre hosted a public consultation event in October 2023.

Attendance at the community Gala Day.

3 Wishes Campaign - the 3 Wishes campaign took the form of a postcard and online survey option and was used as well as at local events.



3 wishes postcards sharing aspirations for a better place to live

Some quotes;

Orchard and food growing on land opposite community center.

More bins around cycle path at Lochore Meadows

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

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

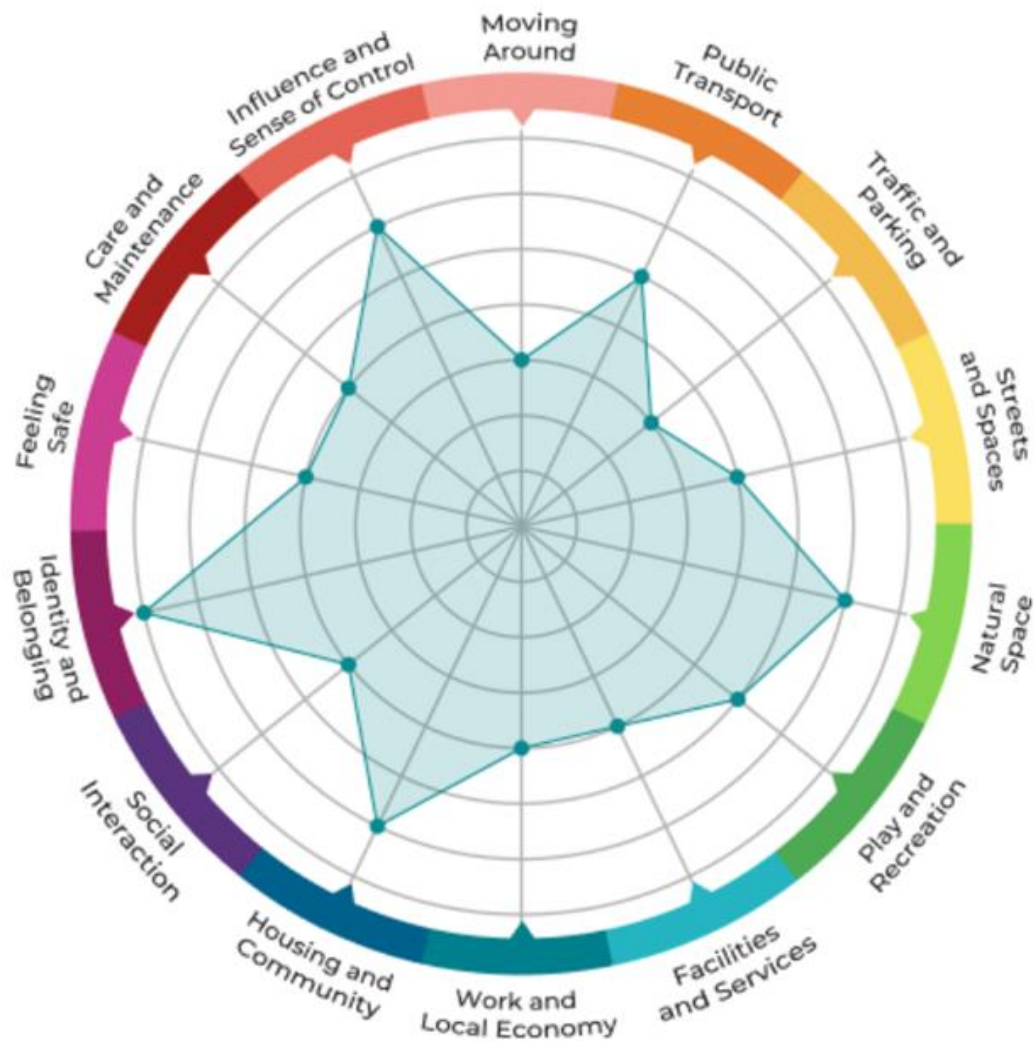
Community Engagement Using the Place Standard Assessment Tool

Consultations were hosted at a public event in April 2024.

Picture My Place : Results of the Place Standard Assessment

From
Place

the



Standard Assessments completed

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

Benarty Local Place Plan gives regard to National Planning Framework 4

Statement by Minister for Public Finance, Planning and Community Wealth Tom Arthur on the fourth National Planning Framework (NPF4) on 8th November 2022

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

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

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

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

Benarty Local Place Plan

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

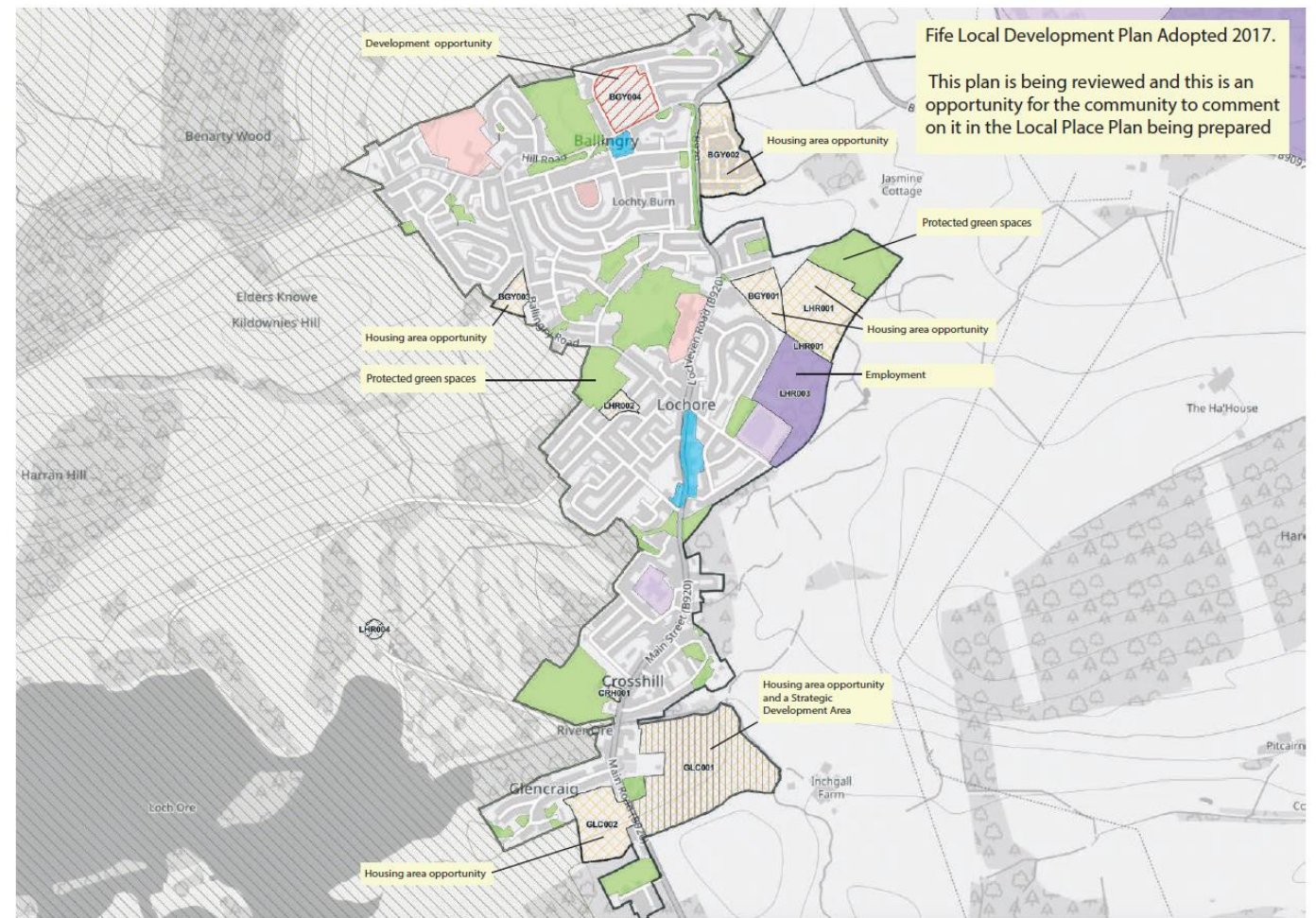
1. Fife Local Development Plan 2017 [Local development plan \(FIFEplan\) | Fife Council](#)

2. Local Outcome Improvement Plan for Fife 2017-2027

[A Plan for Fife | Our Fife - Creating a successful, confident and fairer Fife](#)

3. Benarty Community Action Plan 2020

4. The Fourth National Planning Framework (NPF4) was consulted throughout the same period.
<https://www.gov.scot/publications/national-planning-framework-4/>

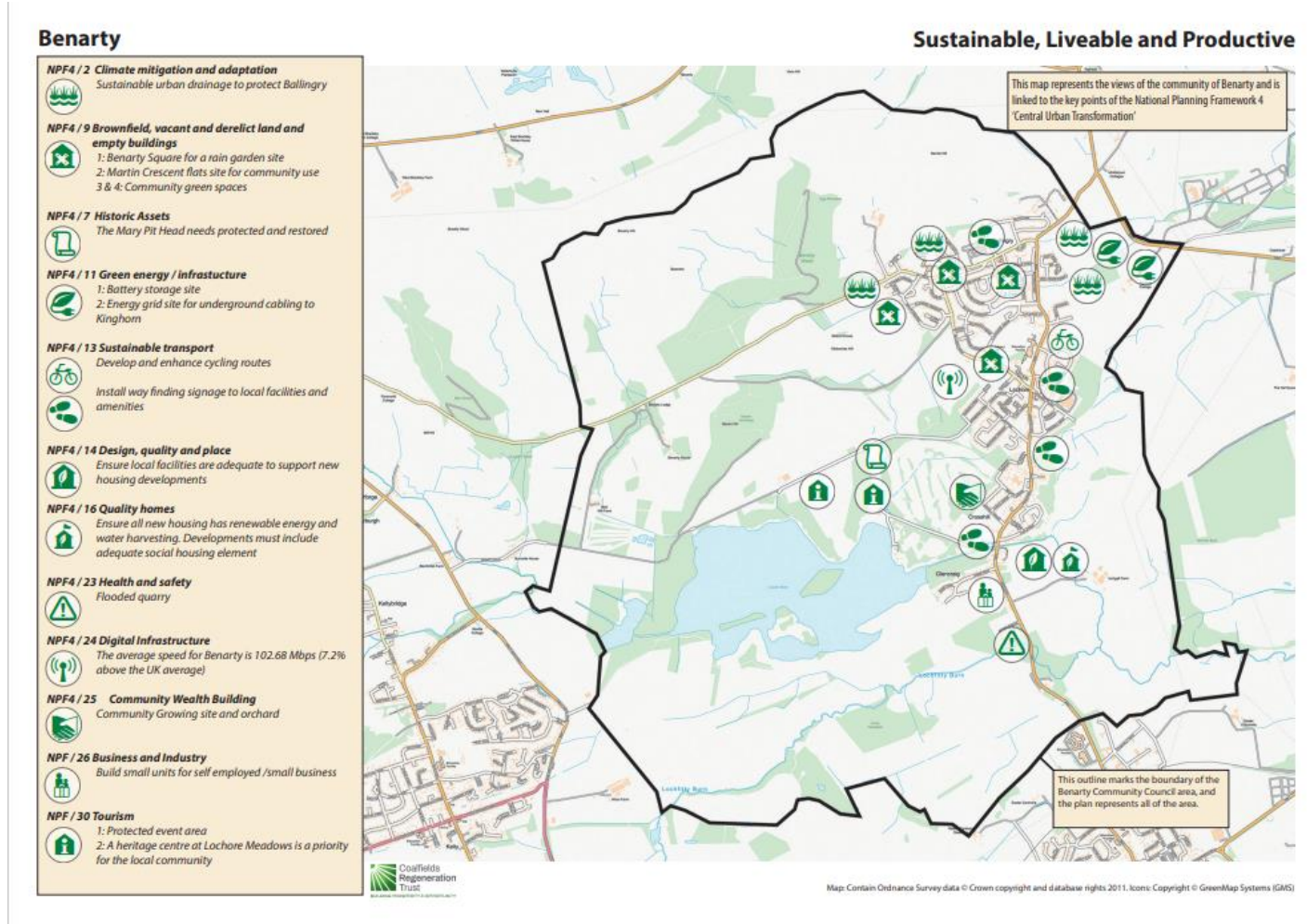


Fife Council 2017 LDP for Benarty Area for review

CRT Local Place Plan Maps use icons to represent NPF4 policies

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

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



Using the mapping language of icons we can show the links to NPF4 Policies.

Propositions for consideration in the Fife Local Development Plan including links to NPF4 policies

NPF4 / 2 Climate mitigation and adaptation

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

NPF4 / 9 Brownfield, vacant and derelict land and empty buildings

The key suggestions for repurposing this land included:

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

NPF4 / 7 Historic Assets

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

NPF4 / 11 Green energy / infrastructure

Battery storage site, the Community Council is against this on the grounds of Health and Safety

Energy grid site for underground cabling to Kinghorn, further information required as to the likely disruption *(To match overhead line thermal performance for a 400kV double circuit, as many as 12 separate cables in four separate trenches may be needed, resulting in a work area up to 65m wide. LordsLibrary.Government.UK)*

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

NPF4 / 13 Sustainable transport

Develop and enhance cycling routes throughout Benarty

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

NPF4 / 14 Design, quality and place

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

NPF4 / 16 Quality homes

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

NPF4 / 23 Health and safety

Flooded quarry requires attention.

NPF4 / 24 Digital Infrastructure

The average speed for Benarty is 102.68 Mbps (7.2% above the UK average), only one small provider offers 1000Mbps. There is a requirement to work with other providers to increase the speed of rollout of fibre to cabinet (FTC) and fibre to property (FTP), especially in view of the switch off of the analogue copper network by the end of 2025 (*Openreach*)

NPF4/ 25 Community Wealth Building

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

NPF / 26 Business and Industry

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

NPF / 30 Tourism

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

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

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

1. Outcome: Thriving Communities:

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

2. Outcome: Vibrant Economy:

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

3. Outcome: Sustainable Environment:

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

4. Outcome: Inclusive Growth:

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

5. Outcome: Empowered Communities:

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

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

Benarty Community Action Priorities

Working Together for a Better Place for Everyone!

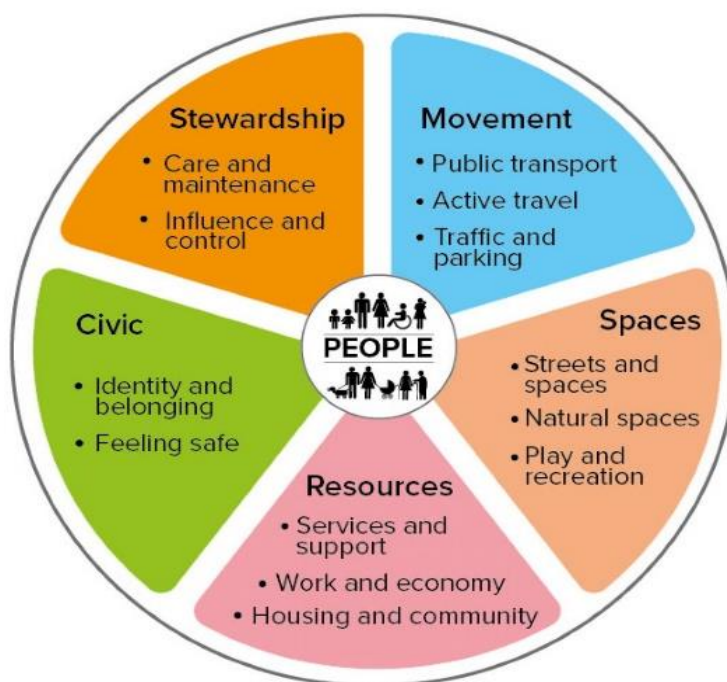
Setting out the priorities for community action

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

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

movement, spaces, resources, civic, and stewardship.

Place and wellbeing outcomes



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

Benarty Community Action Priorities

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

Priority Theme 1 MOVEMENT	Community Actions
Address parking issues	Carry out a mapping exercise to identify potential additional parking areas
e-charging points	Identify areas where e-charging points could be sited.
Improve public paths	Lobby Fife Council to make improvements to public pathways in streets around the villages.
Potential Partners	Fife Council, Benarty Community Council

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

Priority Theme 2 SPACES	Community Actions
Make the most of play and recreational facilities	Promote and encourage use of existing facilities Engage with young people to identify gaps in current provision Ensure community representatives are involved in the Fife Council Play Park Strategy Work with Fife Council to ensure there is an effective maintenance schedule
Provide community support for Lochore Meadows	Work with Friends of Lochore Meadows to ensure the park continues to develop for the benefit of the community e.g. work with the Save the Cage Heritage Group to explore the potential to create a dedicated Heritage area. Continue to support events and activities within the park. Help and support any fundraising activities for the benefit of Lochore Meadows.
Community cinema project	Visit and learn from existing community cinema projects e.g. Kelty Community Cinema Identify suitable funding streams Seek appropriate partners to help set up and support the project.
Promote Economic Development opportunities	Explore the potential of industrial units within the area.
Potential Partners	Fife Council, Friends of Lochore Meadows, Community Councilors, Local businesses, Business Gateway, Social Enterprise Scotland and Regional Screen Scotland

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

Priority Theme 3 RESOURCES	Community Actions
Improve shopping experience e.g. more shops and better appearance.	Explore creative opportunities to improve shops e.g. shutter art. Encourage people to shop locally e.g. set up Totally Local project Encourage new shops in the local area.
Work with Lochore Institute to become more sustainable	Support events and activities held in the Welfare. Help to encourage new members to join. Work with specialist organisations that can assist with business plans etc.
More training and employment opportunities locally	Identify training needs and secure funding for sessional workers/equipment for youth groups, activities for the elderly and intergenerational activities.
Potential Partners	Fife Council, Local Businesses, CRT, Lochore Miners Welfare, Totally Local, Other community Groups outside of Benarty.

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

Priority Theme 4 CIVIC	Community Actions
Affordable events/activities for all age groups, abilities and cultures	Benarty has a thriving events group who have a track record of delivering community events and information e.g. delivery of the Rochore music festival Promote and protect existing provision of youth activities Promote and protect existing provision of activities for the elderly Explore potential for additional activities for all ages including intergenerational.
Continue to promote local history	Continue to encourage intergenerational initiatives to keep Benarty's heritage alive e.g. History group visiting the primary school Explore a variety of methods which promote local history e.g. Heritage trails, leaflet etc. Secure funding to purchase the resources required.
Support and develop community growing spaces	Promote existing growing initiatives and explore the need for further growing sites Develop recreational/growing space and improve play park in area across from Benarty Centre Source funding for these projects
Community health projects	View existing and successful projects in communities e.g. allotments, men's shed Work with local GPs to encourage social prescribing Liaise with Health Centre to optimise addiction service support in the area Identify funding streams to kick-start the projects Recruit volunteers to ensure projects are more sustainable Promote services on offer to residents

Attract more businesses, jobs and training to the area	Find out how other communities have set up projects to train and employ young people including Social Enterprise business models Organise an open day for local employers and training providers to promote learning and job opportunities
Sharing local information i.e. events	Make best use of existing channels e.g. social media and notice boards Work with all local groups on a coordinated approach to ensure all information is shared effectively
More police presence and initiatives to reduce anti-social behaviour	Work with Police Scotland to increase visible local policing in the area. Promote youth work/organisations in the community to give young people more opportunities and places they can identify as their space.
Potential Partners	Fife council, NHS, Police Scotland, Lochore Meadows Country Park and Friends of Lochore Meadows. Local residents and young people. Different community groups outside Benarty.

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

Priority Theme 5 STEWARDSHIP	Community Actions
Improve Roads and Pavements	Identify priority roads and pavement repairs Liaise with Fife Council to have them carried out.
'Clean Up Benarty' initiative	Build on the good work achieved by local groups and residents Continue to host 'clean-up events'
Tackle Dog Fouling	Liaise with Fife Council Warden service for support Identify worse areas and where more bins are needed Continue to provide free poo bags in Benarty Centre and Lochore Meadows and promote the service Continue to campaign to raise awareness of the issue
Improve, maintain and develop housing stock	Liaise with Fife council and local housing associations to identify the main priorities of action
Build more volunteer support to make local events more sustainable	Host an annual networking event for groups to promote existing volunteering opportunities Ensure volunteers are valued and encouraged through volunteer incentives e.g. Volunteer of the Year awards
Celebrate Benarty's heritage and community spirit	Host an annual networking event which brings groups together and keeps Benarty's heritage and community spirit alive Identify and promote tourist attractions targeting bigger audiences with a view to bringing visitors to the area Secure funding to purchase any essential resources required.

Potential partners	Fife Council, local residents and young people, local primary schools, local community groups, Friends of Lochore Meadows, Save the Cage and Intergenerational Scotland
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Our Community Vision

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

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

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

Inspiring opportunities for our young people ...

Safe and caring for our older folk ...

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

The Plan for Fife

Benarty Local Place Plan and Community Action Priorities

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

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

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

Strategic Documents for Reference

Monitoring, Review and re-setting

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

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

Acknowledgements and thanks!

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

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

Making it Happen

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

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

Photo credits:

LPP Maps: Colour & Light Ltd

Design and Print: Arken Creative & Armstrong Printers

Further information and access to resources that supported the creation of the plan can be found at the link below or using the QR Code



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