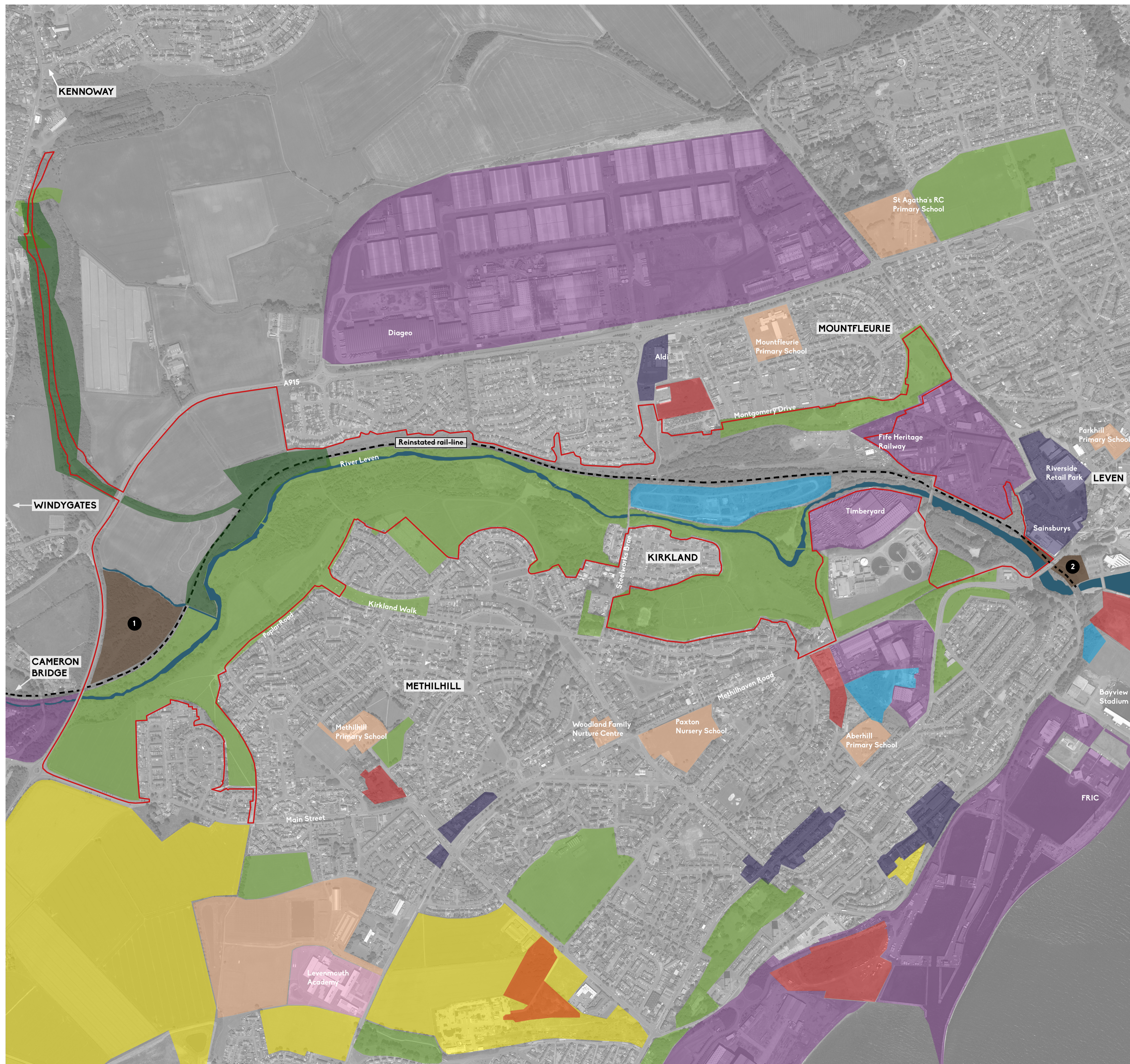


# AREA STUDY



## Legend

- River Park Routes project area
- River Leven
- Reinstated rail-line
- Protected green space
- Wildlife Site WS81
- School or further education campus
- Leisure/Community facility
- Safeguarded employment area
- Local shopping centre
- Future housing
- Designated as vacant land
- Designated as derelict land
- 1 Cameron Bridge rail station
- 2 Leven rail station

The Local Development Plan FifePlan 2017 has informed the basis of this area study.

## Area study

The River Park Routes project area is situated within the existing river valley and adjacent green spaces, with the River Leven itself flowing through the centre of the site and emptying at the Firth of Forth at Leven.

Most of the project area is classified as protected green space with a wildlife site surrounding the core path from Kennoway/Windygates towards Methilhill. There is one area of vacant land within the project area, the former Mayfield Sawmill (known locally as the 'Creosote site') which has been identified as a potential location for a new community hub building.

The project area to the south of the river is primarily bordered by residential developments with industrial zones and a waste water treatment works at the eastern edge. The landscape character to the south of the river includes large areas of woodland, scrubland and grassland in between. The project area to the north of the river is again fringed by residential developments, beyond which sits the Diageo plant. The landscape is more varied with areas of agriculture, post-industrial vacant land, woodland and grassland.

## Local Development Plan

The area study panel opposite left, illustrates the key allocations and designations of the FIFEPlan Local Development Plan (LDP) which was approved by Fife Council in 2017. The LDP was part of design considerations in the Stage 1 Strategic Definition / Visioning development process and is important to the landscape of the river valley in respect of future active travel and green network linkages with neighbouring communities and residential areas.

It should be noted that an updated Local Development Plan is currently being prepared by Fife Council (to be produced in 2023), which will, from 13 February 2023, include the National Planning Framework 4 (NPF4), against which all planning applications will be assessed. NPF4 policies will take precedence, and includes the National Walking, Cycling and Wheeling Network (No.8), identified as one of the 18 National Developments. It is understood that the Levenmouth River Park Routes project forms part of this National Development i.e. the upgrading and provision of additional active travel infrastructure across Scotland. The Central Scotland Green Network (CSGN) is also a NPF4 national development, and the River Park Routes and Levenmouth Connectivity Project are flagship CSGN projects.