

COMMUNITY ENGAGEMENT PROJECT



BALCASKIE



COMMUNITY ENGAGEMENT PROJECT

It has been 20 years since Toby, Kate and their family moved full time to Balcaskie and much has changed during this time, not just on the estate, but in the way we live, work and our environment.

Our Community Engagement Project was established to document the changes which have taken place and put some context behind the future vision for Balcaskie and its place in our communities.

The following document is intended to articulate the estates objectives for the next 20 years and how we might achieve them.





BALCASKIE





BALCASKIE

Balcaskie is a modern working estate at the heart of the East Neuk of Fife. We are committed to cultivating and caring for the natural environment, nurturing local businesses and supporting our vibrant community.



FARMING & THE NATURAL ENVIRONMENT



LIVE & WORK

We have a long-term programme of reinvestment into traditional steadings to reprovide workshop and studio space lost over the years from nearby villages, in addition to residential homes.



We farm organically using regenerative principals working with nature to enhance our landscape and biodiversity.



KINNEUCHAR INN

The Kinneuchar Inn is a 17th-century pub and restaurant which champions great food in an intimate setting.



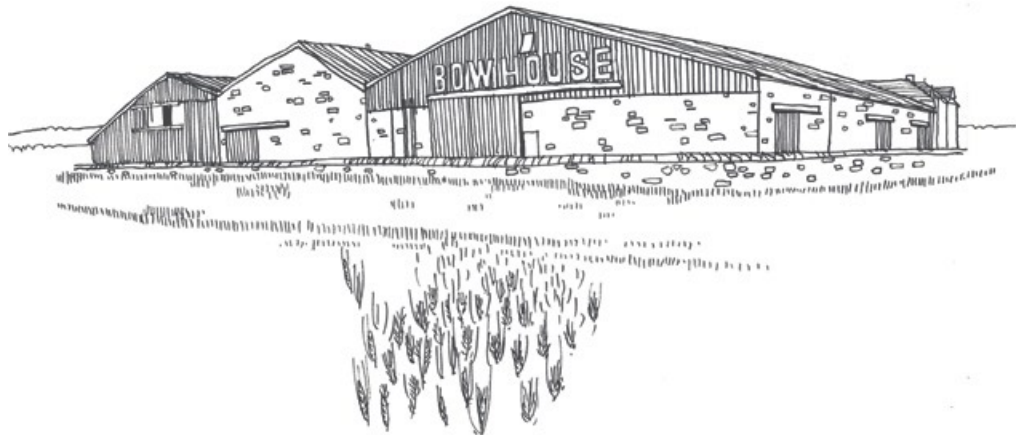
BOWHOUSE

Bowhouse replaces a missing link in the local food chain by connecting small growers and producers with restaurants and shoppers, giving everyone better access to the best ingredients and finished produce that the East Neuk has to offer.

At its heart, Bowhouse is a gathering place for people who really care about food and where it comes from. Our Market Weekends are a monthly celebration of seasonal food and drink with traders joining us from across Scotland.

BUTCHERY AT BOWHOUSE

Butchery at Bowhouse - Organic, pasture fed, dry aged meat direct from our farm.



Find out more about Balcaskie and what we do

www.balcaskie.com/farming-and-the-natural-environment/





ACCESS

Owned by The Alexander Trust, who's trustees are Thirdpart 2003 Ltd and Alfred Place Ltd, the ultimate beneficiaries are the Anstruther Family, who have been custodians at Balcaskie for over 300 years. Their association with the East Neuk spans over 800 years and Balcaskie Estate covers land from the coastline at St Monans to Kellie Law and into the hills behind, with a mixture of let farms and in-hand farming operations.

Thirdpart 2003 Limited a Company incorporated under the Companies Acts (registered number 04852050) and having their Registered Office at 4 Cromwell Place, London and Alfred Place Limited a Company incorporated under the Companies Acts (registered number 02782385) and having their Registered Office at 4 Cromwell Place, London.

Balcaskie Estate is situated – in North East Fife (East Neuk and Landward district) mostly within the Carnbee and Arncroach Community Council area. The estate also has land within each of the following Community Council boundaries;

Arncroach and Carnbee

Colinsburgh & Kilconquhar

St Monans

Elie and Royal Burgh of Earlsferry

Royal Burgh of Pittenweem and District

Royal Burgh of Crail and District

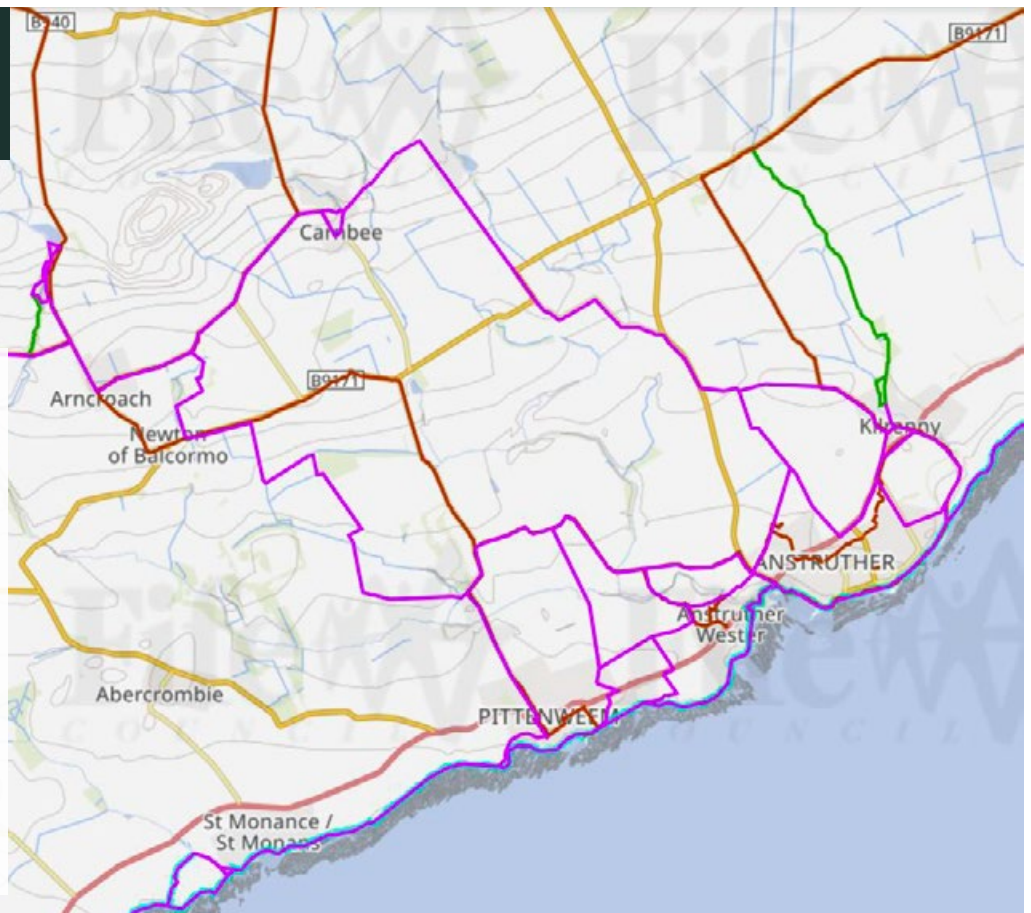
Largoward and District



Core Path Network

FIFE CORE PATH

Balcaskie House and designed landscape is home to the Anstruther family. The drives and walkways leading to the house are not part of the footpath network, but un-motorised access, respecting the family's privacy is permitted. At times, the drives will be closed for all access, either for regular maintenance or works which require it. No motorised access other than for those living and working on the estate is permitted.



OUTDOOR ACCESS CODE

Outdoor Access Code In Scotland, you can go on to most land to enjoy the outdoors – as long as you behave responsibly. This is known as Scottish access rights and is different to the position in England and Wales. When you are enjoying the outdoors, you must follow the Scottish Outdoor Access Code.

Scottish access rights apply, for example, to hills and moors, forests and woods, beaches and the coast, rivers and lochs, parks and some types of farmland.

There are also some common-sense exceptions, including houses and gardens, other buildings and their yards or compounds, school grounds and places which charge for entry.

Access rights include things like walking, cycling, climbing, horse-riding, kayaking, swimming and watching wildlife, but do not include things like shooting, fishing or access with motor vehicles.



For more information about where you can go and what you can do, visit;
www.outdooraccess-scotland.scot/doc/scottish-outdoor-access-code



Scan here to read more



The Scottish Outdoor Access Code is based on three key principles:

1. Respect the interests of others
2. Care for the environment
3. Take responsibility for your own actions



AGROECOLOGY

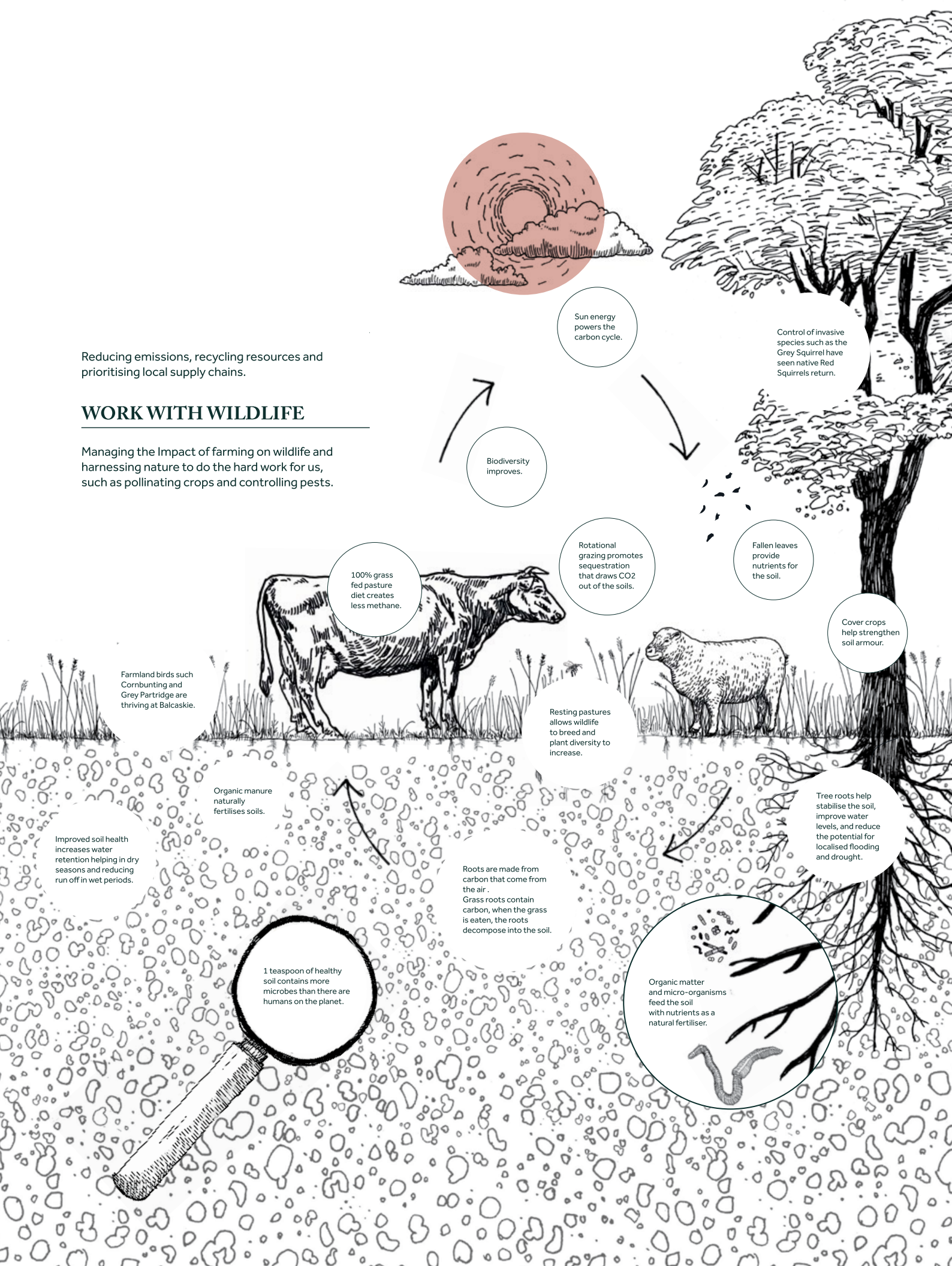
Put farmers and communities in the driving seat - they give power to approaches led by local people and adapt agricultural techniques to **suit the local area - and its specific** social, environmental and economic conditions.



Reducing emissions, recycling resources and prioritising local supply chains.

WORK WITH WILDLIFE

Managing the Impact of farming on wildlife and harnessing nature to do the hard work for us, such as pollinating crops and controlling pests.





BIODIVERSITY

Dreel Burn Project

ANSTRUTHER IMPROVEMENT ASSOCIATION

2.18 Balcaskie Estate has been actively involved with the Dreel Burn project from the outset. The Dreel Burn catchment initiative was initiated in 2019 by Anstruther Improvements Association (AIA), after concerns were raised by members of the community regarding the poor state of their local burn. Support for the initiative, both regionally and nationally, has led to its rapid development and an expansion of the partners involved. There are a range of contributors, working collaboratively with a shared aim to restore and transform the Dreel Burn to a clean, biodiverse and vibrant river, using a catchment-wide management approach. Balcaskie Estate are on the Steering Group, which was set up in 2022 and includes other landowners, the AIA, Forth Rivers Trust, Fife Coast & Countryside Trust, Friends of Gillinghill, University of St Andrews, Footprint East Neuk, Cllr Sean Dillon and members of the local community.

2.19 In 2023 the Dreel Burn Investment Readiness Partnership (DBIRP) was created. This seeks to drive and facilitate public, philanthropic and private investment into the sustainable and productive landscape of the Dreel Burn and its wider catchment area. These investments will meet the needs of nature, people, and the economy. The collaboration of partners is working together to transform the Dreel Burn and its catchment as a pioneer project, demonstrating how to achieve such a transformation.

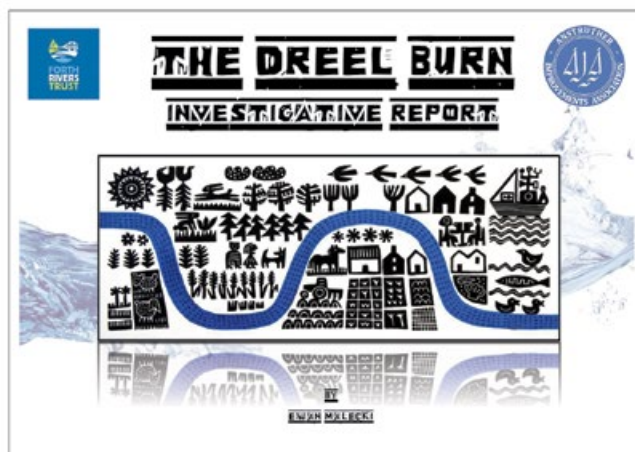
2.20 Collaborators are united by a desire to improve and restore the Dreel Burn and its surrounding environment and aim to achieve the following impacts:

- Dreel Burn is a reliable source of clean water, with reduced impact of climate change from floods, droughts and low flows.
- Dreel Burn offers precious green space for local residents and visitors, and a thriving natural habitat for wildlife.
- Growth in sustainable and regenerative agriculture, coastal fishing, shellfish breeding and tourism businesses in the catchment.
- Building skills and capacity locally to ensure long-term sustainability in the catchment.

2.21 The Dreel Burn Project, has led to over £500,000 of funding for the Dreel Burn catchment to date. It is a testament to what grassroots community development funding can create. The National Lottery Community Fund grant for our Anster Community Development Project enabled the AIA to get the community-led project up and running. The project is supported by NatureScot in collaboration with the Scottish Government and in partnership with The National Lottery Heritage Fund. The Dreel Burn Project has received funding from:

- The National Lottery Community Fund
- CIRECO
- Climate Action Fife
- FIRNS Facility for Investment Ready Nature in Scotland (Nature Scot and Heritage Lottery Fund)
- The University of St Andrews Community Fund
- Fife Council



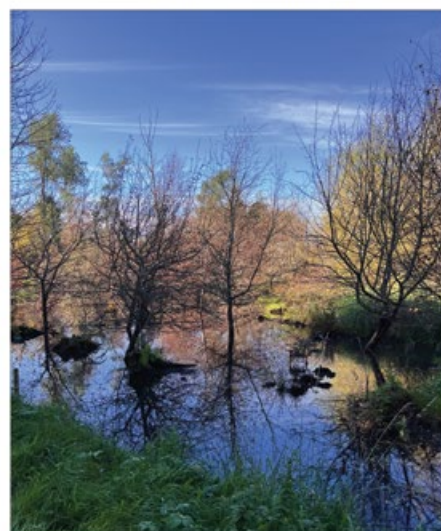


Balcaskie Wetlands Project

WET WOODLAND

2.22 Forth Rivers Trust worked in partnership with the AIA, Balcaskie Estate and Balcarres Estate to deliver the Balcaskie Wetlands interventions from February 2024 to November 2024. The project included wetland creation of 3.15ha, tree planting, natural flood management measures, willow spiling bank stabilisation and the removal of a ford. The wetlands project is the first major landscape intervention to take place on the Dreel Burn, addressing the impacts of climate change and biodiversity loss.

2.23 The Balcaskie Wetlands Project was delivered and managed by Forth Rivers Trust, funded by the Nature Restoration Fund and Fife Environment Trust. The project has been documented by local film maker Bill Bruce, of Different Video, Balcaskie Wetlands Project: Phase 1 film is available to view here: <https://vimeo.com/963773999>.





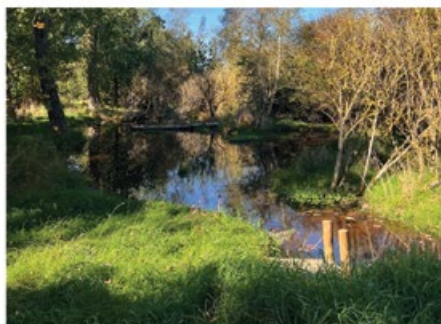
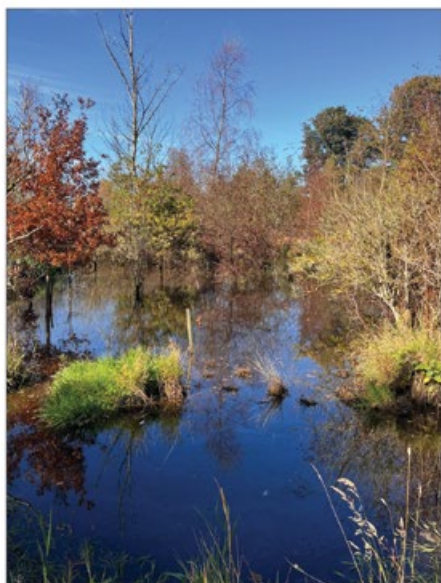
BIODIVERSITY

Natural Places & Biodiversity

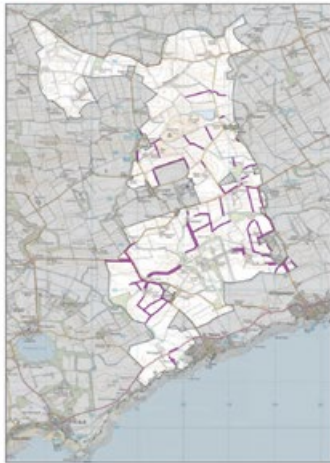
CONSERVATION OF OUR NATURAL CAPITAL

2.24 Our natural environment is vital. Our aim is to increase the total biodiversity holding capacity of the Estate and move away from monoculture through greater diversity of land use and reducing the consumption of carbon. Since 2008 Balcaskie Estate has:

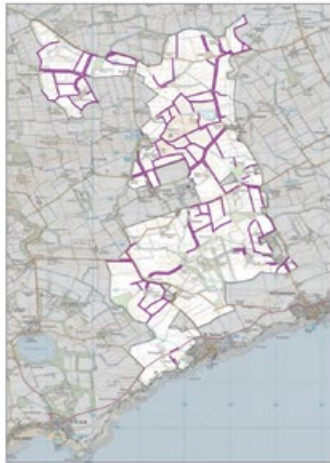
- planted over 80Km of new hedges;
- gapped up over 50Km;
- planted over 26Km of field margins and watercourses;
- dug 6 new ponds;
- managed 55 ha of species rich grassland;
- converted 1300 ha into Organic managed land
- protected 100% of watercourses in grassland from grazing pollution;
- left 12 ha of land unharvested for birds each year over winter
- seen a 450% increase in Partridge density;
- seen a 220% increase in Corn Bunting territories;
- provided habitat for 16 Red Listed Species;
- hosted over 1400 school children on the farm;
- worked with 6 wildlife organisations;
- planted 46 Ha new mixed broadleaf woodland;
- increased soil organic matter by >1%; and
- produced 50% of all energy consumed from renewable sources.



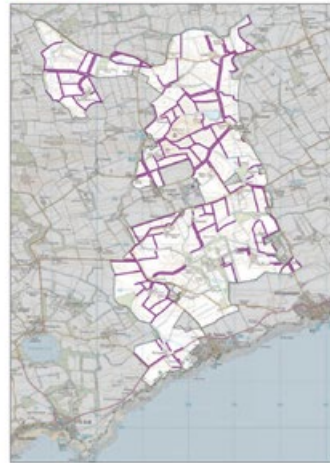
2008



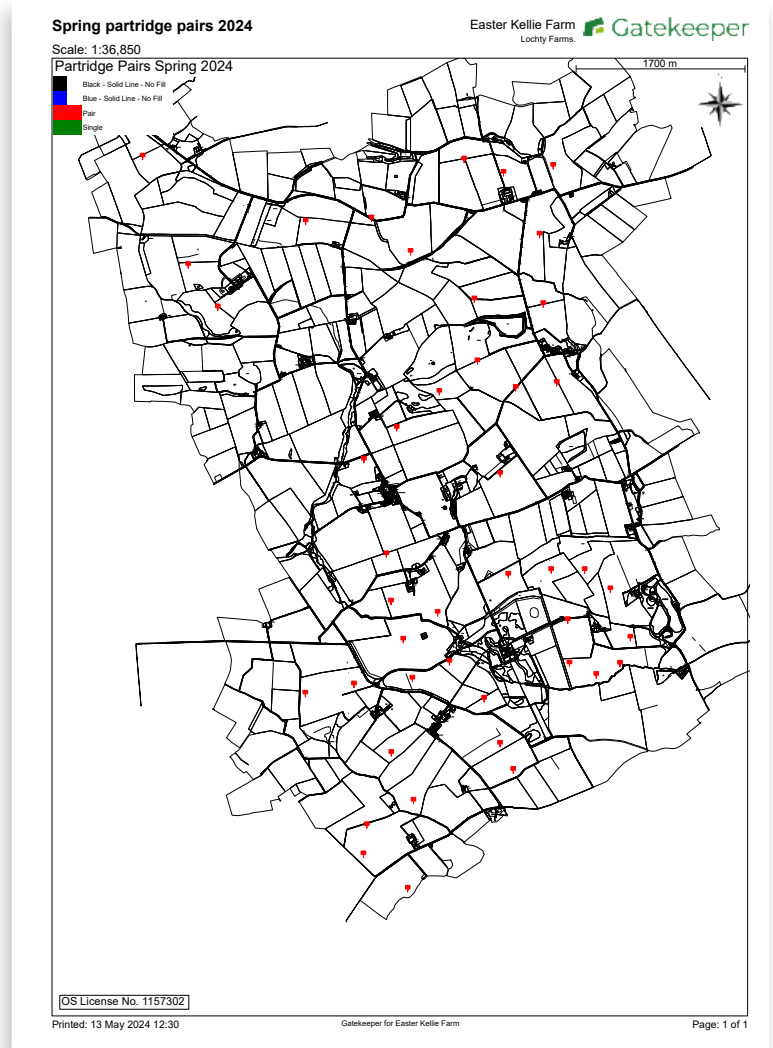
2013



2023



HEDGEROWS



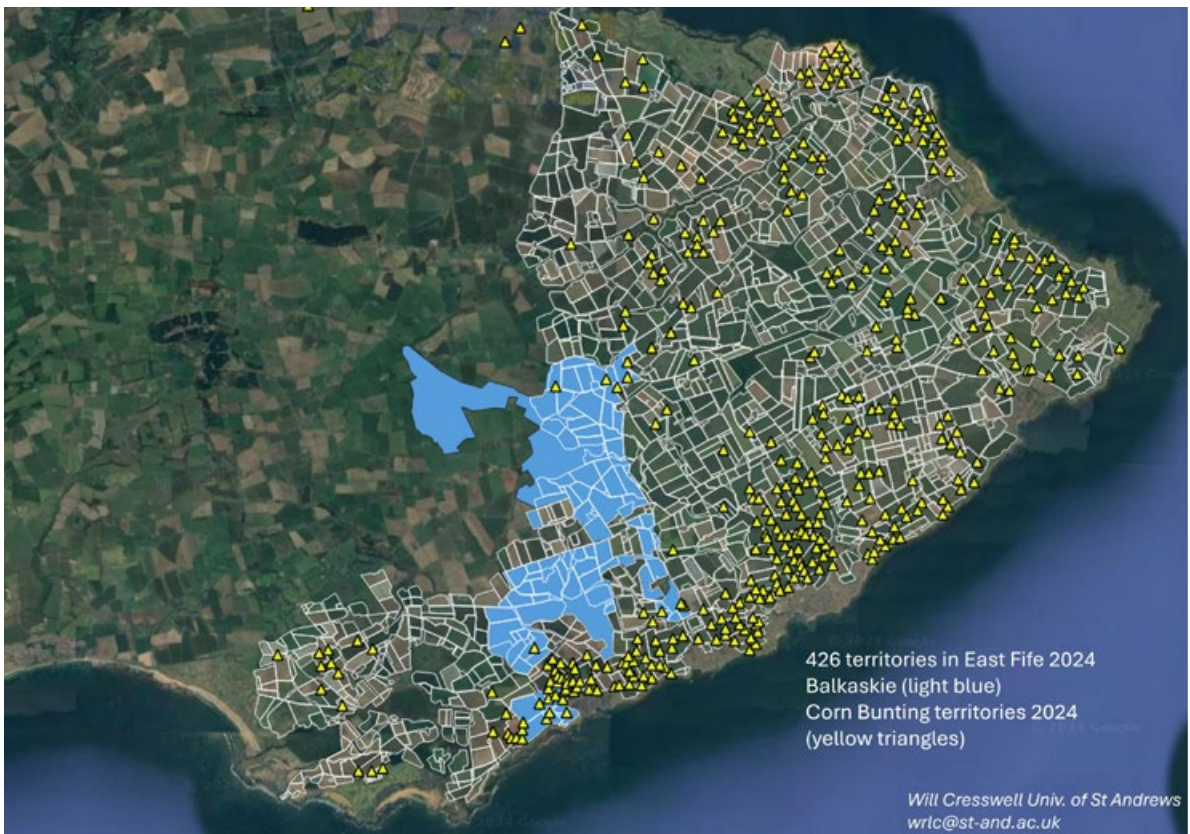
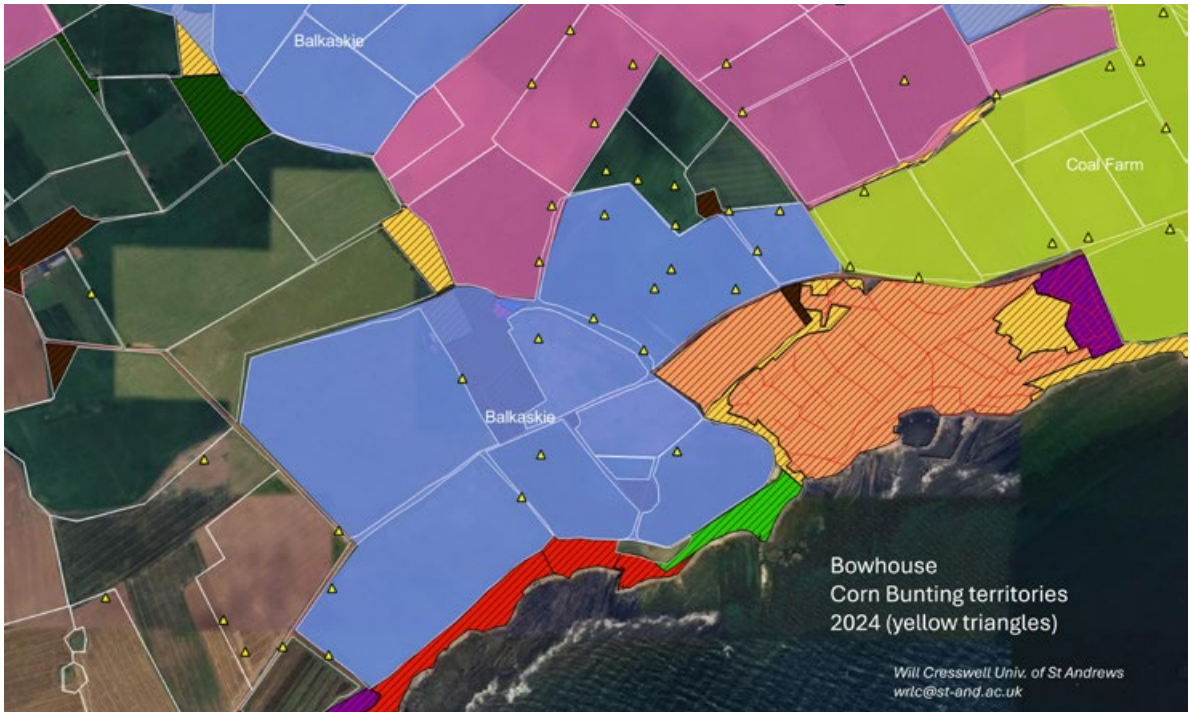
CORNBUNTING PROJECT

The corn bunting recovery project is a collaboration between farmers, land managers, the East Neuk Estates Group and RSPB Scotland and is supported in many ways by a wide range of partners such as SNH, Marks and Spencer, Kettle Produce, Bumblebee Conservation Trust, Angus Environmental Trust and the Fife Environment Trust. Recently, Fife Council and four Fife golf courses have joined the project.

Using "indicator species" such as the Grey Partridge, our twice yearly count provides an indication of farmland bird and insect success for the season. These iconic birds were once common in this part of Fife, but changes in farming practice have caused severe decline. We plant bird food plots to help them survive over winter and add feeders and mini-dung middens where pairs are seen to provide insects for chicks.



Scan here to read more



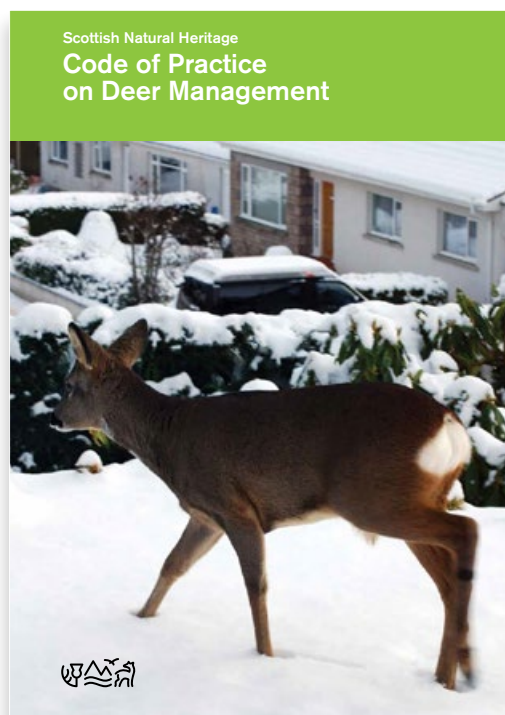


DEER MANAGEMENT PLAN

The East Neuk of Fife is renowned for the number and quality of its Roe Deer. Our local population share our woodland, pastures and cropland, a seasonal selective cull helps to maintain the balance and long-term health of the herd. Balcaskie is certified through Wildlife Estates Scotland, submitting returns on numbers, health of the population and following best practice. With plentiful herbal grass fields, the Roe deer population has grown significantly and we cull excess deer to supply the Butchery.



[Scan here to read more](#)



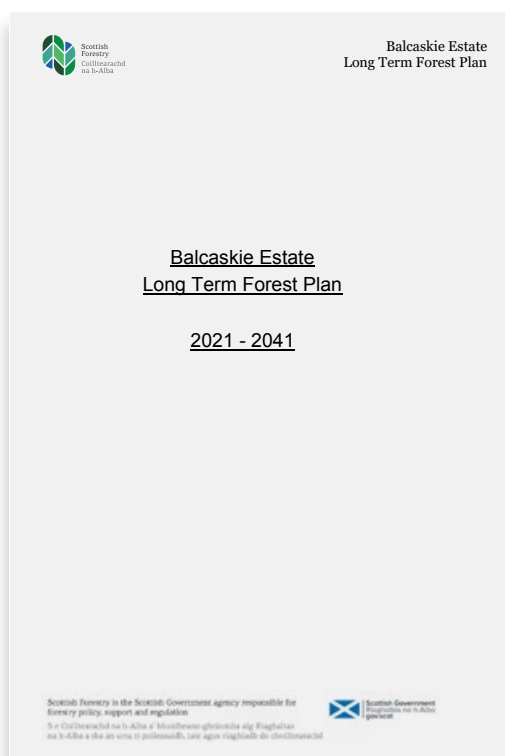
WOODLAND

The Long Term Woodland Plan has been approved by Forestry Scotland. Each compartment is assessed and management for future objectives focuses on the desired outcome.

Potential new planting compartments are also identified with the aim of increasing woodland cover and linking habitats.



[Scan here to read more](#)



LAND SOIL AND WATER

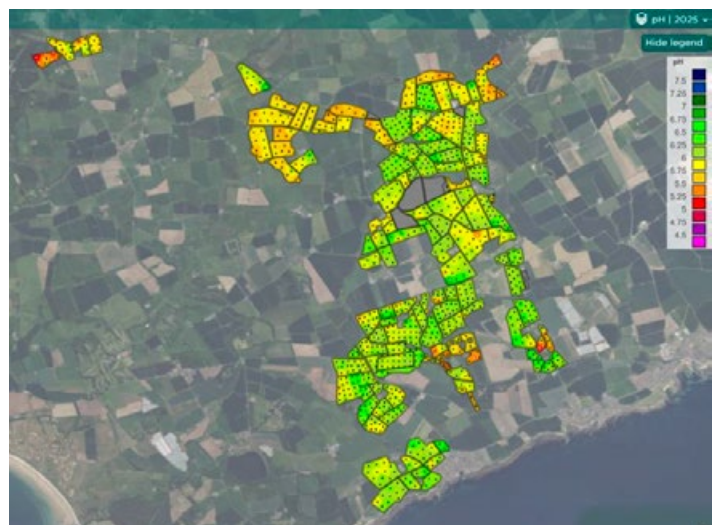
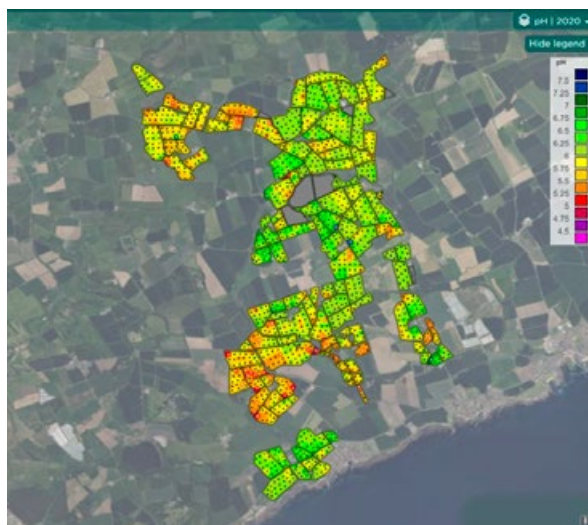
We monitor our carbon emissions every 3 years and record the outcome. Carbon dioxide is emitted by burning fossil fuels and methane is considered a carbon dioxide equivalent. Our grazing animals emit methane and this is our largest source of emissions.

However – grazing our livestock using Mob Grazing techniques (High density, short duration) we sequester carbon into our soils in the form of organic matter. We have 180km of hedges and 440 acres of woodland – all drawing Carbon Dioxide from the atmosphere.

We sequester (taking CO₂ from the atmosphere and locking it into soil) 200 Tonnes of Carbon Dioxide each year.

Monitoring water quality has identified where management changes and investment can reduce diffuse and point source pollution. Working with Anstruther Improvements Association, eDNA was conducted along the Dreel Burn to identify species present. We are delighted to see that included were the European Eel, rated as Critically Endangered. Its journey to the Sargasso Sea, is one of the most impressive feats of animal migration observed in nature.

All of our watercourses are protected from animal grazing and a network of 30 miles of waterpipe installed across the estate means the livestock can get water without accessing burns and ditches.





SCOTLAND THE BREAD

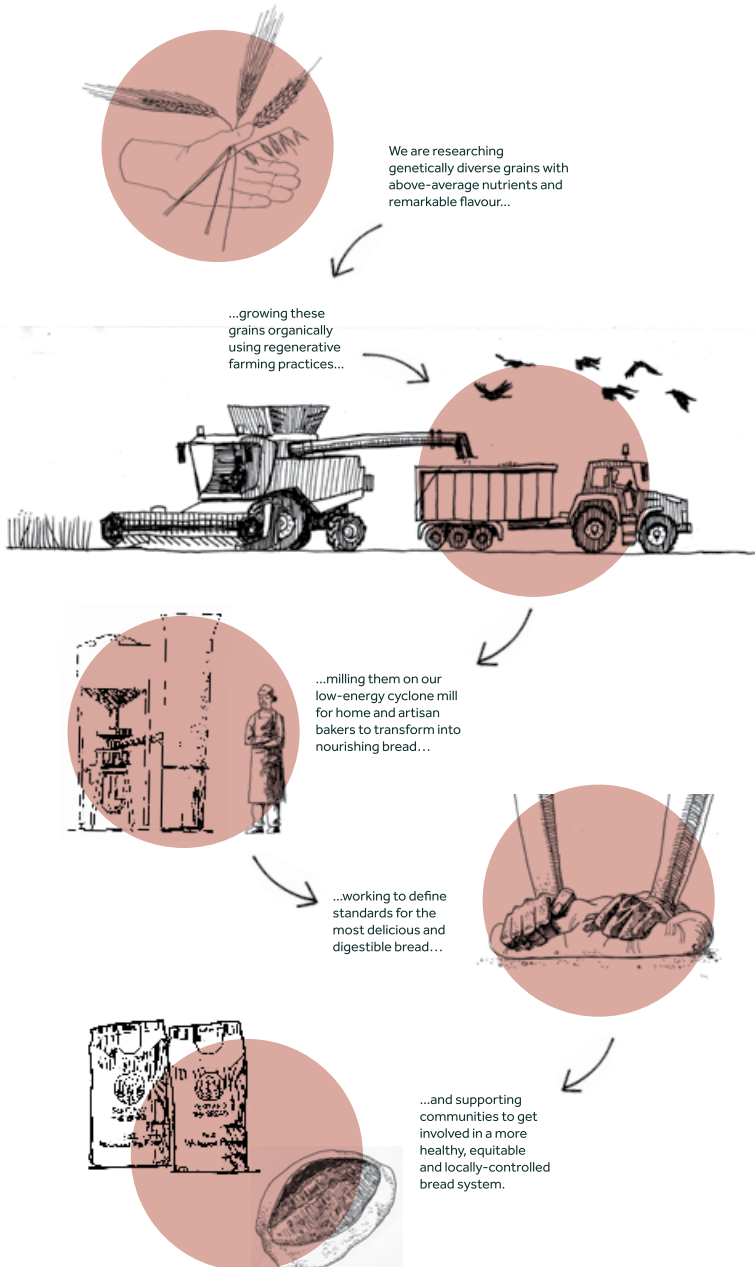
Our mission is to grow better grains,
bake them well in our neighbourhoods,
and make this nutritious bread
accessible to everyone.



SCOTLAND
THE **BREAD**

Home-grown bread for a healthy future

SOIL TO SLICE



BREAD FOR GOOD COMMUNITY BENEFIT SOCIETY

This film celebrates the skilled farmers, millers and bakers working hard to share nourishing Scottish-grown grains and bread made with them in communities across the country.

Awards:

BBC Radio 4 Food & Farming Awards
2021 winner Food Innovation Category:
'Flour to the People' project

Community:

Community Shares Scotland
Food from Fife
Scottish Food Guide
Social Enterprise Scotland

Find out more about Scotland
The Bread and what we do

Buy our flour in BÆRN,
through our online shop, or in
retailers across the country

www.scotlandthebread.org





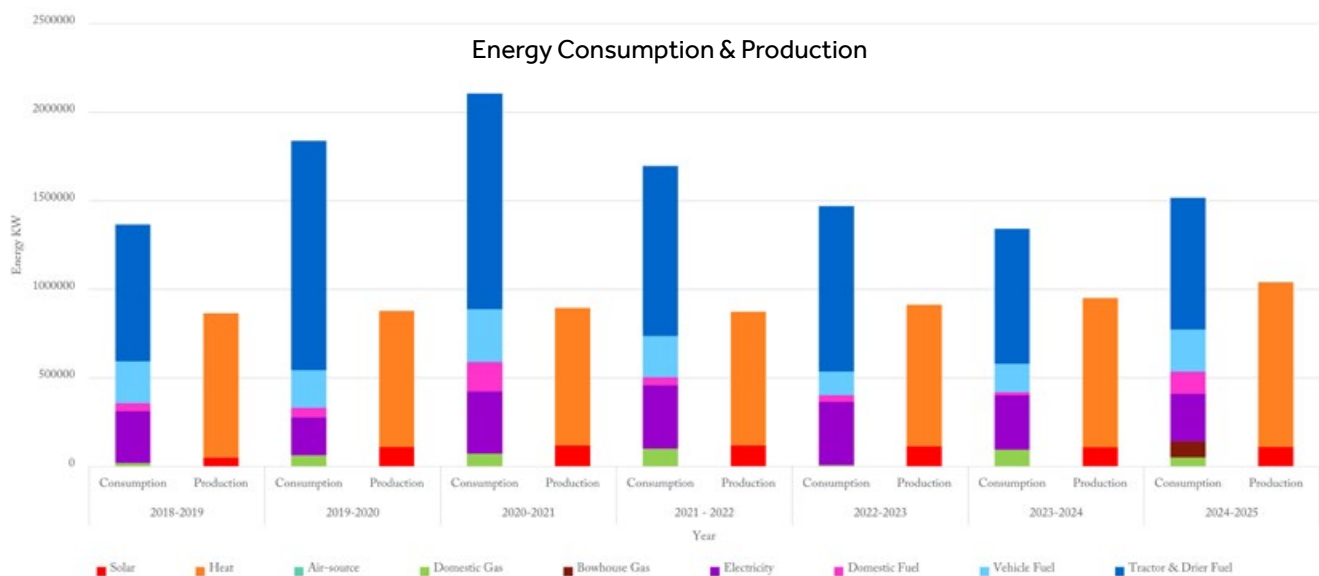
ENERGY & NET ZERO

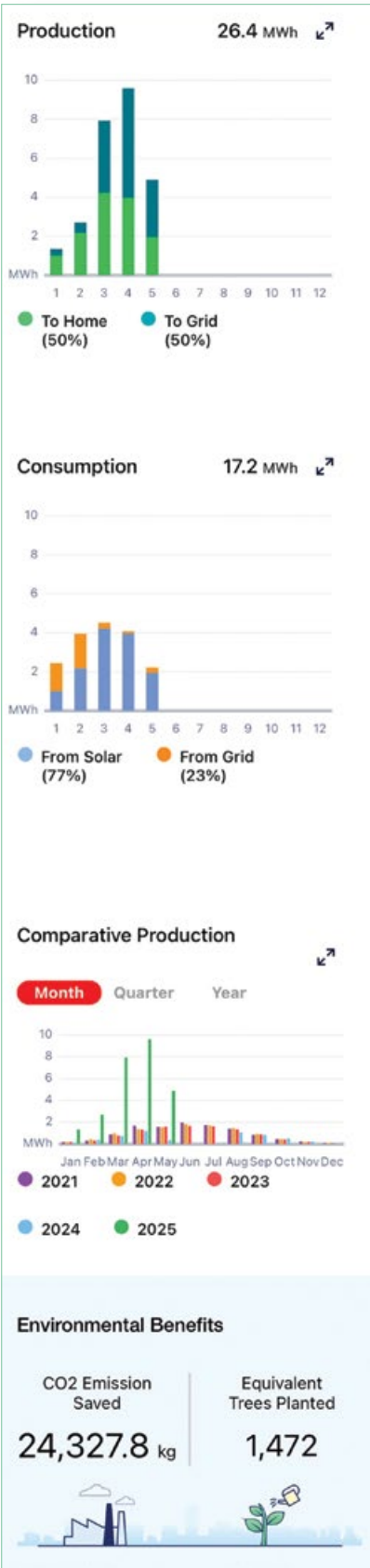
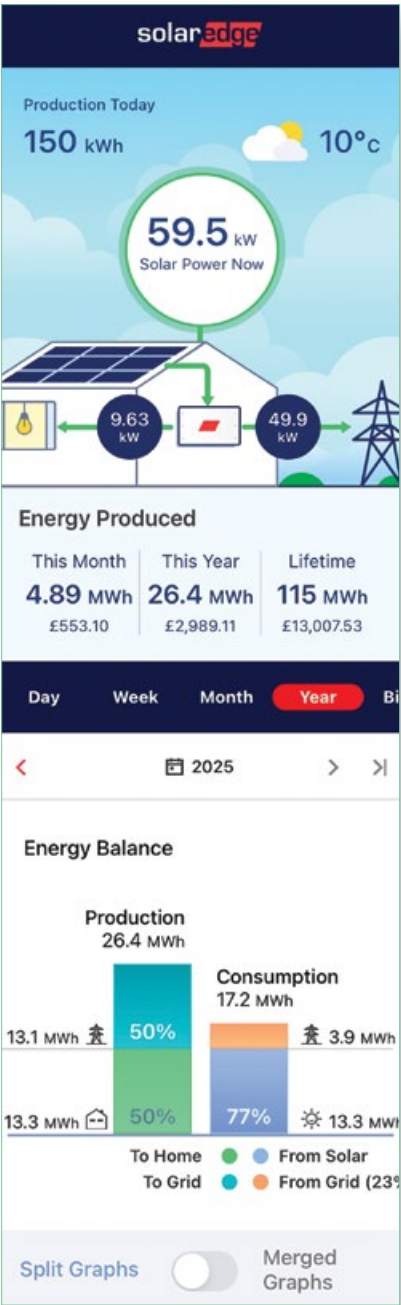
We monitor our energy use across the estate and aim to improve efficiency with all our operations. However, energy being consumed is inevitable and when we increase the activity on the estate, we also increase the energy required. Investing in Biomass, Solar, Ground and Air source technology, we produce some of the energy we need. Our largest use is fuel for tractors and grain drying, which we are not currently able to replace.

Over the next 20 years, we will see a greater transition to electricity replacing oil and diesel, and so we are looking at ways we can increase our electricity generation. We have 6 solar installations and will continue to add these to buildings where we can, but their contribution is not significant without covering large areas of land. Wind is abundant in this area and likely to form part of the solution.

The land area we farm produces food for over 7000 people each year and it is possible that the same area could provide energy for its communities. We want to know if this is something you would be interested in, either investing in, or just finding out more.

We want to know if this is something you would be interested in?

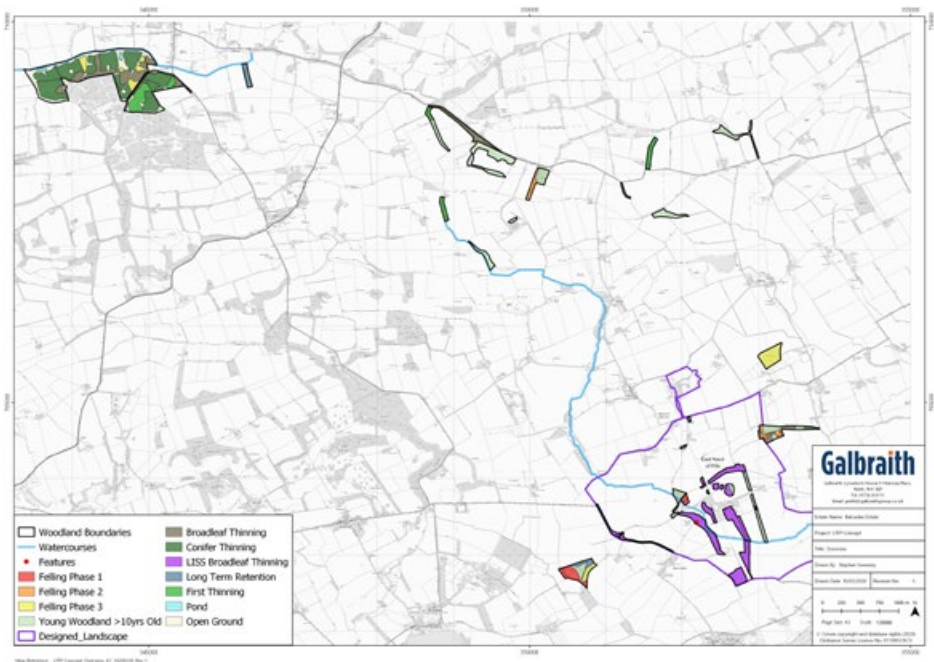




IMPROVING FABRIC & INSULATION

Improving the fabric and insulation values of our buildings is ongoing, with new triple glazed aluclad windows being installed, additional loft and wall insulation where possible and low energy lighting, but as with all old buildings, there is a limit to how far we can reduce energy requirements.

We have balanced our Biomass heat production with the natural cycle of woodland thinning and harvest available from our own woodland. Currently, we are installing heat pumps for new renovations which rely on electricity, much of which can be provided from solar/battery equipment on site. However, we know that our residential and business occupiers are keen to reduce their reliance on fossil fuels and that new technology will mean that we can replace our old equipment with more energy efficient alternatives in time.





BALCASKIE

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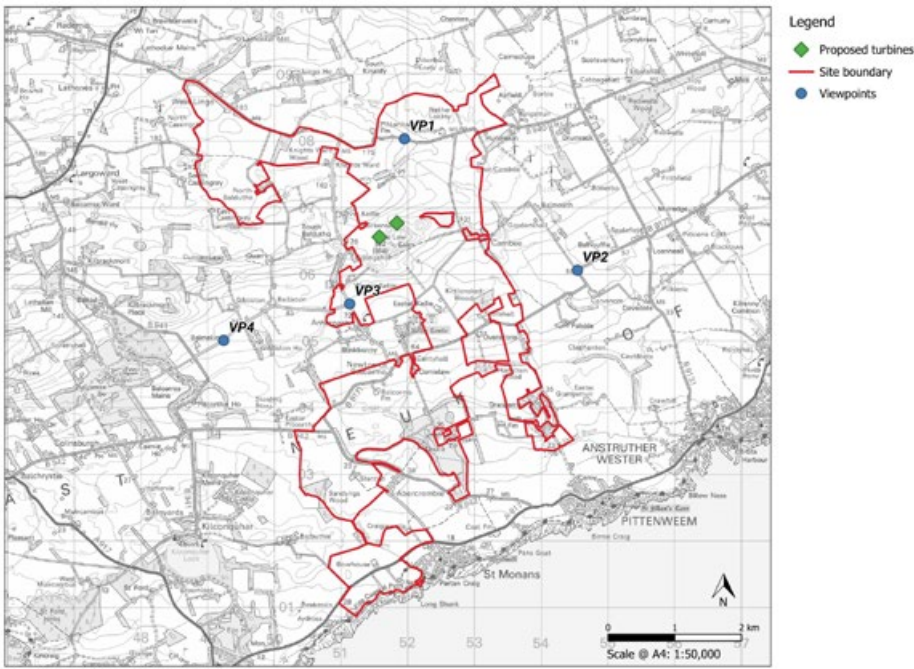


POTENTIAL ENERGY GENERATION

We are considering if, where and how wind power could provide a significant energy contribution to Balcaskie, its occupiers and its surrounding communities.

Initial ideas include siting turbines to the north of Kellie Law, in line with the 5 existing turbines on neighbouring farms. Visual impact images have been created to provide scale and context.

**Would you be interested
in community energy
generation?**





BALCASKIE



COMMUNITY ENGAGEMENT PROJECT



BALCASKIE ESTATE

Balcaskie estate spans from the coastline of St Monans up and over Kellie Law.



OUR KEY JOB

To ensure that our soils return to and remain in good condition for generations to come.

We farm organically following regenerative principles conserving our soils while allowing nature to have a home alongside our farming practices.





SOCIAL & ECONOMIC

LAND AVAILABILITY

We have three farms let on Pre-1991 Act long term tenancies, four small areas let on Limited Duration Tenancies and are actively looking for new land users to add diversity to our farming business.

New tenancies are not being issued currently as the legislative restrictions on both parties and risk for landowners is significant. Our answer to this is to create joint ventures and enable new and existing farmers to follow us in our rotation.



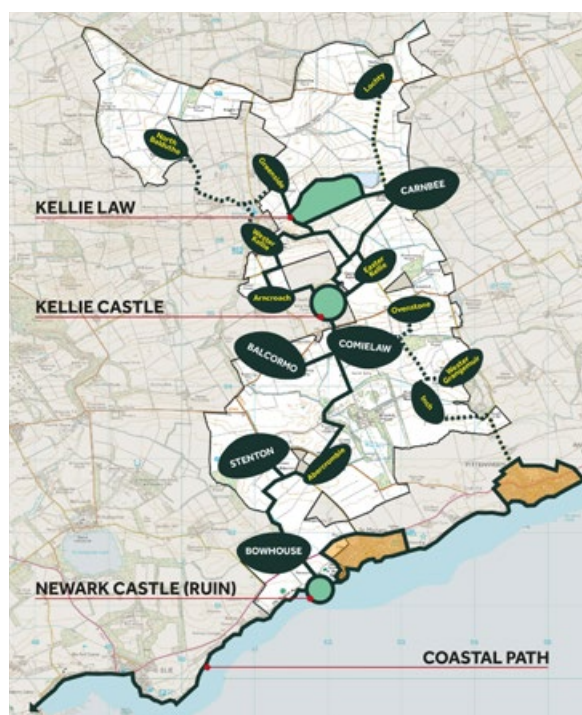
Pitch-Up! is an annual call for ideas

SUPPORTING BUSINESS

Economic Activity

1908	109 (1908 Census)
2008	9 Jobs
2025	128 Jobs

Balcaskie is a series of interconnected communities, each with its own identity.



Balcaskie's response to Fife Councils "Call for Sites"



Cornelaw Steading (opened 2017), Balcaskie Estate

18 Balcaskie Estate Representation to Fife's Place Plan CALL FOR SITES
24th February 2025

04 The Need for Allocated Sites

Integrated Housing Need & Economic Growth

INTRODUCTION

4.1 The need for LDP land allocations is twofold: (1) to continue support for economic growth; and (2) to address the shortage of housing that is badly needed to enable and support the existing and new businesses in the area. The lack of housing is restricting rural economic growth.

4.2 Balcaskie Estate has delivered significant economic growth over the past 17 years with new jobs, restoration of historic buildings and environmental and landscape improvements bringing huge community benefit to the area. It is now planning the next 20 years and vital to that future is support from the planning authority and the next LDP.

4.3 In December 2023, Fife Council sought views from Balcaskie Estate regarding the local need for housing to include in its Evidence Report, March 2024. The Estate submitted information in January 2024 and this is included in the Evidence Report Annex 12: Localised Housing Issues (including empty homes, second homes, short term lets, housing in multiple occupation and rural living) section A12.29 and A12.30.

4.4 Balcaskie Estate see the need for land allocations coming from 3 pressures:

1. **Business:** to provide new opportunities for existing business to grow and new business to get a foothold in the area;
2. **Housing:** to address the housing crisis and shortage of homes for local people; and
3. **Policy:** to deliver the outcomes envisaged by Fife Council and the Scottish Government in their housing, economic development and planning policies and strategies.

BUSINESS NEEDS

4.5 Balcaskie Estate hold detailed records of all businesses and workspaces they have on the Estate. In 2008 there only 4 jobs (in 2 businesses, one being the Estate) within the boundary of Balcaskie in just 2 locations. From 2016 and 2017 when the renovation of Cornelaw and Bowhouse steadings were completed till today that number has grown to 128 jobs, in 46 different trading businesses across 9 separate locations. Transformational work which has created a strong, sociable and vibrant community.

4.6 This success means all commercial units and workspaces are full and the Estate now has a waiting list of businesses looking for space to grow or join our community. On that list there are currently 15 businesses seeking a variety of space from food production units, a furniture maker, rearing poultry, land for a market garden to tourism and fashion as well as a property business looking for a rural office. In December 2023, Balcaskie had a list of 13 (as submitted to the Evidence report). Four of those businesses are now tenants - Tribe Yarns, Stock Events, EC Veterinary Physiotherapy and Vandyke Brothers Coffee Roasters. But since then, an additional 6 businesses have approached the Estate seeking space, so our waiting list has grown to 19. From that list, 4 businesses have also declared a need for housing.

4.7 Given the growing list, the variety of businesses and different kinds of spaces required we must plan ahead across various locations, hence the request for the LDP to allocate land and for positive rural economic development specific policies. We know from 10 years worth of letting commercial rural spaces, the density of jobs to floorspace ranges from 1 job per 15m² through to 1 per 400m². The average is approximately 1 per 54m².

HOUSING NEEDS

4.8 Despite the commercial success, the lack of housing is restricting rural economic development and impacting negatively on families working in the area and looking to live closer to work.

4.9 Balcaskie Estate has undertaken a detailed analysis of its own housing stock to establish the key issues and to inform future development, linked to existing business requirements, new enterprises and job creation. First Balcaskie has:

- 46 residential properties;
- in which, there are 93 residents;
- of which 13 are children and 9 are retired.

4.10 Cross analysing the direct Estate employees and those of the Estate's tenants with residents renting homes from the Estate:

- 46 of the 128 employees live in Estate property (36%);
- 46 of the 93 residents work for the Estate or one of its tenants (49%);
- 46 of all 80 resident adults (of working age) are employed by the Estate or one of its tenants (58%);
- 46 of all 71 working residents (not children, 13 or retired, 9) work for the Estate or one of its tenants (65%); and finally
- the 46 employees live in 29 of the 46 Estate properties which means 63% of the Estate's residential properties has someone working within the boundary of the Estate.

4.11 This tells us we have a close knit economically active community and a high proportion of employees living and working locally which is extremely sustainable. In addition to those people, another 15 Estate residential tenants work locally within the KY10 postcode area.

4.12 The Estate also has a residential waiting list. In December 2023 there were 9 people looking for homes. Today, that is now 16. From that list:

- 2 are direct Estate employees wanting to be closer to work;
- 8 are staff/owners of existing tenant businesses;
- 2 work within the KY10 postcode;
- 2 are retired or wish to relocate to the area; and
- 2 are from businesses seeking commercial space on the Estate.

4.13 Turning now to new job creation for future development opportunities. We can confidently estimate the future job creation numbers based upon the jobs created in Estate developments to date. Taking actual job to floorspace ratios (see paragraph 4.7) delivered in projects on the Estate between 2016 and 2024 and applying them to the projected new commercial floorspace anticipated within the proposals at Cambee, Bowhouse and Stenton we estimate that approximately 125 new jobs could be created over the next 10 years (or next LDP life) to 2038. Given that the number of jobs created between 2008 and 2024 was 124, and that the majority (117 of them) were created since the opening of Cornelaw in 2016 and Bowhouse in 2017, this is a robust basis to plan ahead.

Contributing to National Outcomes

4.14 To establish the level of housing need driven by this local economic growth and the new jobs (125) potential, the Estate has returned to examine the percentage of people renting Estate owned homes that work directly for the Estate or indirectly for their tenant businesses.

4.15 As we know 46 of the 128 employees on the Estate live in Estate owned homes. That is 36% of the current (2025) number of employees. Therefore, if this percentage is applied to the potential 125 new jobs that could be created over the next 10 years, that could mean (36% x 125) 45 people potentially need accommodation on the Estate.

4.16 Bearing in mind that to date, 46 of the 128 current employees live in only 29 of the 46 (63%) Estate owned homes we can apply that ratio to the potential future numbers. Therefore, looking forward, if 63% of estimated jobs (63% x 45) lived locally, the Estate would need 28 new homes to meet that demand.

4.17 Finally, another source of housing need comes from the Estate's need to upgrade their current housing stock to meet higher environmental performance standards. Balcaskie Estate is aware that the Government is due to introduce legislation this year – A "Heat in Buildings" Bill that will require private rented sector properties to meet minimum energy efficient standards by 2028, and require properties of all tenures to have ended their use of polluting heating by 2045.

4.18 The Estate has reviewed the costs to meet the minimum requirements and the financial investment is significant. At this stage, the Estate may need to sell 3 traditional cottages to cross fund the upgrades required in the remaining properties. Given the high percentage of second homes, short-term holiday lets and the desirability for traditional property in the area, it is highly likely that the future purchasers and occupants are not going to be local workers or employees. The Estate is a therefore planning ahead on this basis and is assuming 3 existing properties currently rented to local people working locally, will need to be replaced.

4.19 In summary the local housing need is highlighted in Figure 4.1 below.

LOCAL HOUSING NEED	
Balcaskie Estate residential waiting list	16
Businesses on Balcaskie Estates commercial property waiting list, seeking housing	4
Balcaskie Estate needs to replace sold properties to fund energy performance improvements	3
Estimated housing requirements from new jobs created	28
Sub-total	51

Figure 4.1: Estimated Local Housing Need

POLICY OUTCOMES

4.20 The need for great places and housing, as key infrastructure is not just coming from Balcaskie Estate. The Scottish Government is driving a radical new agenda with priority on quality of place, design-led sustainable development and making rural areas "thrive". To help put Balcaskie Estate's request to allocate land in the next LDP into context, we extract key points from recent Scottish Government documents:

1. Rural & Highlands Housing Action Plan, September 2023
This plan sets out action so that people in rural and island areas have access to the high quality affordable and market housing to enable them to live, work and thrive. As recent as 19th December 2024, the Housing Minister wrote to the Scottish Government's Convener of the Local Government, Housing and Planning Committee to say "In the context of a Housing Emergency, this work [the Action Plan] remains a key area of focus and is critical to ensuring that we continue to deliver the housing we need across all areas of Scotland."

2. Delivering Economic Prosperity, March 2022
The Scottish Government's vision for this strategy, known as the National Strategy for Economic Transformation (NSET), is to deliver a well-being economy for Scotland. The Scottish Government define a well-being economy as "a society that is thriving across economic, social and environmental dimensions, and that delivers prosperity for all Scotland's people and places".

3. National Planning Framework 4, February 2023
The Scottish Government sets a clear intent on page 94 of NPF4 stating that "Scotland in 2045 will be different. We must embrace and deliver a radical change so we can tackle and adapt to climate change, restore biodiversity loss, improve health and well-being, reduce inequalities, build a well-being economy and create great places." Please see Chapter 06 of this representation.

Living Well Locally

NEW APPROACHES TO RURAL LIVING

4.21 The future shape of rural places is being influenced by so many factors today – we must consider reflections on quality of life (post COVID-19), design, placemaking, our sense of community, belonging and well-being, sustainable travel patterns; access to high speed broadband, proximity to local services, local living and 20 minute neighbourhoods, access to outdoor space, the countryside and the quality of education near home, among other many other things. We must therefore think and plan differently. The potential elements of sustainable rural village life may include a variety of elements, as highlighted in Figures 4.2 and 4.3.

4.22 Not only must we think about the elements that make up rural life, we must also think hard about how we nurture the conversation with, and involve, the local community. A research study (Growing Villages) in South Cambridgeshire, Figure 4.4, shows that while communities object to "typical" development proposals, rural communities do see the benefit of controlled growth where the quality of design is high, specific to rural areas, well integrated and retains a sense of place and character. It is therefore vital to develop an approach that embraces local people as early as possible and to create design proposals that respond to village character, fabric, and identity. Communities are not necessarily anti-growth or development, but are rightly anti poorly designed housing.

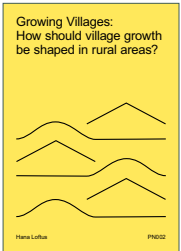
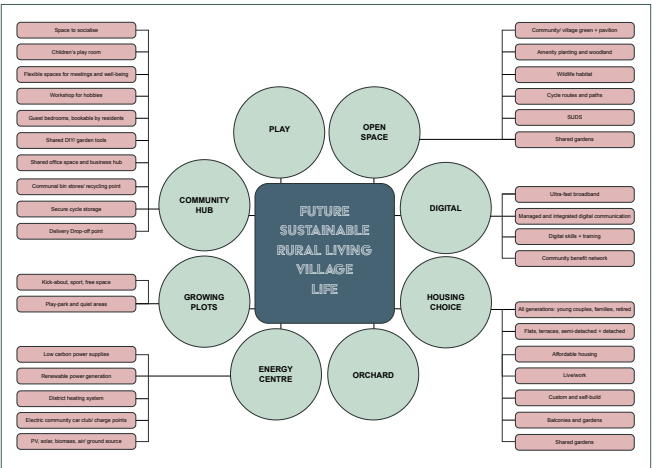


Figure 4.4: Growing Villages, Public Practice, 2019

PLACE-LED SUSTAINABLE COMMUNITIES

4.24 Where do people want to live? How do they want to live? Our vision is not to simply build new homes, but to create a thriving rural community. Good housing options supports skilled workers living and staying in the community and secures local schools and may bring back other local facilities or services leading to a safer, stronger, sustainable, integrated and resilient community.



4.25 Finding the right scale, design and location to support the sustainable growth of local villages and rural employment is key. High quality, affordable housing for local families is also crucially important for both the Estate's own staff, the wider community and economy. The Estate will adopt a place-led approach to housing, design and place-making to ensure local character and identity is protected and enhanced.

4.26 We believe it is important that the LDP must consider the future sustainable development of rural places in a holistic way.

HOUSING IS ESSENTIAL INFRASTRUCTURE

4.27 Housing is essential infrastructure in a sustainable rural economy. Homes and people support and use rural facilities and services like schools, shops, community halls and parks. Local housing is also needed to support existing and new jobs. An appropriate scale of, and well designed, housing in the area around local villages could be integrated and phased in parallel with the restoration of historic buildings, creation of new businesses and employment spaces, strengthening of green networks and public access across the Estate. All rural businesses require good quality employees close to work.

4.28 In rural areas, the number of houses is not the target, but the quality of place and long-term sustainability of the community is the key focus. In this context, housing is not the end goal in itself. We believe it is about supporting and sustaining rural communities and economic growth. So, over and above the large existing housing land supply sites in the LDP, there is a need for appropriately scaled and well design housing to be provided in and around small rural towns and villages. Land for housing of this kind should be allocated.

4.29 Housing is a lifeline and there needs to be balance struck between urban and rural development. NPF4 states that "rural revitalisation" is a key spatial principle and that "We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together". NPF4 goes on to say that "Rural revitalisation, achieved by distributing development, investment and infrastructure strategically, and by actively enabling rural development in particular, will play an important role in attracting new investment, building business confidence, stimulating GDP, exporting growth and entrepreneurship and facilitating future ways of working. New homes are therefore an integral and essential part of sustaining rural economies.

Rural Economy & Jobs

SUPPORT & CREATE RURAL JOBS

4.30 It is fundamental that the Council and LDP2 support rural jobs and promote the revitalisation of communities to meet the demand for quality workspace and provide new home working, live work units and rural economic development opportunities. Balcaskie is an excellent place to grow new businesses as part of a mixed-use, diverse and dynamic rural community. Supporting rural jobs will have wider positive community and tourism outcomes and public benefits. We therefore encourage the Council and LDP2 to support the Estate in its plans to continue to restore historic steading buildings and enable them to bring properties back into positive and long-term use. Balcaskie Estate is committed to a sensitive and quality design-led approach to realise this rural development opportunity.

STRONGER, GREENER AND FAIRER FIFE ECONOMY

4.31 The ambition of Fife's Economy Strategy 2023-2030 is "to grow a stronger, greener and fairer economy of Fife. See substantial job creation forecast... by adopting a Community Wealth Building approach." The Strategy also identifies that "Fife's jobs density is lower than that for Scotland as a whole" and the Council states it "will support new business start-ups and their early survival and help small & medium-sized enterprises grow."

4.32 LDP2 should therefore support Balcaskie Estate and the local community to capture new opportunities and support continued rural diversification within the area. North East Fife is widely recognised by its residents and businesses as having an excellent quality of life and work-life balance so places like Balcaskie Estate should be supported by LDP2 policies to ensure local communities can thrive.

4.33 Balcaskie Estate plan to renovate a series of the farm steadings as mixed-use rural workspaces to continue to grow, breathe life and activity into the area to offer existing businesses the space to grow as well as creating spaces for new entrepreneurial and dynamic businesses to start. This is much more than rural diversification or development requiring a countryside location. This is about high quality/ skilled jobs to sustain rural economy and local living.

4.34 Balcaskie Estate's plan for the future can make a significant contribution to delivering the outcomes and priorities set out in Fife's Economic Strategy 2023-2030:

- It will increase the number of businesses;
- It will increase the level of economic activity and employment;
- It will grow existing and new businesses in the area;
- It will provide high-quality modern business premises to enable small and medium sized business to grow and expand;
- It will create a rural enterprise hub at Bowhouse providing small and medium sized flexible workspaces and studios; and
- It will continue to offer commercial mixed-use workspaces at several steadings.

4.35 We know businesses seek more than just space to do business. More and more they want to be part of a community in a good high-quality place with attractive and natural surroundings with access to local facilities and activities. Businesses and employees also like living locally. The way we work now has changed enormously so rural areas are now more sustainable than ever before. Rural enterprise hubs and rural work spaces are also increasing in popularity to support entrepreneurial rural communities.



Balcaskie's response to Fife Councils "Call for Sites"

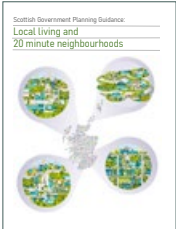
Sustainable Local Living & Housing

DESIGN-LED RURAL LOCAL LIVING

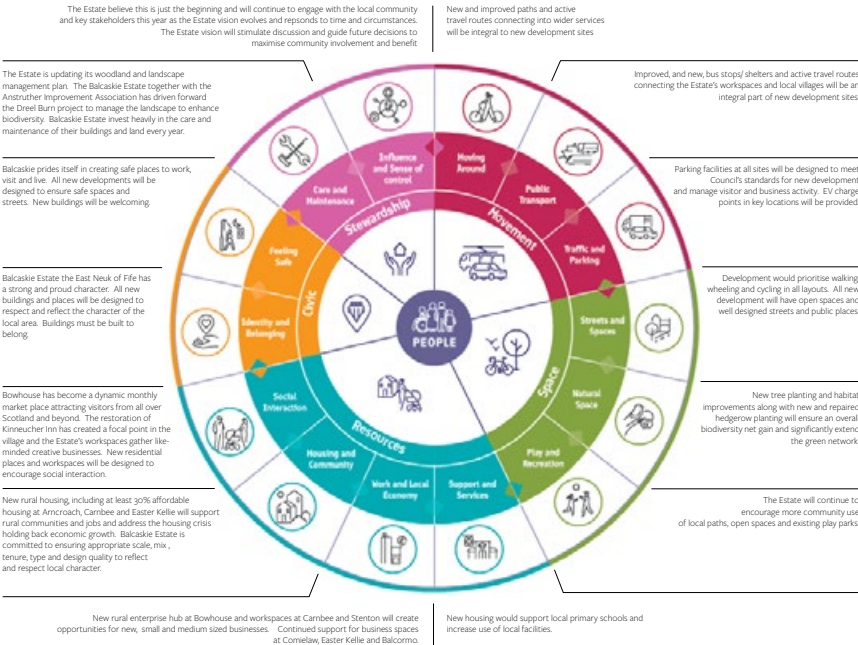
4.36 NPF4 states that in rural areas, the approach to local living will be shaped by local context. It is also clear that a stronger commitment to placemaking, through a design-led approach and a focus on quality, will ensure every new development improves the experience of our places. In relation to shaping an approach to local living in rural areas it is centred on people "living well locally" and the Scottish Government guidance makes it clear that the 20 minute neighbourhood is designed to be applied flexibly in response to local circumstances, it is not prescriptive, see Figure 4.5.

4.37 The guidance also states that "Creating the conditions for local living requires a holistic focus on understanding and creating good places that support healthy, sustainable lifestyles, not simply on the development and allocation of land." The Estate's proposed village expansions do exactly that - take a holistic place-led approach. This is a "coherent framework to deliver successful local living" aligning 100% with the Scottish Government's expectations and desired outcomes.

Figure 4.5 Local Living at Balcaskie Estate



Contributions from Balcaskie Estate development to deliver outcomes against the Local Living Framework



4.38 The Scottish Government's guidance also acknowledges that a "networked approach" can support local living where population and services are distributed more widely and considers improvements to active travel key, so it's vital Balcaskie Estate is seen as part of a wider cluster of rural villages and towns, see Figure 4.6, and not assessed in isolation.

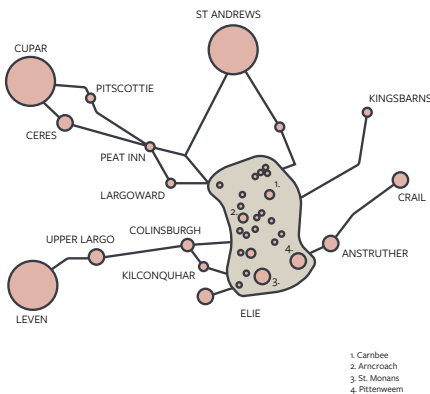


Figure 4.6 Balcaskie Estate and Connected Clusters and Places

CREATING A SUSTAINABLE HOUSING MIX

4.39 To be absolutely clear, these are not a detailed proposals. We are only at the early stage of the LDP2 preparation. We believe however, through a strict commitment to high quality design, new housing could work well at Cambee, Easter Kellie and Amcroach. Pages 36 to 45 illustrates the key parameters and diagrammatically highlight how the villages could grow sustainably and include landscape, open space, biodiversity and woodland.

4.40 We have not made any decisions about specific numbers of homes or layouts. That said, our housing needs analysis and available data tell us there is demand for 51 new homes. We do however, want to be clear that this is not fixed in stone and is just the start of a conversation to establish the most appropriate scale and location of housing. We will involve local people and key stakeholders at every stage of the planning and design process should LDP2 include land for housing around Cambee, Easter Kellie and Amcroach. We are committed to design quality, a place first approach and finding the right design team and building partner will ensure the village retains its distinctive character and quality of place. We look forward to engaging with you and the local community to discuss these ideas.

05 Proposed Sites

Identifying the right sites

RURAL INFRASTRUCTURE

5.1 A large proportion of Fife is rural and there are huge opportunities here to deliver good jobs and quality homes that will, if carefully planned, make existing small rural communities and workspaces more sustainable.

5.2 Given the loss of local rural services and facilities across Scotland and the pressure on those that remain to stay open, there is a need for the Council and Fife's Place Plan to consider growth and sustainability of rural communities more holistically. LDP2 must support and encourage an appropriate mix, type and scale of housing in, and around, rural villages to increase the resident population, to support rural facilities and services, like schools, local shops and community halls as well as provide homes close to existing jobs in existing rural areas like Balcaskie.

5.3 Rural businesses need local housing to be part of the "infrastructure" to ensure they can sustain existing activity by filling current vacant posts and growing their businesses. Housing is an integral and essential part of sustainable rural life.

5.4 LDP2 should support a mix of land-uses that enable more connected and integrated sustainable travel patterns. This includes policy support for housing in and around the rural villages, support for the improvement, growth and compatible employment uses on the Balcaskie Estate. The right mix, tenure, scale, design and location of housing is an essential part of rural life and must be an integral part of LDP2 policy to support and grow the rural economy.

KEY SITES

5.5 In the context of the constantly evolving Balcaskie Estate vision, we seek support from the planning authority to allocate 5 sites for development within the next Local Development Plan. General information about each promoted site is contained in this chapter. All required information has also been lodged online. The sites are listed in Figure 5.1 and shown on Figure 5.2.

5.6 The sites are owned by the Balcaskie Estate, access can be taken directly from the adopted road and no ground conditions or contaminated soils exist.

Site Name	Site Size (ha)	Current Land Use	Proposed Land Use
BE1 Bowhouse Rural Enterprise Hub	15.00	Bowhouse Food Hub	Expansion of the Bowhouse Food Hub to include mixed-use office and commercial workspaces and plots. Bowhouse should be designated as a Rural Enterprise Hub.
BE2 Carnbee Village Expansion	4.20	Agricultural field.	Small scale mixed-use commercial and housing development including up to 25 homes and the renovation of the stone built steadings.
BE3 Easter Kellie Housing	0.45	Agricultural field.	3 small cottages.
BE4 Amcroach Village Expansion	2.96	Agricultural field.	Small scale housing development around 23 homes.
BE5 Stenton Rural Workspace and Housing	3.80	Farmyard, sheds, derelict steading, farmhouse, cottages and neglected paddock.	Small scale mixed-use commercial units, bunkhouse and cottages and the renovation of the stone steadings where feasible.

Figure 5.1: Proposed Sites

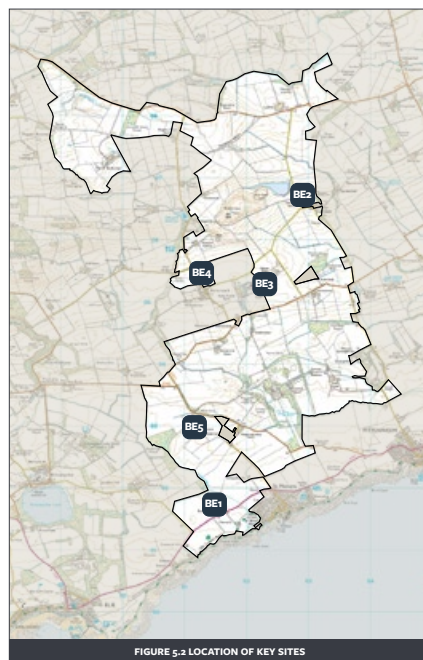
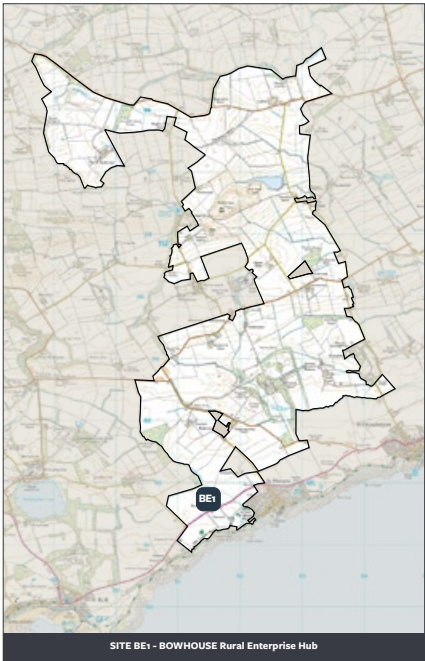


FIGURE 5.2: LOCATION OF KEY SITES





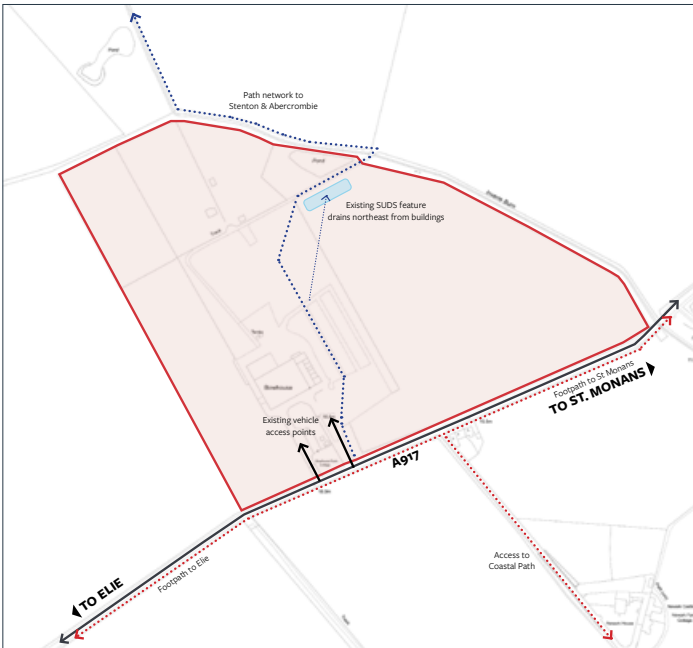
BE1 - Bowhouse Rural Enterprise Hub

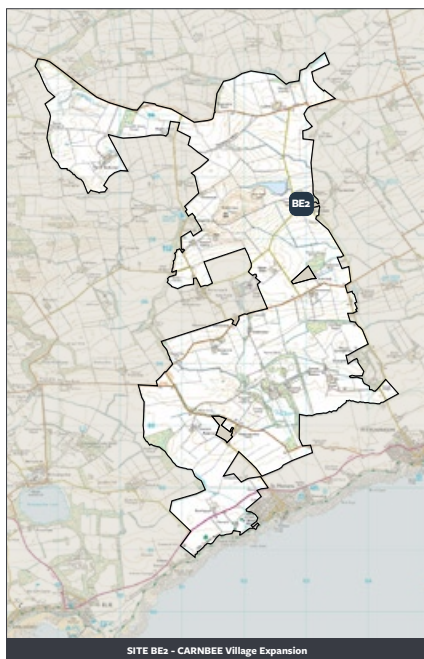
5.7 Balcaskie Estate propose to expand and grow the Bowhouse food hub. This has been a tremendous success and with all the commercial units fully let, a plan for growth is needed. Now is the time for the LDP to acknowledge the achievements to date and back the Bowhouse as a Rural Enterprise Hub where new businesses can be located and new buildings can be approved with the support of LDP policy and site-specific planning guidance. Balcaskie plan to develop Bowhouse using the following key parameters:

- Continuing the mixed-use (sui generis) planning permission in place and developing other supporting and complementary commercial and community developments;
- Keep any new buildings centred and clustered around the existing steading;
- Design buildings, access and spaces to reflect and respect the character and function of the core existing uses on site;

- maximise use of the existing service, utility and transport infrastructure on site;
- Strengthen and expand the woodland and hedgerow planting across the site to enhance biodiversity and visitor and tenant experience;
- Enable plots to grow eastwards to accommodate more land based business around food hub and monthly market place; and
- Connect into the existing local path networks that link to Stenton, Abercrombie, St. Monans, Elie and the Coastal Path.

5.8 The Estate seeks support from Fife Council for this proposal and requests the appropriate identification, recognition and allocation of land within the LDP to deliver this important rural economic development.





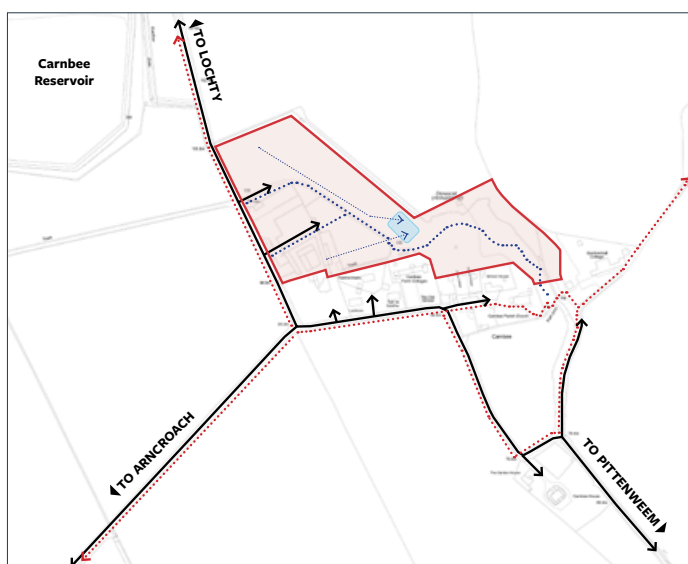
BE2 - Carnbee Village Expansion & Workspaces

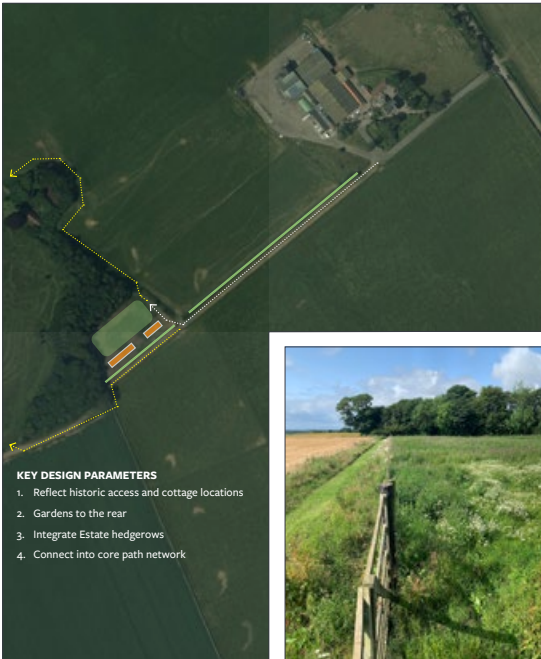
5.9 Balcaskie Estate propose a small scale expansion to Carnbee to address the shortage of housing locally, including affordable housing, consisting of around 25 homes and removing the redundant farm sheds. The table below illustrates an indicative housing mix and type and highlights that the housing could be built over 2-3 years, or sooner if required.

Phase	Total Homes	Bedrooms				Affordable Homes (set%)	Years				
		1	2	3	4		1	2	3	4	5
1	15	1	3	6	5	4	10	3			
2	10	2	3	5	2	4	8	2			
Total	25	3	6	11	7	8	18	5			

5.10 In addition, the Estate want to develop new commercial units, further renovate the old stone built steading and upgrade the existing units to a higher standard. The aim is to create an integrated small mixed-use village that includes more businesses and potential for self-build homes and live-work units. The key design parameters are listed on the diagram on page 32.

5.11 The Estate seeks support from Fife Council for this proposal and seek the appropriate identification, recognition and allocation of land within the LDP.





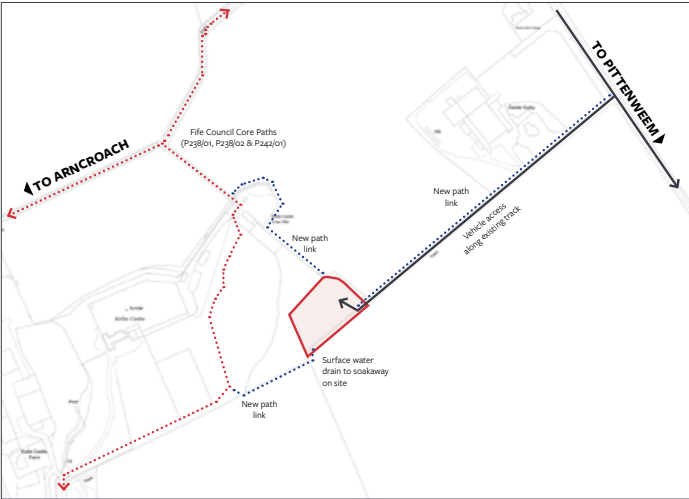
- KEY DESIGN PARAMETERS**
1. Reflect historic access and cottage locations
 2. Gardens to the rear
 3. Integrate Estate hedgerows
 4. Connect into core path network

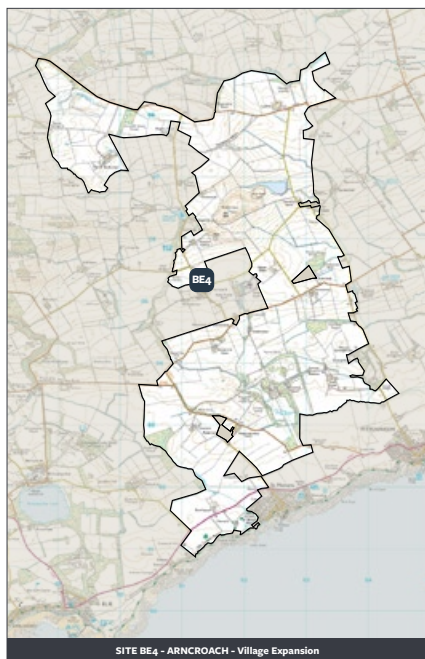
BE3 - Estate Kellie Cottages

5.12 Balcaskie Estate need new housing close to places of work. Analysis of historical records reveal that there were farm cottages at Easter Kellie. Balcaskie Estate office is based at Easter Kellie, the Estate Manager lives in the farmhouse with his family and there are a number of small workspaces to let at the farm - as shown in the photos opposite. The Estate propose to build 3 new cottages within this cluster. This will be developed using the following key parameters:

- create a simple and discreet development that reflects the local vernacular and character of the area;
- cottages and garden ground will reflect the historic pattern and access;
- new tree planting and hedgerows will integrate with the wider Estate woodland and habitat strategy; and
- new paths will link into the core path network connecting into the local active travel network and local employment clusters at Carnbee and Comielaw and others across the Estate.

5.13 The Estate seeks support from Fife Council for this proposal, as highlighted on these pages and seek the appropriate identification, recognition and allocation of land within the LDP to deliver this essential local housing.





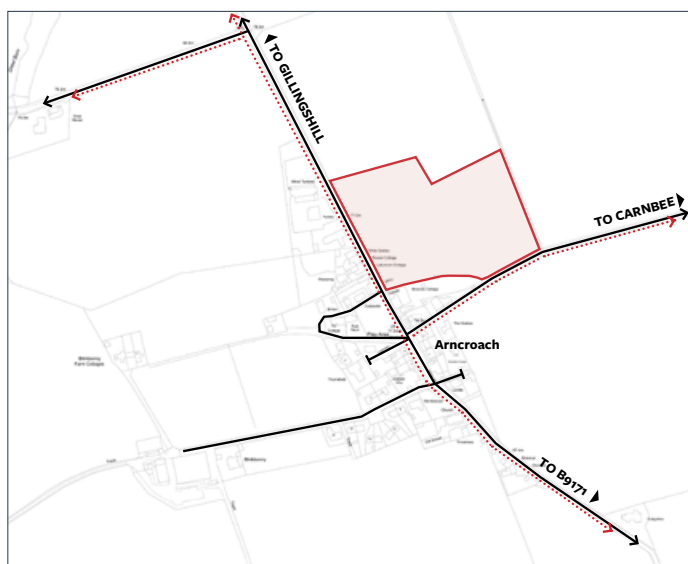
BE4 - Arnicroach Village Expansion

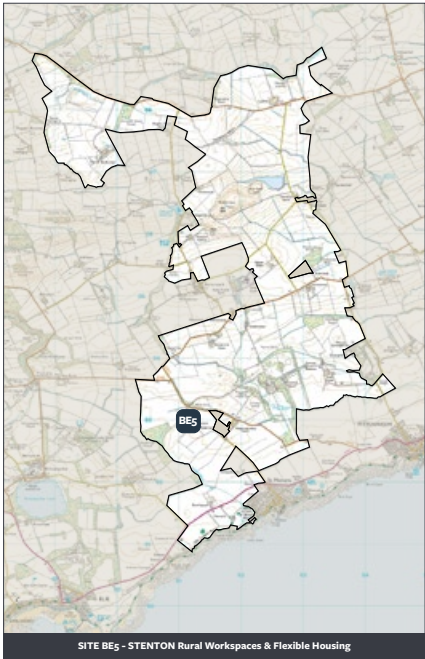
5.14 Balcaskie Estate propose a small scale expansion to Arnicroach to address the shortage of housing locally, including affordable housing, consisting of around 23 homes and an additional village green. The table below illustrates an indicative housing mix and type and highlights that the housing could be built over 2-3 years, or sooner if required. Depending on the timing of works at Carnbee, these two developments could be phased in sequence or in parallel.

Phase	Total Homes	Bedrooms				Affordable Homes (30%)	Years				
		1	2	3	4		1	2	3	4	5
1	15	1	5	6	1	4			10	3	
2	8	1	3	5	2	3				5	5
Total	23	2	8	11	3	7			10	8	5

5.15 The key design parameters are listed on the diagram on page 36. It will be important to respect and reflect the eclectic character of the village.

5.16 The Estate seeks support from Fife Council for this proposal, as highlighted on these pages and requests the appropriate identification, recognition and allocation of land within the LDP to deliver this essential local housing.





BE5 - Stenton Rural Workspace and Flexible Housing

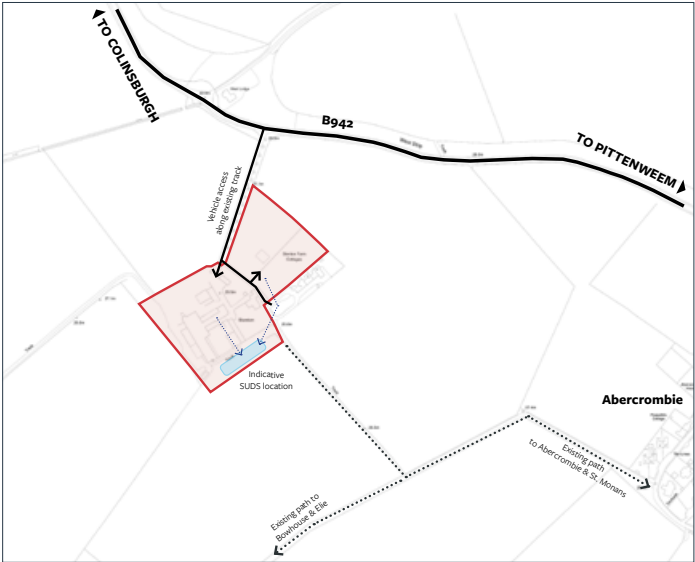
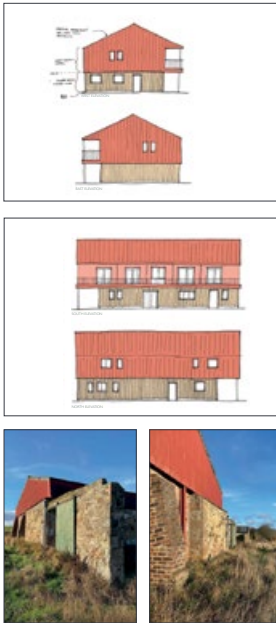
5.17 Balcaskie Estate propose to redevelop the derelict steading, retaining what historic elements are feasible (given the significant disrepair) and repurpose the existing farm sheds, to create a new cluster of mixed use commercial workspaces to support new businesses and existing ones that need space to expand.

5.18 In addition, the Estate propose to develop a bunkhouse and a row of cottages to accommodate 10-15 people in separate bedrooms with communal living, cooking and eating spaces with supporting drying and utility spaces and gardens. This is to support flexi-living and working within the Estate's own visiting, seasonal, trainee, apprenticeship and student employees as well as offering accommodation to other businesses on the Estate that have a similar need. As Balcaskie Estate and it's tenants offer learning and training courses and opportunities, this kind of accommodation is essential. At present the Estate has to turn people away, as no accommodation exists. This location is ideal at the heart of the Estate and has direct path connections to the Bowhouse and an active path network that connects into Abercrombie, Comelaw and beyond.

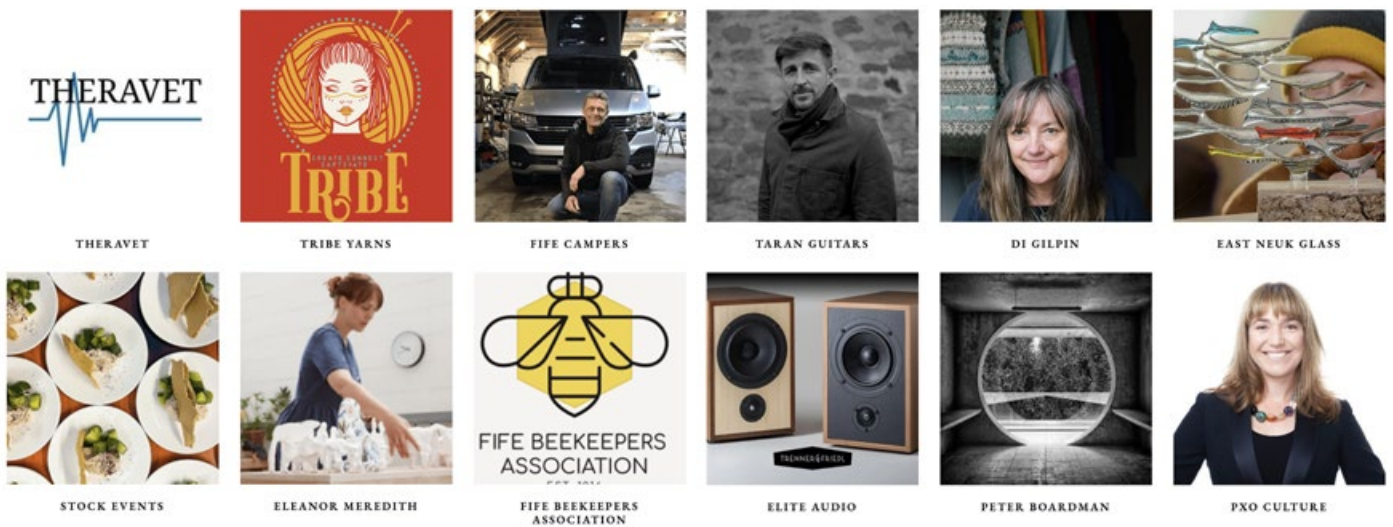
5.19 This will be developed using the following key parameters:

- use materials that reflects the local agricultural character of the area;
- build in two zones (1) for commercial workspace on the existing farmyard and steading; and (2) in the unused pocket field for the bunkhouse, cottages and associated renewable energy for heating and water;
- new tree planting and hedgerows will integrate with the wider Estate woodland and habitat strategy; and
- the development benefits from an existing path connection to Abercrombie and Bowhouse.

5.20 The Estate seeks support from Fife Council for this proposal, as highlighted on these pages and request the appropriate identification, recognition and allocation of land within the LDP to deliver this essential housing and rural commercial workspaces.



Balcaskie is home to a wide variety of independent businesses



EMPLOYMENT HOUSING

As businesses grow and start in the East Neuk, we know that housing is in short supply. We have submitted our response to Fife Council "Call for Sites" which provides potential residential development opportunities in response to the Housing Emergency declared by many council areas in the country.

A mix of residential property is needed in the area, from quality short duration rental for seasonal workers, to longer term starter homes for those embarking on a career in the East Neuk and onto family housing, completing the circle with retirement homes. All of these need to be cost effective to occupy and build.

What do you think of the housing suggestions we have set-out?





BALCASKIE

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