



ST NINIANS WELLNESS

Welcome to the second 'have your say' event for our proposed Eco-Wellness Leisure Park, located on the former open cast site at St Ninian's. This event follows an initial consultation event held on Thursday 8th February, incorporating feedback from that event and other stakeholder meetings, where appropriate.

At this event you will have the opportunity to view our proposals, speak with the project team and 'have your say'. We look forward to meeting you and receiving your feedback.

What is being proposed?

Our aim for the site is to create a sustainable ecology park to promote health and wellness in mind and body, allowing guests to be close to the healing power of nature. It will provide places for relaxation and rejuvenation, while at the same time delivering a premier leisure, entertainment and tourism destination. **The site will continue to be open and accessible to the local community.**

Our mixed-use development will include:

- Short-term tourism accommodation.
- Fishery/spa/wellness and wellbeing facilities, including gym, spa, fishery and parkland.
- Art/museum and exhibition spaces to educate and remind future generations of the heritage of the site.
- Education and training facilities, leading to better employment opportunities.
- Heritage memorials, dedicated to remembering and celebrating those involved in war, the mining industry and those accused of witchcraft in the region in previous centuries.
- Mixed-tenure residential accommodation, in part to provide key on-site worker accommodation.
- Onsite renewable energy generation.
- Enhancement and management of the natural environment.

Who are we?

The proposals for St Ninians Eco-Wellness Leisure Park are being presented by site owners National Pride (St Ninians) Ltd, a joint venture including National Pride UK Community Interest Company, whose business is to repurpose redundant land and buildings, reinvesting a proportion of profits into community wellbeing projects. Alongside socially focused investors, National Pride UK aim to create sustainable, commercially viable, community benefitting ethical developments.

National Pride UK has donated to local community groups and organisations and provided sponsorship where able to do so since purchasing the St Ninians site in 2021. We will continue to support surrounding local communities where and when we are able to do so.

For further information, please visit: www.stninianswellness.com/consultation

Welcome



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mackayplanning

boomhaus



CALEDONIANRURAL
LONG TERM SUSTAINABLE LAND MANAGEMENT



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The Team



Given the nature and scale of the proposals, a large number of new jobs will be created. Numbers of jobs from each component of the proposals will be provided with the planning application submission.

A calculation of the economic benefits in terms of gross value added (GVA) of net additional benefit to the local and national economy will also be provided with the planning application submission in the form of an Economic Impact Assessment.

In addition to the favourable jobs and GVA impacts, the proposed development has the potential to provide a wide range of social benefits centred on three core themes:

Core Theme:	Improving wellness and wellbeing through the provision of:	Benefits:
Wellness and Wellbeing:	Wellness Centre:	<ul style="list-style-type: none"> - Various sizes and types of accommodation units; - On site spa and gym facilities; - Active health activities and mental relaxation facilities; - Pedestrian and cycling routes on existing and new paths and tracks; - Existing paths enhanced
	New Community Facilities:	<ul style="list-style-type: none"> - Publicly accessible; - Celebration of local culture through restaurants, market garden, distillery and craft therapy workshops; - Reception hub will include a mining museum and exhibition space providing educational opportunity for visitors and for the local communities
Tackling Economic Inequality:	Employment Opportunities:	<ul style="list-style-type: none"> - Leisure Management - Building Maintenance - Hospitality - Wellbeing Services - Forestry Management
	Education & Training Opportunities:	<ul style="list-style-type: none"> - In partnership with local schools, colleagues and universities; - To create transferable skills to a wide range of industries across Scotland; - Developing skills in the leisure and tourism sector; - Less employment migration; - More opportunities for local people in the community
	Volunteering Opportunities:	<ul style="list-style-type: none"> - Safe space roles for persons of all ages and physical or mental abilities; - Leading to better employment opportunities
Tackling Climate Change:	Geothermal Energy:	<ul style="list-style-type: none"> - To exploit the geothermal opportunity of the former mining site and be a self contained energy provider and user.
	Net Carbon Zero:	<ul style="list-style-type: none"> - Combination of modern methods of construction and materials; - Geothermal and other renewable energy generation.
	Ecological and Environmental Protection:	<ul style="list-style-type: none"> - Management of the natural environment; - Ecologically responsible; - Biodiversity net gain; - Climate resilient
	Landscape principles:	<ul style="list-style-type: none"> - Rewilding to allow for local species to thrive; - Utilising existing trees on site; - Introducing further native species to enhance biodiversity and opportunity for local wildlife to thrive





ST NINIANS WELLNESS



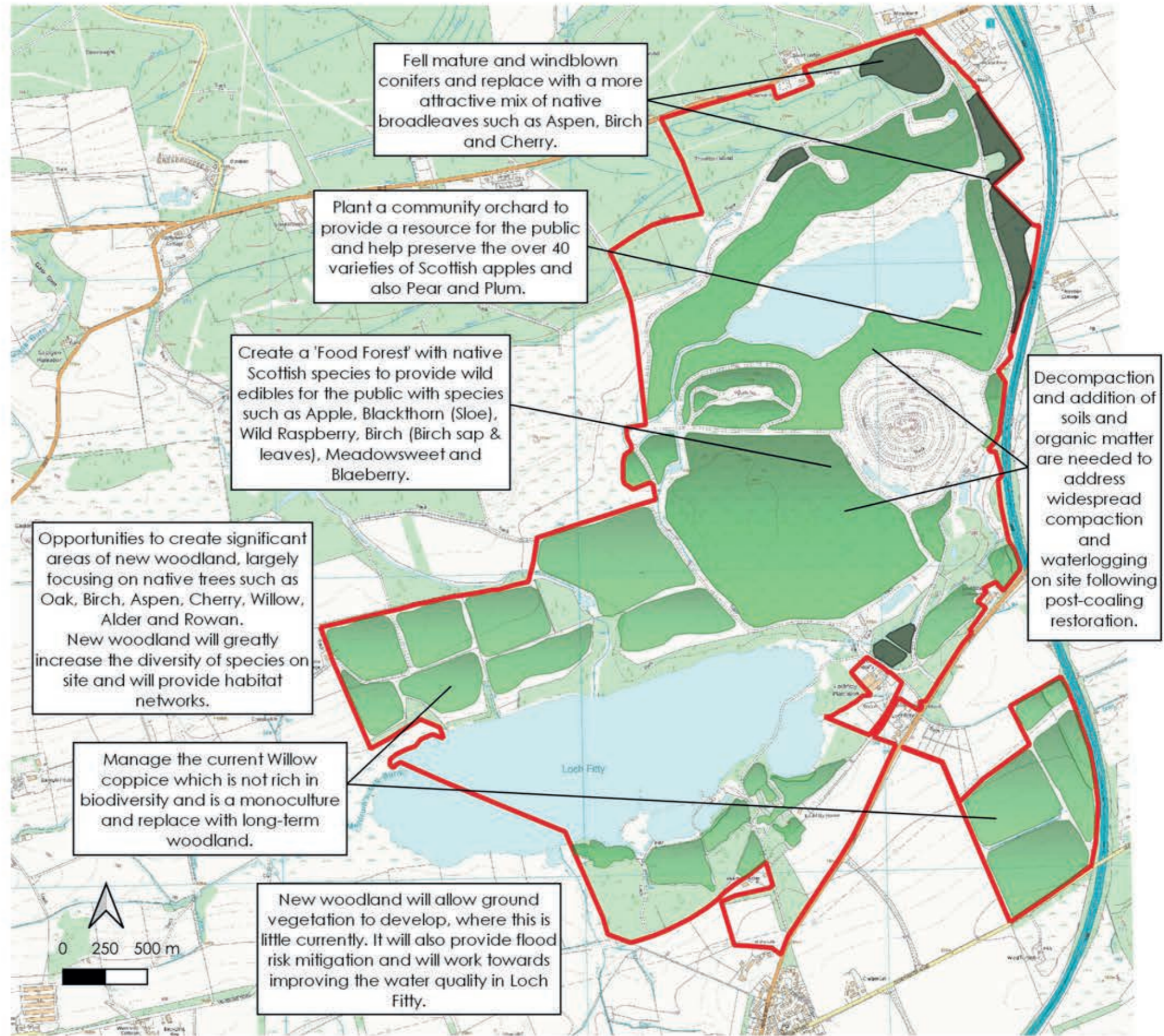
 St Ninians boundary






Existing Site Plan



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-  St Ninians boundary
-  New proposed woodland
-  Mature conifers





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We welcome comments on the proposed woodland concept plan and any feedback on the following questions:

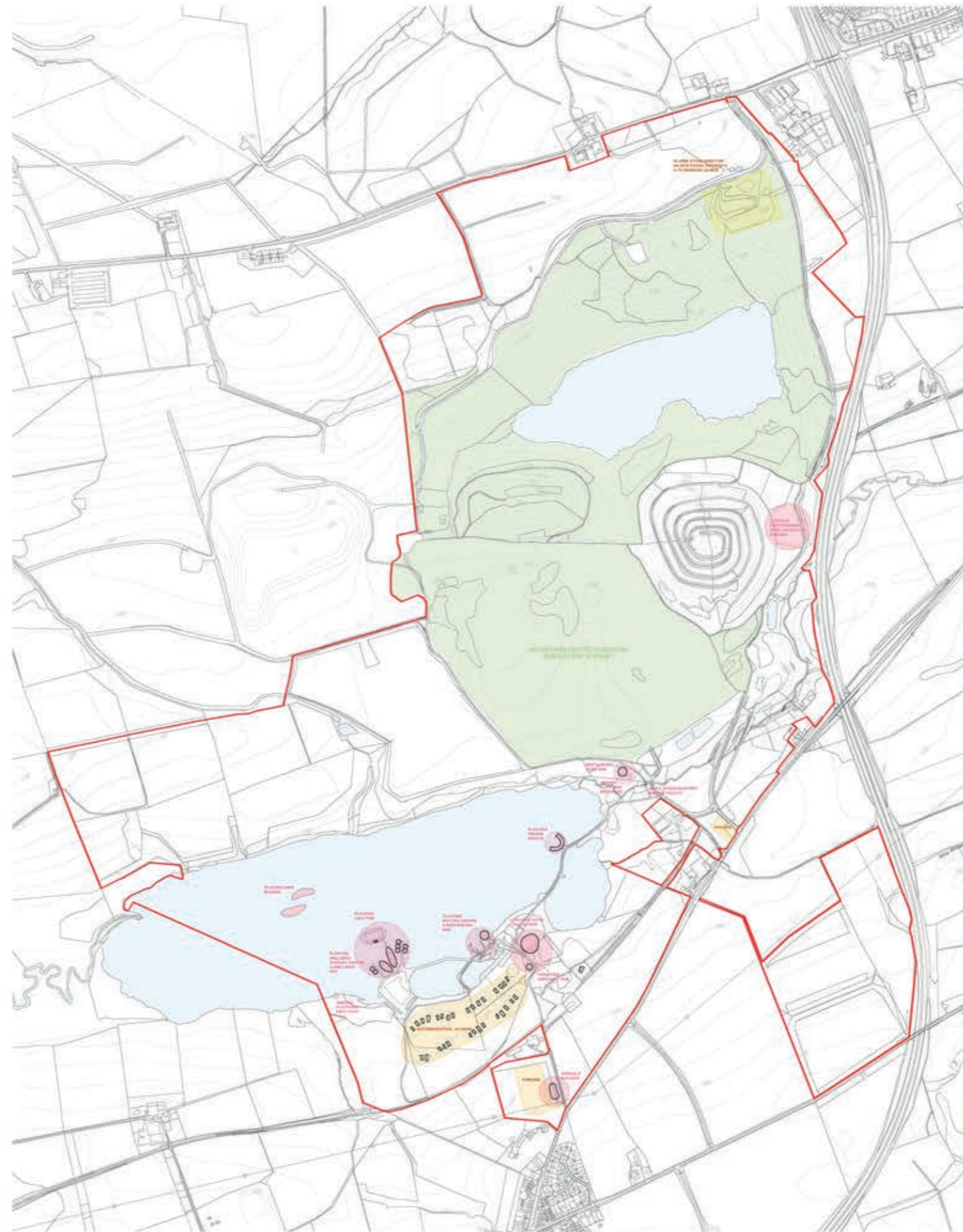
- Do you consider native woodland to be an important feature?
- Would you like to see planting of species such as Birch, Oak, Aspen and Cherry?
- Do you like the idea of a 'Food Forest' (a designated area which would contain wild Scottish edible species such as Blaeberry, Wild Raspberry, Apple, Blackthorn and Birch)?
- Would you welcome an orchard on site, growing and preserving some of the 40 varieties of Scottish apple and also Pear and Plum?
- We are keen to create an exemplar of best practice for the creation of high quality broadleaved native woodland and for St Ninians to become recognised for its woodland as well as its development proposals. Do you agree?
- The adjacent Blairadam Forest has species such as Red Squirrel and Pine Marten. We aim to create a forest habitat network joining with Blairadam. Are there any species you would like to see at St Ninians?



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- ACCOMMODATION SCHEDULE:**
- 30 STANDALONE ACCOMMODATION UNITS
 - 70 ROOM LOCH-SIDE HOTEL
 - 1x ARRIVALS BUILDING
 - 1x FACILITIES/ SERVICING HUB
 - FLOATING WELLNESS THERAPY CENTRE
 - FLOATING WELLNESS SPA
 - FLOATING LIDO
 - FLOATING BOATING CENTRE W/ RESTAURANT & BAR
 - FLOATING FISHING SCHOOL
 - RESTAURANT & CAFE/ BAR
 - OUTDOOR PERFORMANCE AREA
 - 2x VIEWING PLATFORM/ REST POINT
 - IMPROVED PARKING FACILITIES
 - SMALL HYDRO-ELECTRIC ENERGY FACILITY



First Development Phase



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ST NINIANS WELLNESS



- ACCOMMODATION SCHEDULE:**
- 330 STANDALONE ACCOMMODATION UNITS
 - 70 ROOM LOCH-SIDE HOTEL
 - 150 RESIDENTIAL HOMES
 - 2x ARRIVALS BUILDINGS
 - 2x FACILITIES/ SERVICING HUBS
 - FLOATING WELLNESS THERAPY CENTRE
 - FLOATING WELLNESS SPA
 - FLOATING AQUATICS CENTRE W/ CAFE
 - FLOATING LIDO
 - FLOATING BOATING CENTRE & RESTAURANT/ BAR
 - FLOATING FISHING SCHOOL
 - RESTAURANT & CAFE/ BAR
 - FLOATING BRIDGE
 - FOOD PRODUCTION CENTRE
 - FARM SHOP & CAFE
 - PRAYER SPACE
 - ART GALLERY & COMMUNITY CENTRE
 - FUNICULAR PAVILION
 - CULTURAL / HERITAGE CENTRE w/ CAFE
 - OUTDOOR PERFORMANCE AREA
 - AMPHITHEATRE
 - RESEARCH, EDUCATION & SCIENCE CAMPUS
 - BIOPHILIC CENTRE
 - YOGA SPACE
 - WITCHES MEMORIAL WOODLAND GLADE
 - DIVE CENTRE & FLOATING DIVE PLATFORM
 - EXTREME SPORTS CENTRE
 - ACTIVE SPORTS & LEISURE PARK
 - COMMERCIAL SPACE (CUDDYHOUSE RD SITE)
 - SMALL HYDRO-ELECTRIC ENERGY FACILITY
 - 5x WIND TURBINES
 - NEW & IMPROVED PARKING AREAS
 - 12x VIEWING POINTS/ REST AREAS
 - WALKING ROUTES
 - MOUNTAIN BIKE TRACKS
 - EQUESTRIAN TRAILS



Completed Development



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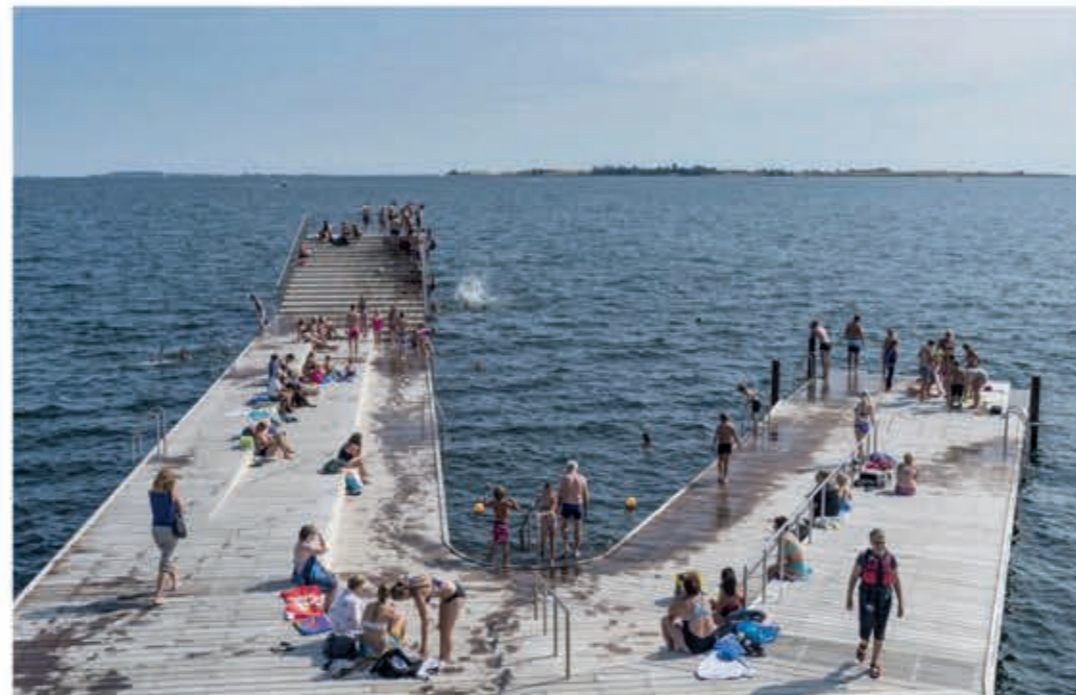
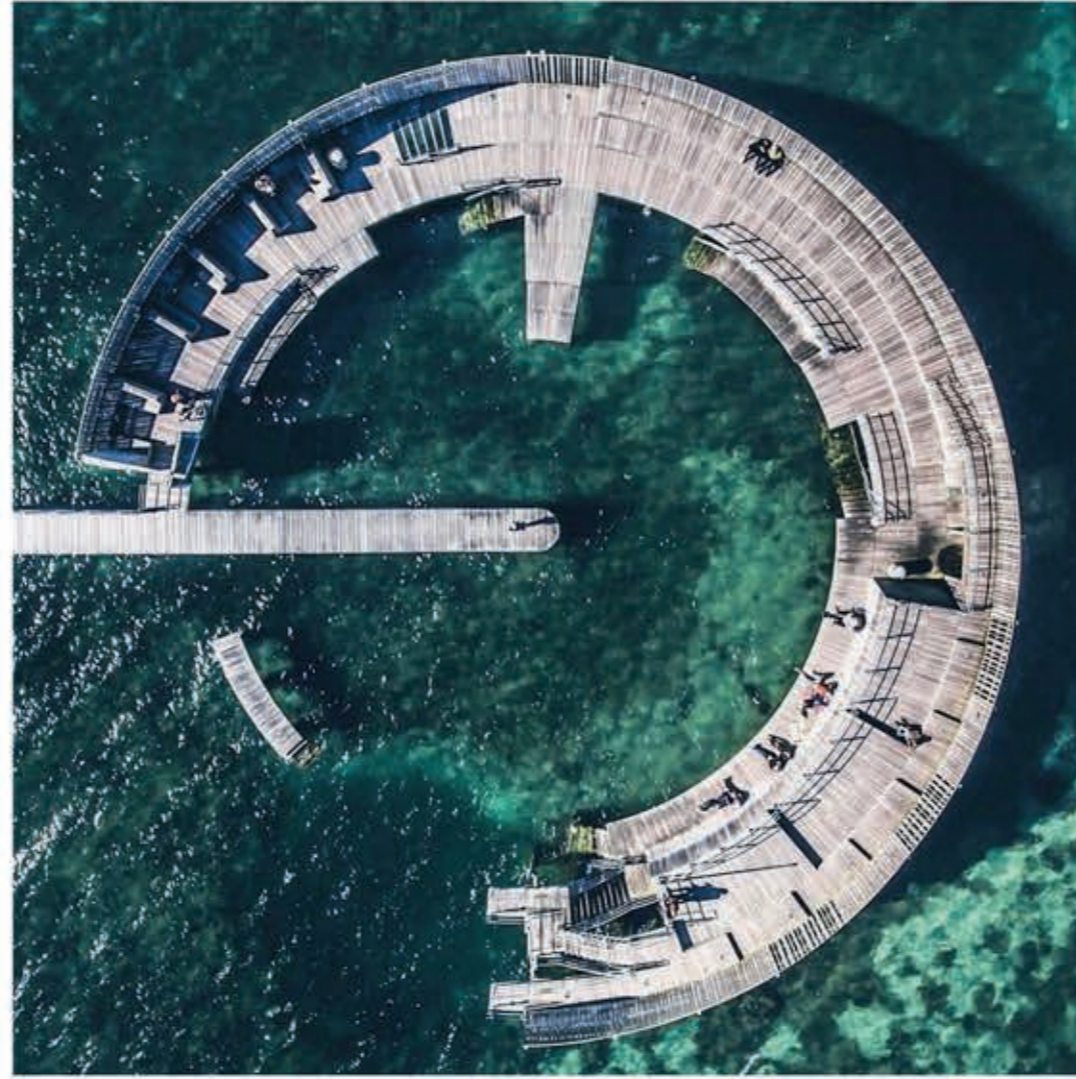


Topic	Comment received	Response
Landscape & Visual Impact	<ul style="list-style-type: none"> Concerns over visual impact of the development from Loch Fitty Cottages. Request for a substantial buffer zone to immediate neighbours. 	<ul style="list-style-type: none"> A buffer zone of 75-80m has been included in the updated masterplan.
Environment/ Ecology	<ul style="list-style-type: none"> Negative impact on the natural landscape and wildlife/loss of walks/general noise <ul style="list-style-type: none"> Not only when up and running but when under construction. Potential to deliver wildlife corridors. Delivery of gardens/areas of land for the use of the community. How to make the site pleasing to the eye once removed trees, as new trees take time to mature. Potential wind turbines on the site mentioned. Concerns over impact of development on water quality. 	<ul style="list-style-type: none"> The development will include a number of enhancements to the ecology across the site. For example, planting of climate-proof non-invasive native species, new woodlands that will include broad leaf trees, new swales and water retention ponds that will encourage wildlife and help prevent flooding, and new planting that will help increase the water quality. Potential wind turbines are being explored as part of the renewable energy strategy, however, geo-thermal and ground source heat pumps are being investigated as an alternative to provide a clean energy strategy.
Facilities	<ul style="list-style-type: none"> Desire for shop/retail opportunities onsite. Delivery of a pub/church. 	<ul style="list-style-type: none"> A farm shop, restaurants, cafes, bars, and a prayer space are all included in the updated masterplan.
Housing	<ul style="list-style-type: none"> Concerns raised over both the location of the housing, impacting on neighbouring homes, and also the amount of housing. 	<ul style="list-style-type: none"> We have included 150 homes, all set within a natural woodland landscape that will be an extension of the site wide ecological design.
Transport	<ul style="list-style-type: none"> Concerns raised over increased traffic generated by the development overall. Impact on Kingseat and local roads, as well as associated pollution. Concerns were raised over access to the site and the suitability of current access points. Availability of public transport links was also raised as an issue for those not coming by car. 	<ul style="list-style-type: none"> The main entrance to the site will be from the north, at junction 4 of the M90. This will minimise the impact on the local traffic. The north east access point will be improved with additional signage to prevent the majority of cars driving through Kelty and Kingseat.
Heritage	<ul style="list-style-type: none"> Desire for a memorial/museum to mark witches and heritage of mining in the area. Greater reference to Lassodie village and its history required. 	<ul style="list-style-type: none"> A witches memorial is included in the eastern section of the masterplan, along with a new farm shop and art gallery with a community space, that sits at the heart of the scheme referencing the lost village of Lassodie.
Accessibility	<ul style="list-style-type: none"> Concerns raised that the site would not be accessible to the public. Requirement for paths and cycle routes through the site. These to be accessible by wheelchair/mobility scooter. Provision of toilets and benches on walking paths. Affordability for local people to access facilities on the site and not just tourists. 	<ul style="list-style-type: none"> The site will be fully accessible to the public. With existing walking paths improved and new cycle routes developed alongside equestrian and fitness trails. Provisions for WC's and rest points will be included and tie back to the proposed walking art trail, linking the many new art installations that will enhance the existing landscape.
Leisure/recreation	<ul style="list-style-type: none"> How will they fishery/fishing be managed when there is not full control over the loch? Creation of small artificial beach. Facilities for fishing/water sports, including kayaking. Outdoor sauna and area for local artists/crafts people to teach their skills. 	<ul style="list-style-type: none"> Fishing will be controlled to certain points within the ownership boundary with a fishing school developed as part of the masterplan. An aquatics and boating centre will provide facilities for use on the water. Local artists and crafts people will be encouraged to use the site wide facilities to teach and educate visitors.





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Examples of Development



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Remembering the Accused Witches of Scotland (RAWS)

The masterplan includes a Witches Memorial, strategically positioned in the western part of the site. This initiative aligns with RAWs's mission to educate, commemorate, and advocate for individuals unjustly accused of witchcraft. The memorial is envisioned as a beacon for promoting inclusivity and diversity, playing a pivotal role in the site's arts, heritage, and cultural walking trail.

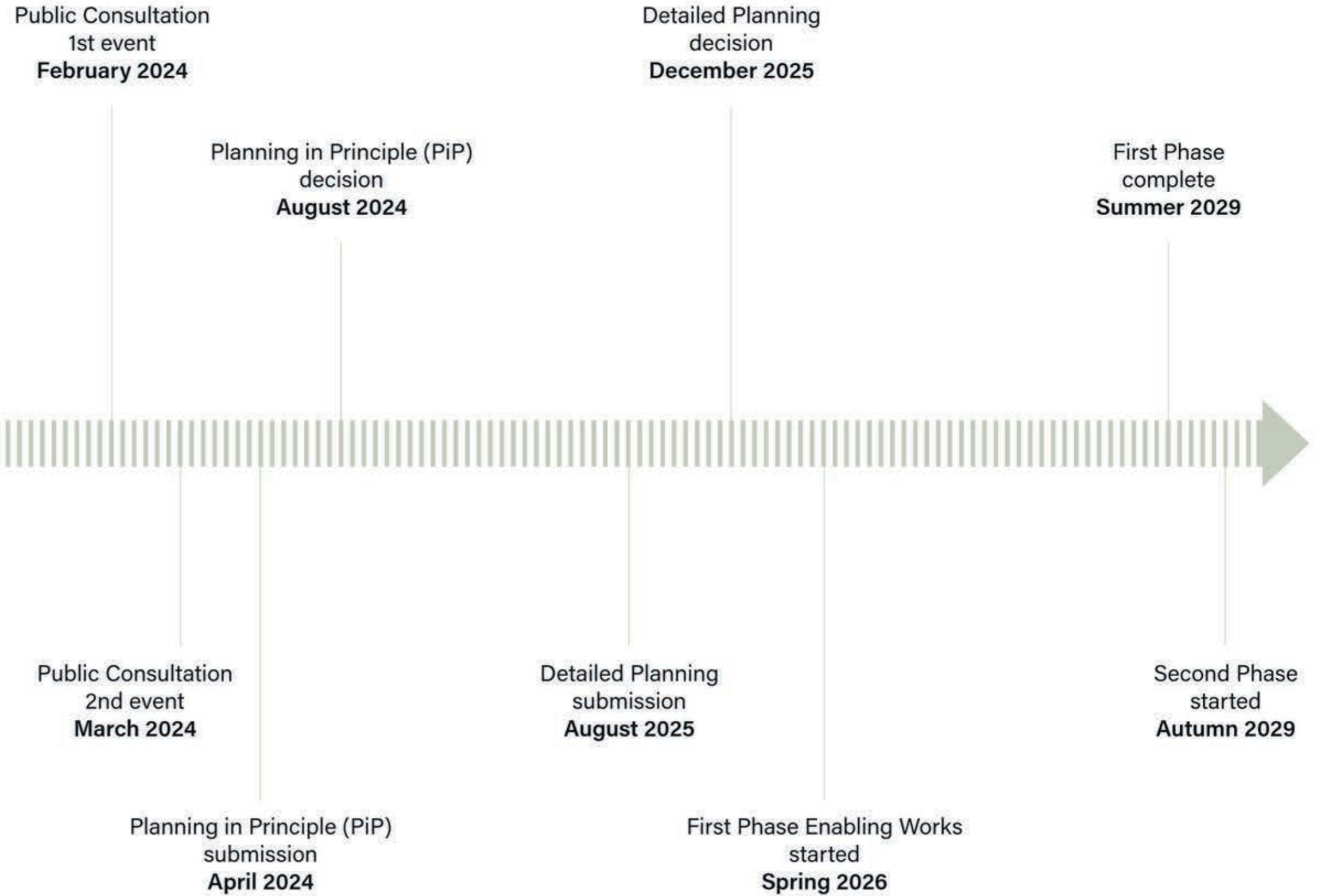
The memorial aims to heighten awareness about Fife's rich, ancient past and to inform visitors about the unjust persecution of those labelled as witches in Scotland. Envisaged as a serene clearing within the forest, it will feature a circle of stones and a modest shelter, creating a fitting and evocative setting that honours this significant Scottish location.

Remembering the Accused Witches of Scotland is a non-political, non-affiliated, small but growing group of social justice campaigners, historians, and passionate community members who wish to raise awareness of the history of the forgotten women and men who were victims of Scotland's witch trials.





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Timeline



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Do you like the proposals for the site?
(Please use the stickers provided to mark your answer)

Yes

No



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Question 1



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Are there any elements of the proposals that you particularly **don't like** and why?
(Please write your response on the post-its provided and stick on the board)



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Question 3



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Next steps

Your valuable feedback will allow us to inform and improve our proposals, prior to the submission of a planning application to Fife Council. This will help us to develop the St Ninians site for the benefit of the surrounding communities.

So, fill in a feedback form and put it in the box provided, return it to the contacts supplied below or complete it on our website – www.stninianswellness.com/consultation. **The deadline to received comments by is Friday 22nd March.**

Orbit Communications

Email: hello@stninianswellness.com

Address: 42 Charlotte Square, Edinburgh EH2 4HQ

Submission

It is anticipated that an application for Planning Permission in Principle (PPiP) will be submitted to Fife Council in Spring 2024. This will be supported by a masterplan, outlining how the St Ninians and Loch Fitty area will be enhanced.

The planning application will also include a range of supporting detailed technical and environmental studies.

A pre-application consultation report will accompany the planning application, outlining what community consultation has taken place and how any feedback was taken on board, addressing any comments which could not be accommodated.

Should it be consented by the Council, expected in the second half of 2024, then various elements of the proposal will be progressed by either Applications for Matters Specified in Conditions (AMSCs) or detailed applications.



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What Happens Next?



ST NINIANS WELLNESS



ST NINIAN'S
DUATHLON SERIES



9 MARCH 2024

Duathlon Duo | Short Course

St Ninian's

Dunfermline

MORE DETAILS



ST NINIAN'S
DUATHLON SERIES



6 APRIL 2024

Duathlon Duo | Medium Course

St Ninian's

Dunfermline

MORE DETAILS

To book a place at the events, please visit - <https://durtyevents.com/duathlon-events/>



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Upcoming Sporting Events