

Crail Community Partnership

Action Programme & “Place Matters”

CRAIL

FINAL

18 February 2025



1. Introduction



The Crail Community Partnership, in support of Crail Community Council, is holding an open session to present its Action Programme to the people of Crail on Saturday 1 February at Crail Community Hall from 10am to 12.00.

The purpose of this session is to update progress on its Action Programme since the Local Place Plan for Crail was completed in December 2023, and to ask for community support in implementing the Action Programme.

This is the Community's opportunity to become involved in projects and initiatives for Crail which will be implemented in the future.

Your involvement in this process matters.

Like the Local Place Plan, the Action Programme also presents the opportunity to contribute to the creation and shaping of the planning policy which Fife Council will be producing to replace the existing FifePlan.

2. How has Crail already contributed to Fife Council’s Policy?



In 2017 the Crail Community came together to, amongst other objectives, “seek a community mandate to shape planning policy and major development proposals for the good of the community.” Over the following 2 years workshops and public sessions were held and survey documents assessed. The surveys conducted in the Spring of 2018 and 2019 made clear the Community aspirations. For example, affordable housing is identified as a priority as is the need for more/better shops and for road and footpath provision and improvements. The Charette document published in 2019 was the product of this research and community consultation process.

Following the publication of regulations and guidance by the Scottish Government, the Charette document was revised and updated and was the subject of further public consultation in October and November 2023. This resulted in the Crail Local Place Plan (“LPP”) which was completed and submitted to Fife Council for registration.

3. Progress on the Community Aspirations



The Crail Community Partnership was formed in 2019 charged with delivering the Community aspirations. The Crail Community Hall was acquired in 2021 for the people of Crail. Since then it has undergone a series of improvements (for example the provision of a new boiler and a new kitchen) and recently has been the subject of initiatives to lower the building’s carbon footprint. That work is ongoing. It currently hosts the Friday Community lunch, Pilates, Yoga, Badminton, Pickleball, Table Tennis, the Wine Club and the Folk Club and many other activities. It raises significant revenue as a wedding venue, which helps subsidise rental costs to local community users and groups.

In terms of Green Spaces, land has been acquired for the Community to create a 14.3 hectare rewilded nature reserve. Initial work for that project is now complete and thanks to Community input with planting we are seeing growth and an increase of bird and animal visitors. Land has also been acquired (and work undertaken) at Pinkerton Triangle, Bow Butts and West Braes for the creation of accessible green spaces for the Community.

Waste facilities have been improved with new solar powered bins and a glass recycling facility.

The 20 mph traffic restriction has now been formally adopted through Crail and new and refurbished business premises have opened.

These initiatives have been implemented using funding from Government, other charitable foundations and also, importantly, from crowd funding and contributions from the Crail Common Good Fund. These projects could not have been achieved without continuing Community support.

But we cannot stand still if we are to achieve the objectives set out in the LPP and to continue to identify and implement new projects. The Crail Community Partnership is committed to implement the Action Programme and in the longer term to continue to supplement it and to consult the Community on it. ***We need your support, voices and your ideas to do this.***

4. Fife Council and “Place Matters”



This review coincides with Fife Council’s call for sites and ideas to be submitted, so that these can be considered for inclusion in new Fife-wide planning policy. The statutory planning policy for Crail is currently contained in the Scotland-wide planning document (NPF4) and in the Fife Plan. The Fife Plan is coming to the end of its life and Fife Council has issued a general invitation for people and organisations to submit ideas and proposals for sites to be included in the new Fife Plan which will be called “the Fife Place Plan” (FPP).

This consultation exercise (called by Fife Council “Place Matters”) is currently open for submissions and will close on 24 February 2025. The timetable for the new FPP provides for adoption in June 2028 and there will further consultation and reporting in the meantime.

The Crail Local Place Plan was registered in May 2024 and has now attained official status. The result of this is that Fife Council will take it into account in drafting the new FPP. That is a significant success for us but there is an opportunity now to look again at the issues addressed in the LPP to see if there is more that we can say about our ideas and proposals for Crail. Following the public consultation exercise for the Action Programme, Crail Community Partnership will be reviewing it to see if any proposals lend themselves to submission to Fife Council for the Place Matters exercise.

Consultation

This Crail Action Programme was the subject of a four week consultation period in January and February 2025, including an open session at Crail Community Hall for the public to ask questions and air their views. Feedback responses show overwhelming support for the Action Programme. Comments received indicated priorities and delivery issues which Crail Community Partnership will take on board as part of its implementation of the Action Programme. A very slight amendment to the consultation version of the Action Programme has been made at point 12 (“affordable homes and hospitality workers”) to clarify this issue.

Crail Community Partnership is grateful to all who responded to this consultation which enables the projects in the Action Programme to move to the next stage - implementation. Some of these initiatives will be the subject of submissions to Fife Council for its Place Matters consultation.

5. Why we need your support

With your support and suggestions this Action Programme will carry the endorsement of the Crail Community. We need your involvement to give that submission the weight it deserves. In the event that the Action Programme produces proposals which are capable of being submitted as part of the Place Matters submissions, your support will be essential to demonstrate Community buy-in to those submissions.

6. What can you do to help us at this stage?

Please look at the Action Programme and let us have your ideas and comments either on the attached feedback form, or to CCP members in the hall or by email to crailcommunitypartnership@gmail.com. We will be reporting on this consultation exercise as part of the Fife Council “Place Matters” submission so please let us have your ideas and comments no later than 14 February 2025.

Thanks for your help.

Crail Community Partnership

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Action Programme

Crail Community Partnership
and “Place Matters”

Action Programme



Integrating New Development



Action	Lead Players	Implementation
1. Use this Local Place Plan as the basis for the Indicative Development Framework for Crail North, and for Crail Airfield reflecting community aspirations in the development's planning, design, delivery and developer contributions.	Fife Council Crail Community Partnership Landowners/developers Crail Community Council	Endorsement of Local Place Plan by Fife Council as basis of Indicative Development Framework for Crail North and the airfield.
2. Improve access to healthcare facilities in Crail at present, and reassess changing community needs as local population grows.	Fife Health and Social Care Partnership (H&SCP) Crail Community Partnership Crail Community Council Local Chemist Skeith Medical Practice	Meet with H&SCP/NHS staff to explore options for improved local access to primary healthcare now and in the future, potential roles for the community in supporting local service delivery.
3. Ensure schools have sufficient capacity to accommodate expanding population.	Fife Council Headteachers/Parent Councils	Publish information about school's capacity, anticipated number of additional pupils from development proposals in Local Development Plan, and anticipated measures to accommodate that growth. Potential for developer contributions
4. At Crail North and Crail Airfield, any application for development should be accompanied by a Master Plan and a Design Guide (including density requirements) for the whole policy-designated site. The required Master Plan should stipulate phasing of development and include requirements for access and offsite transport and other provision and improvements. Further details are referred to in the Crail Local Place Plan. This proposal is a key element for the future of Crail.	Developers Fife Council Crail Community Council	- Planning applications for these sites to be conditioned appropriately to secure compliance with the relevant Master Plan (including phasing) and Design Guide. Also Section 75 Agreement to secure compliance. - The community seeks to actively engage with developers and landowners to achieve community-enhancing developments on both these major sites. These sites, and the community improvements and contributions which should be delivered as part of their development, are key to many of the proposals identified in this Action Programme.

Affordable homes



Action	Lead Players	Implementation
5. Approach existing local housing associations to give priority to local people through a Local Lettings Initiative for existing homes or new-build stock.	Crail Community Partnership Existing housing associations	Discussions with local housing associations.
6. Encourage planning requirements for affordable homes to be constructed on brownfield sites within Crail.	Developers Fife Council Crail Community Council	Discussion with Landowners.
7. Promote a range of financial models for new homes to maximise affordability for local people.	Developers Fife Council Crail Community Partnership Scottish Government Crail Community Council	Include in planning application and consent. Secure with Section 75 Agreement and appropriate planning conditions
8. Restrict at least a proportion of new housing to be used only as “principal residences” (i.e. not second homes).	Developers Fife Council Crail Community Council	Include in planning policy/guidance, title deeds, planning application & planning consent.

Business and Tourism



Action	Lead Players	Implementation
9. Harbour use investment plan to support local fishing industry and enable greater use of harbour for fishing, watersports and tourism. Harbour property investment plan to focus on utilisation of harbour properties, focused on bringing the harbour back to life upgrading and repurposing existing buildings for fishers and leisure businesses.	Crail Community Partnership Fife Council Local fishing industry and marine sector Crail Community Trust	Feasibility study for future investment in the harbour, encompassing harbour infrastructure, dredging and seaweed, condition of the beach, access and parking, lighting, visitor facilities, waste management, events infrastructure, condition and re-use of historic buildings. Consider the acquisition of Common Good land within/adjacent to the harbour to secure the investment plan.
10. Co-ordinated East Neuk Destination Development and marketing, including a local business directory, marketing, signage and visitor parking/access.	Fife Council Crail Community Council East Neuk Tourism Association Welcome to Fife (Fife Council)	Organise East Neuk tourism summit to agree priority.
11. Secure better mobile signal and broadband – make Crail a ‘Digital Royal Burgh’. Explore the possibility of Community WiFi.	Crail Community Partnership Ofcom Scottish Government Telecoms industry Other East Neuk communities Crail Community Council	Lobby broadband and telecoms companies /public sector for faster connections, more bandwidth and better mobile signal.
12. Creation of affordable homes. This will assist hospitality workers to live locally. See “Affordable Homes” above.	Developer Housing Associations Fife Council Crail Community Council	Include in planning policy/guidance, title deeds, planning application & planning consent.
13. Create more workshop/business premises and repurpose existing buildings within Crail. Make provision in new development sites, notably Crail Airfield.	Crail Community Partnership Property/business owners Fife Council Crail Community Trust Crail Community Council Developers	- Approach Historic Environment Scotland about a Townscape Heritage or Conservation Area Renewal Scheme - Include in policy/guidance for new sites.

Business and Tourism *continued...*



Action	Lead Players	Implementation
14. Improvement to infrastructure such as signage, public toilets (including beach facilities at Roome Bay.	Crail Community Partnership Fife Coast & Countryside Trust Fife Council Crail Community Council	• Agree arrangements with Council.
15. Provision of visitor parking to include touring caravans and motorhomes at appropriate brown and green field sites around Crail.	Developers Fife Council Crail Community Council Crail Community Partnership	• Identify and acquire sites and consider facilities (including EV sites) to be provided. • Include in master planning for new development.
16. Development of Active Routes to enhance resident and visitor experience and provide sustainable travel alternatives.	Developers Fife Council Crail Community	• Include in master planning for new sites.
17. Co-ordinated public transport to link up bus services and bus and rail service to provide a sustainable travel alternative.	Stagecoach Scotrail Fife Council Crail Community Partnership	• Discussions with Fife Council and Stagecoach.

Community Facilities and Local Services



Action	Lead Players	Implementation
18. Co-ordinated plan for future of community buildings (Community Hall, Town Hall, Legion Hall, Kirk Hall etc) including future of Crail Kirk. – considering new potential uses like youth club, men’s shed, community growing space, business space and many others.	Crail Community Partnership Owners/tenants of buildings Fife Council Historic Environment Scotland Crail Community Council Crail Kirk	Feasibility study into future potential uses and investments on behalf of interested parties (linked with potential community-led regeneration scheme project for the town centre).
19. Provision of public EV points for householders in Crail.	Crail Community Partnership Householders Fife Council Crail Community Council EV suppliers	Commence negotiations with providers. Consult Fife Council re suitable planning options (especially within the Conservation Area).
20. Mutual support amongst local community organisations to co-ordinate activity, volunteering, fund-raising and events.	Crail Community Partnership Local community organisations Fife Voluntary Action Crail Festival	Promote membership of CCP to all local organisations and individual residents
21. Maintain and make more of green community areas including Victoria gardens, Beechwalk Park, Roomebay, Castle Walk Meadow and the Putting Green.	Crail Community Partnership Fife Council Local community Crail In Bloom Putting Green Volunteers Crail Community Council	- Volunteer maintenance - Community food growing - Children’s events
22. Improved connectivity generally with surrounding communities and core services (eg hospitals) for health, social care and employment opportunities.	Crail Community Partnership Fife Council Surrounding communities Crail Community Council	Consultation with appropriate bodies led by CCP

Environment



Action	Lead Players	Implementation
23. Biodiversity positive: An overarching strategy that all developments in Crail must be biodiversity positive. New developments must commit to 15% biodiversity priority areas within their area of development or 25% offset within the larger Crail area.	Crail Community Council Fife Council Local Councillors Crail Community Partnership	• Early dialogue and planning input by the community for nature gains in any Crail development • Full recognition by Fife Council planners of the role of the community in setting biodiversity positive conditions for planning consent.
24. Wildlife habitat creation and maintenance: Acquire and manage common land for nature and people	Crail Community Partnership Fife Council (Community Land Asset Transfer legislation)	• Already in CCP ownership - 14.2 Ha Lower Kilminning - 1.2 Ha Pinkerton Triangle - 0.33 Ha Bow Butts - 0.20 Ha West Braes park • West Quarry Braes, common good field adjacent to former garden centre NW Crail edge and other pieces of potential connecting and wildlife habitat that are possible to be part of future Community Land Asset transfers.
25. Wildlife habitat maintenance	Fife Council Crail Community Partnership Crail Community Council	• Shift to nature based solutions for habitat maintenance in Crail. • Less grass cutting, leaf blowing and particularly no further use of herbicides to manage paths, verges and roadsides.
26. Green corridors: Extend Denburn Wood southwards through Denburn Fields and create more people accessible, wildlife friendly habitat.	Crail Community Partnership Crail Preservation Society	• New gates put in; a path from Denburn to connect to Roome Bay through the field planned with exploratory fund raising; • Management of a meadow area as part of the St Andrews University Meadows in the Making habitat creation scheme; • Extension of the orchard to create a large wooded area of Scottish heritage apple varieties; planting of native small trees and shrubs

Environment *continued...*



Action	Lead Players	Implementation
27. Green corridors: Extend Denburn Wood northwards into Bow Butts and then along the west side of the Crail North development when this happens.	Crail Community Partnership Fife Council Crail Community Council	- Bow Butts now in Crail Community ownership through Community Asset Transfer to form an extension of Denburn Wood. - The wooded strip and connecting path along the west edge of the proposed Denburn North into Bow Butts, Denburn and Beech Walk remains a key priority for the green corridor strategy.
28. Green corridors: Pinkerton triangle as connecting wildlife habitat from Roome Bay to Sauchope to Kilminning. Improve core paths at Pinkerton generally	Crail Community Partnership Sauchope Caravan Park (Largo Leisure)	- Pinkerton Triangle now in Crail Community ownership through Community Asset Transfer. Now managed for wildlife - A wooded strip to be planted along the north edge of Sauchope caravan park to connect to Kilminning.
29. Green corridors: 10,000 trees for Crail	Crail Community Partnership	- Planting of mixed native tree species throughout Crail. Roome Bay, Castle Walks, Sauchope edge; Kilminning; connections between North and South Kilminning; North Kilminning and Craighead; Wormiston and Crail; Bow Butts and Balcomie Caravan Park; other sites as identified by community consultation. - Strategic planting to replace ageing established trees along the edge of Beech Walk Park and other areas.

Environment *continued...*



Action	Lead Players	Implementation
30. Upgrade local path network: requirements for maintenance, signage, seating, missing links etc – including creation of Heritage Trail and restoration of specific monuments and points of interest”	Crail Community Partnership Fife Coast & Countryside Trust Fife Council Paths for All Historic Environment Scotland Landowners Volunteers Crail Community Council	- Community-led audit of existing path network, to inform where to focus activity and resources. - Dialogue with local landowners. - Volunteer activity days for path maintenance etc. and equipment already in place; continuation and refreshing initiatives - Ensure current and new paths have wildlife also as a priority to allow connectivity between wildlife areas in Crail. - Funding applications for specific elements
31. Develop East Neuk cycling network for leisure and commuting, to include signage, safety interventions and marketing. Provision of core paths for off road cycling and walking, particularly towards Anstruther and Kingsbarns	Crail Community Partnership Other East Neuk communities Transition University of St Andrews Sustrans Fife Council Landowners Crail Community Council	- Develop and implement proposed Crail to St Andrews shared use path. - Cooperate with feasibility study for cycle provision on A917 between Anstruther and Crail. - Implement East Neuk 50 cycle route. - Consider wider ‘quiet lanes’ network. - Dialogue with local landowners to create a wider, more informal network of paths to allow safe and attractive inland connection between Crail and Kingsbarns (including the Distillery and Cambo), and Crail and Kilrenny, without having to use roads.
32. Develop and implement town-wide Active Travel Plan to promote walking, cycling and public transport improvements, incorporating accessible footways for all ages and abilities throughout the town centre, management of visitor/resident parking (including campervans), vehicle speeds etc.	Crail Community Partnership Fife Council Paths for All Sustrans Historic Environment Scotland Crail Community Council	- Funding applications for specific elements - Contact NHS and other health organisations like Alzheimer’s Scotland for support.

Environment *continued...*



Action	Lead Players	Implementation
33. Dark sky protection: mitigation against light pollution.	Fife Council Crail Community Partnership Crail Community Council Developers and land owners	• Encourage energy efficient and baffled lighting throughout Crail and in new developments • Include lighting in all planning processes • Renewal of streetlights to include “full cutoff” lights • Raise awareness of light pollution and so encourage switching off or dimming of lights on community buildings and private property
34. Better recycling facilities, particularly for less mobile people who have difficulty using current systems.	Crail Community Council Crail Community Partnership Fife Council	• Public glass recycling now in place at the Primary School. • Work with the Council to make recycling facilities /kerbside recycling easier to access and use.
35. Improved waste management: beach cleans and less litter/dog-dirt.	Crail Community Partnership Fife Coast & Countryside Trust Fife Council Crail Community Council	• Gull-proof litter bins introduced, • Voluntary beach cleans (e.g. beachclean.net) and anti-litter/dog-dirt initiatives carried out • All actions need to be continued and periodically refreshed.