

# Crail Community Partnership

Deciding Crail's Future  
Local Place Plan – 20.06.19



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*Available on Crail Community Partnership website*

Fife Local Development Plan  
Community Survey, Spring 2018  
CCP Community Survey, Spring 2019



# Foreword by the Crail Community Partnership

## Crail, Jewel of the East Neuk

This report presents the Crail community's Local Place Plan- a community-led, collaborative approach to tackling the social and economic challenges that Crail faces in the future. The Local Place Plan has been developed through a wide-ranging and extremely well-supported community engagement process, led by the local community, which included three public workshops and many other activities during 2018-19. We have been guided by professional opinion, but the outcome and plan reflects how the people of Crail would like to see the town develop.

The process has been strongly supported by the Scottish Government's Making Places initiative and Fife Council. The Crail community are grateful for this co-ordinated support and look forward to it continuing into the delivery phase as an exemplar of community empowerment and planning.

What is new and pioneering about Crail's approach is that it has included a collaborative approach to land-use planning and development: rather than seek to resist significant planned growth on the edge of the settlement, Crail embraces this as a positive opportunity to create a more sustainable community. We have an excellent opportunity to successfully trial the proposed Masterplan Consent Area approach in order to deliver high quality development

through full consultation and democratic consent for change from all stakeholders in the community. This plan very much embodies the Planning Bill's Local Place Plan approach, incorporating a 'whole-town' approach to placemaking- encompassing not only the built and natural environment but also community empowerment and service delivery.

The Plan is specifically designed to tackle challenges to the local community's long-term sustainability – including declining population and employment opportunities, access to housing for local residents, reductions in community facilities and public services, and opportunities for young people.

Overall, the document is an ambitious but realistic statement of community aspirations. It is work in progress and means nothing unless we can make it happen. The local community will lead delivery of this plan, but it will also need continuing support from others – particularly Fife Council and the Scottish Government. Crail has a great opportunity not only to build its future from within, but also to act as a pathfinder for the rest of Scotland – by working collaboratively, capitalising on Crail's assets, and tapping into the opportunities presented by new development.

*Crail Community Partnership for the Crail Charrette,  
June 2019*





# Executive Summary

This report summarises the process and outcome of a Charrette conducted in Crail during 2018-19 to create a Local Place Plan for the sustainable development of Crail consistent with the long-term aspirations and wishes of Crail stakeholders, of all ages, social groups and degrees of community engagement. The Charrette was a community-led collaborative activity consisting of three well supported public workshops and a wide range of associated community engagement projects including surveys which captured the opinion of all demographic and social groups – and the contribution of at least one third of Crail stakeholders. Charrette activities were designed to identify both the problems facing the future development of Crail and the principles and challenges that might shape how those problems might be addressed. The product of this process was a Local Place Plan with associated actions.

A number of challenges to the local community's long-term sustainability were identified including declining population and employment opportunities, poverty and disadvantage, access to housing for local residents, reductions in community facilities and public services and opportunities for young people. The quality of the environment – both the natural environment and in terms of local services – were clear priorities for everyone. The Local Place Plan was designed to improve local capacity to tackle poverty, reduce inequality and promote social justice and is based on a range of long term strategic goals to improve the environment of Crail for everyone (page 6) with a continuing emphasis on enhancing the centre of Crail and developing further the current sense of community. These goals are:

- Integrating New Developments
- Extend and Connect Community Wildlife-friendly Greenspace
- Develop Active Routes
- Develop Community Facilities
- Improve Coastal Walk
- Improve Harbour Facilities
- Improve the Town Centre
- Develop Opportunities for Employment and Small Businesses

The local community intends to achieve those goals through 5 priority actions, with lead players and first steps identified:

- Integrating new development (page 17)
- Affordable homes (page 23)
- Business and tourism (page 24)
- Community facilities and local services (page 26)
- Environment (page 28)

The report also includes a development framework for the proposed new housing development in Crail North (page 21), as our most pressing challenge to make Crail an equitable and sustainable community. As such it is a test case for how the charrette process might succeed in bringing all of a local communities' aspirations into development decisions.

- New housing should reflect and respect what Crail represents and is required by the people of Crail.
- The new housing must include sustainable, affordable accommodation for all ages. In particular this would

include local young adults looking to set up new homes and older people wishing to downsize to more appropriate accommodation for later life.

- New housing should not be treated as a dormitory solution where people work elsewhere with little connection to Crail. This includes the development making a contribution to the local economy, particularly helping local businesses and tourism.
- The scale of the proposed development has the potential to increase the Crail population by one third. This will inevitably have a material impact on community services, facilities and environment. Therefore, a 'whole place' approach needs to be adopted in creating detailed investment proposals for such a significant expansion to Crail.
- New developments like Crail North must have community, wildlife-friendly green space to act as corridors and pathways around and through them, to connect into the existing path and greenspace network of Crail.

The overall recommendations represent a clear outcome of local democracy with involvement from the whole of Crail. Crail is a community clearly expressing its wish to determine its future in a sustainable way, and expecting these ambitions to be fully considered and respected within the context of the larger development plan for Fife.

# Local Place Plan - Spatial Framework

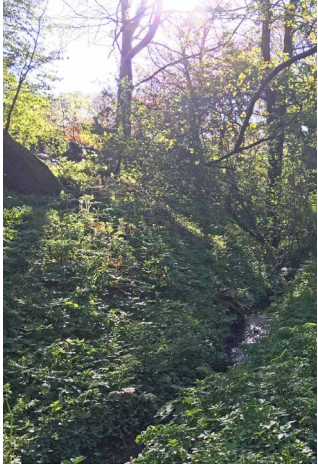
This plan summarises the principal initiatives which have been developed through the community engagement process to deliver the vision for the future of Crail.

The key strategic goals are:

- (A) Integrate New Development
- (B) Extend Community Greenspace
- (C) Develop Active Routes
- (D) Develop Community Hall
- (E) Improve Coastal Walks
- (F) Improve Harbour Facilities
- (G) Improve Town Centre
- (H) Employment uses for small businesses



This local plan arises from the long-term, wide-ranging consultation and conversation with everyone in Crail as part of the charrette process. A cumulative total of over 1200 separate contributions from the residents and stake-holders of Crail, involving at least 550 separate individuals.



## **(A) Integrate New Development**

Ensure new development is physically part of Crail and is well integrated into the existing community, is well connected, and does not become an isolated edge-of-town development which harms the town centre. Ensure that new housing and landscape is of good quality design and appropriate to the character of Crail.

## **(B) Extend Community Greenspace**

Extend Denburn Wood to structure and connect the Crail North development as part of a network of green corridors for pedestrians and cyclists. Continue to expand community green space and woodland.

## **(C) Develop Active Routes**

Expand and improve the existing network of pedestrian and cycle routes within Crail to create an active, connected community.

Integrate this network with the wider paths and cycle routes of the East Neuk to connect to other towns and villages.

## **(D) Develop Community Hall**

Develop the community hall to create a multi-purpose space that provides expanded and improved facilities, including youth activities.

## **(E) Improve Coastal Walk**

Improved pathways to access Harbour and Coastal Walk, and to connect to an expanded inland path network.

## **(F) Improve Harbour Facilities**

Improve appearance of Harbour and its surroundings. Refurbish or replace harbour shelters to provide storage for fishing businesses and expanded tourism and community activities.

## **(G) Improve Town Centre**

Improve the pedestrian experience to encourage more use of town centre businesses. Focus business activity in the town centre.

## **(H) Small Business Premises**

Improve availability of small business units.



Crail is pioneering a new community-led approach to tackling inequality and creating opportunity. Like many communities in rural Scotland, Crail faces challenges around affordable homes, access to employment, youth opportunities and access to public services and facilities. The local community has realised that it needs to take the lead in working collaboratively with the public sector as well as local and the Scottish government to tackle these issues. This report explains how the community has come together to do that, and outlines the strategy and actions for the long term sustainability of Crail.

### Local Plan

Preparation of the plan was led by the local community during 2018-19 through a number of local voluntary organisations working together as the Crail Community Partnership. Hundreds of local people supported preparation of the plan, ensuring that it is rooted in community aspirations. Fife Council and the Scottish Government's "Making Places" fund also provided valuable assistance. The process was facilitated by 7N Architects and Nick Wright Planning, who also prepared this report, with heritage consultant John Sanders of Simpson & Brown. The local community originally came together in 2017 to prepare this plan as an opportunity to:

- Take stock of the community and its future.
- Develop a long term vision to shape and focus initiatives.
- Seek a community mandate to shape planning policy and major development proposals for the good of the community.
- Raise the profile of the community's needs and vision with local and national government.





High Street

As work progressed during 2018-19, it became clear that the plan would be more than this – that it represents the start of Crail’s community empowerment journey over the next decade, bringing together the Scottish Government’s aspirations for community empowerment, planning and placemaking at a very local level.

This Local Place Plan therefore includes the community’s vision for the next 20-30 years, together with a strategy to guide action over the next 5 years to deliver that vision. It should be seen as a flexible framework to guide collaborative action by residents, community groups, the local authority, Community Planning partners, businesses, developers and the Scottish Government.



Tolbooth and Town Hall

The local community is grateful for the support it has received from local and national government to enable preparation of this plan, and looks forward to that support continuing as Crail moves from planning to delivery as an exemplar of community empowerment and community-led placemaking for Scotland as a whole.



Visioning Charrette



# Challenges

Crail is a small rural community which has been described as “The Jewel of the East Neuk”, but beneath that image there lies a much less evident layer of disadvantage and inequality.

Over its long history, the Royal Burgh of Crail has experienced many major economic and social changes as commercial activities rise and fall. Historically it was a major trading and marketing town, then a thriving herring port during that industry’s heyday.

During the last 20 years the population has been declining, down 13% between 2001-2011 to around 1,700 today. Consequently, the number of jobs has decreased, dropping 9% between 2009-2014.

There are a significant number of older residents (550), but the majority of the population is of working age (900) with employment spread between a range of sectors such as St Andrew’s University, local hotels, the care sector, farming and retail. Employment opportunities are poor for young people in particular. 35% of Crail’s working population commutes to St Andrews for employment.

Although the Crail community is often characterised as containing a large and affluent retired population, the recently published Local Strategic Assessment for North East Fife (by Fife Council) identified Crail as performing relatively poorly compared to other areas in terms of outcomes; Crail is showing as ‘least improved’ compared to similar communities in Scotland. Particularly striking, and at odds with the perception that Crail is an affluent community, is the estimated percentage of households with gross income of <£300 per week: 26% is

more than the Fife and Scottish averages of 21.6% and 21.5% respectively.

Fife Development Plan envisages development of 320 new homes in Crail, in addition to 120 homes built recently (compared to a total of approximately 1,250 homes in Crail in 2018). This has acted as a catalyst for the community to work together to make sure this development becomes an integrated part of the existing community. The proposed expansion has also been a spur for increased concern about the more fundamental issue of Crail’s sustainability as a living community.

The community has a primary school, several community venues and has successfully increased its community assets in the last three years with establishing a community run tennis court, seasonal putting green and green gym. But for a community of its size there are notable gaps in services. Recent closures include third sector children’s care, GP surgery, Post Office and library. With the closure of the library, besides the loss of normal library services, access to a community internet hub was lost. Although there are 128 young people aged between 10 and 19 living in Crail, the youth club closed recently after 20 years.

Given that approximately 25% of the population do not own a car, Crail’s remoteness from large centres of population, and the increasing numbers of ageing single people who need support, this loss of services adversely affects people of all ages in the community.

Access to housing is a particular problem for younger people and families in Crail. This is coupled with a lack of economic opportunities for young people.

Rising costs of housing and a growth in holiday home ownership make it difficult to attract and retain younger people in the area. A large number of second homes and high seasonality contribute to make Crail a fragile place economically, with high street businesses at risk.

In summary, the community’s big challenge is to make sure that there are opportunities for the local people to live and mix with each other, and to provide activities and services that meet the needs of all (and not just sections of) the local community.

As a small rural community, Crail is concerned about its future sustainability. During the initial visioning stages of work in Spring 2018, the community identified four significant and related challenges that it faces:



## Fragile Economy

Concern about retaining fragile businesses and services, and attracting new businesses, particularly given Crail's size and location, the growth in second home ownership in recent years, and apparent increasing seasonality of the local economy.



## Rising House Prices

The difficulty of attracting and keeping families and younger people – particularly given the high cost of residential property and lack of opportunities for young people.



## Access to Services

An ageing population, and the specific challenges that this creates around access to services and facilities, including transportation links.



## Future Development

Ensuring that areas of development land allocated are developed to enhance the community, in terms of:

- a. Providing permanent housing and other opportunities for the local community as a fully integrated part of Crail.
- b. Increasing the quality of urban realm, landscape and public space.
- c. Ensuring that the implications of the offshore windfarm development on the community of Crail, including the fishing community, are better understood.

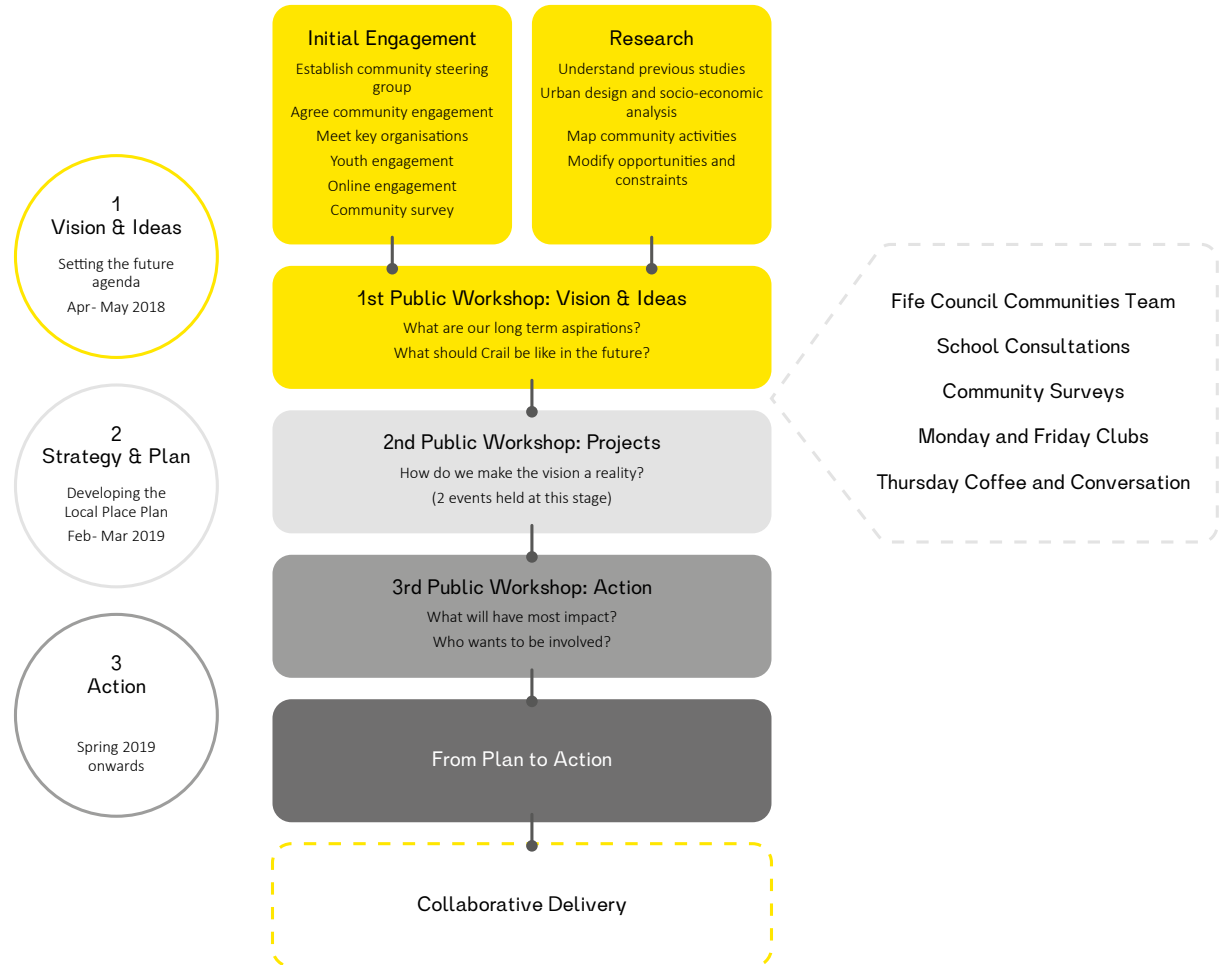
This Local Place Plan shows how the local community intends to come together to tackle these challenges.

# Community Engagement

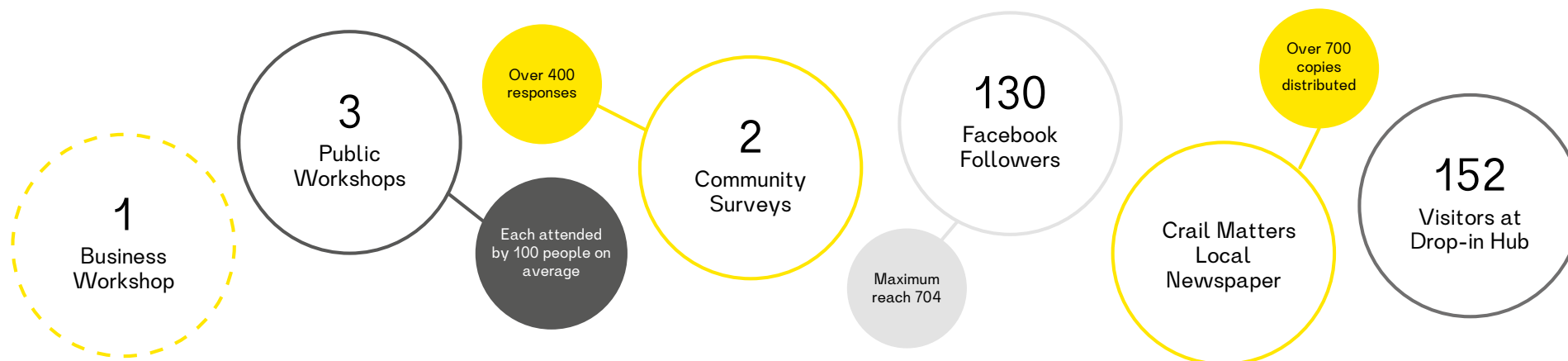
This plan was co-produced with the local community through a three stage “charrette” style process between Spring 2018 and Spring 2019. The process was commissioned and led by Crail Community Partnership, with support from 7N Architects and Nick Wright Planning. The engagement strategy comprised three stages moving from vision through strategy to action, with the local community setting the agenda at each stage through a facilitated process.



Strategy Workshop February 2019







Three weekend Charrette workshop events formed the backbone of the engagement strategy, each attended by between 80 and 120 people. To ensure that everyone in the community had the opportunity to be involved, these events were supplemented by:

- Community surveys distributed to every household
- Engagement with young people through local schools
- Engagement with older people through various clubs
- Engagement with local businesses including the harbour
- A staffed drop-in centre in February/March 2019
- A dedicated Facebook page
- Regular updates in the popular community newspaper 'Crail Matters'. 551 GDPR compliant contacts to whom

the Digital newsletter is distributed and around 120 hard copies / week - a total of around 700 copies distributed each week. 75% of digital copies downloaded within 6 hours of distribution.

- Circulation of information online and by word-of-mouth
- Promotion via Fife Council Communities Team's networks

At the first public event and associated community engagement activity in May 2018, the local community generated aspirations around a number of themes – services, housing, tourism, business and transport (see Appendices for more information). These developed into the long-term vision that is outlined in section 2 of this report.

At the second round of public events and associated community activity in February 2019, the focus moved to strategy and proposals: what would be the projects and initiatives by which the vision would be implemented over the next 5-10 years? These are described in section 3 of this report.

At the third public event in March 2019, the focus moved to action and delivery: how would the projects and initiatives be implemented? Who should be involved? What should the priorities be? The answers to those questions are in section 3 of this report.

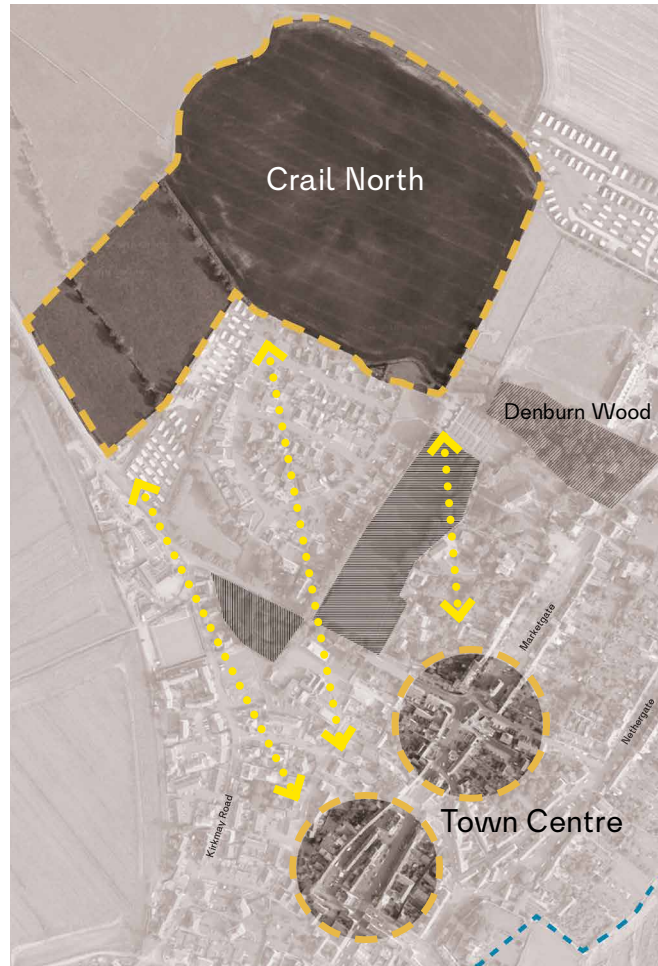
Further detail on the outcomes of the engagement are included in the appendices.

# Key Principles

## New development must enhance the centre and develop a sense of community.

- It is important that any new development is well connected to the centre so that it does not become an isolated outpost with no relationship to the existing community.
- Care should be taken so that the centre does not suffer at the expense of the new development as a result of custom and activity being drawn away to the outskirts.
- Development should be phased to ensure that the community can grow at a sustainable rate without having a detrimental impact on services and infrastructure.
- Development should present an opportunity to enhance Crail's green spaces and the arrival experience for visitors.

Denburn Wood is a significant natural asset and could be used as a pleasant pedestrian route into the centre and can be extended as a green corridor into the new development



## Affordable new homes

- New homes proposed for Crail should be affordable to young people and families to encourage a diverse population. However housing should also be varied to meet the needs of the local community including homes for the elderly and accessible dwellings.
- The number of dwellings available as second homes and holiday homes should be limited to ensure that the area is active and occupied all year round. Access to local affordable housing to ensure adequate access for Crail residents should also be reviewed.
- Alternative methods of procurement should be considered, such as the provision of self build plots, to help further diversify the types of housing available.
- A good working dialogue with Fife Council should be maintained to help make sure this is delivered, also ensuring that people from Crail can afford to continue living in Crail.

## Encourage sustainable tourism and small businesses

- A year-round plan should be put in place to develop tourism in both the busy summer months and also in winter.
- There is a lack of affordable commercial space in Crail, business units should be provided to encourage small businesses to stay in the community rather than moving to larger settlements.
- Improve mobile signal throughout Crail.
- Facilities, such as public toilets and way-finding, should be provided to encourage tourists to remain in Crail for longer stretches of time rather than just passing through.
- Improving cycle paths and pedestrian routes would also encourage more tourists to visit Crail and use existing amenities, boosting the local economy.



Affordable commercial space in the town centre and new development



Improved cycle routes along coast and in the centre



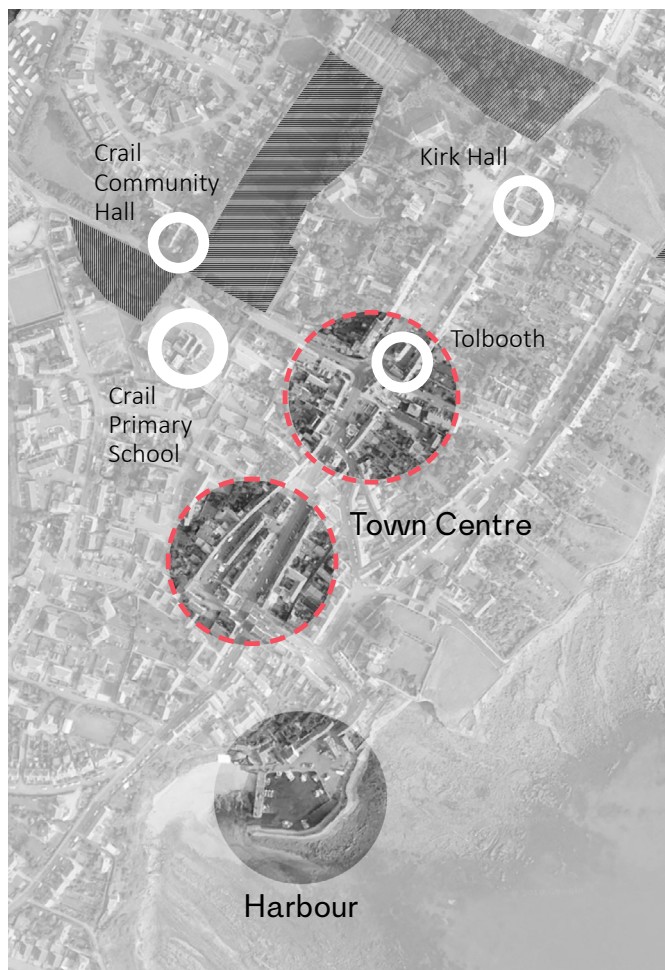
Facilities for tourists



## Improve community facilities and services

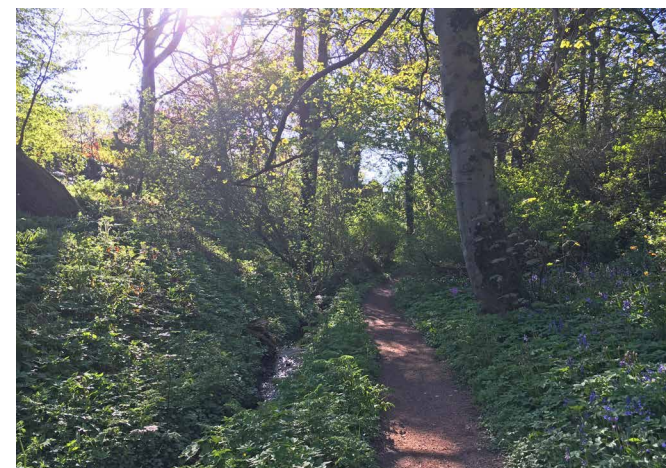
- Crail has a number of community halls and spaces that are significant assets and should be more effectively utilised. These should be improved and opened up for community events which build on the success of existing festivals. More could be made of these important resources through co-ordinated management and on-line availability.
- Development and population increase will help to make the case for new and improved services. The lack of a doctor's surgery, post office and bank are a key concern of existing residents.





## Sustainable growth and development.

- Create new wildlife habitats throughout Crail: within any proposed new development like Crail North, on the existing and proposed expanded footpath network through and around Crail, as well as preserving and enhancing existing habitats like Denburn Wood.
- All new housing should be built to high environmental standards and have suitably-sized gardens and plenty of communal green space. All of these considerations will contribute to growing a sustainable community.
- Public transport and cycle paths should be improved to cater for an increased population of residents and tourists.



## 2. Strategy and Action Plan

This section of the report explains five strategic themes through which the long-term vision will be implemented over the next 5-10 years. The five strategic themes were developed and tested with the local community at the second phase of public engagement in February 2019.

Each strategic theme contains a summary of community aspirations as recorded in the early phases of community engagement for this plan. Priority actions are also identified for each theme. These were developed and tested during the third phase of community engagement in March 2019. More information on who should be involved in these actions, and potential first steps, is contained in section 3.

It is important that the priority actions contained in this section are seen as a flexible framework, not cast in stone. Other initiatives are likely to emerge as circumstances change over the coming months and years. Some priority actions will fall away, others will come forward.



# Integrating New Development

The Charrette feedback shows that the community can be supportive of the new development proposed for Crail North provided it is an integral, connected part of the town and helps Crail to achieve a sustainable future.

Crail is due to expand over the next 20 years. Fife Local Development Plan (LDP), adopted in 2017, proposes that land to the north of the village centre known as 'Crail North' (see Appendices) is to be developed as new housing (indicative site capacity 320 houses), with a small area allocated for employment uses. The LDP anticipates that the development will be phased over a period of 20 years, and requires that an Indicative Development Framework should be prepared to set out the guiding principles for the development.

This section of the report summarises community aspirations for new development, and proposes an Indicative Development Framework and guiding principles for Crail North in line with the Fife LDP.

## Community Aspirations

- Integrate new development with the existing community.
- Create a range of housing, including good quality affordable homes for local people to be built at an appropriate pace across the development.
- Good quality design and architecture that is appropriate for Crail.
- Ensure new development is environmentally friendly and appropriately designed.
- Extend green links through the site to the coast and countryside.
- Maximise walking connections to town centre, new road connection direct to St Andrews Road.
- Create 'natural' greenspaces.
- Accessible recycling.
- Ensure infrastructure and facilities keep pace with development and expanding population- e.g school capacity and healthcare.

## Priority Actions

1. Use this Local Place Plan as the basis for the Development Framework for Crail North (to be adopted by the Council as Supplementary Guidance), reflecting community aspirations in the development's planning, design, delivery and developer contributions including the preparation of a Design Code.
2. Improve access to existing healthcare facilities for Crail and reassess the changing community needs as the population of Crail grows.
3. Ensure schools have sufficient capacity to accommodate expanding population.
4. Design Guidance and a Design code should be approved by the Council in consultation with the local community, in order to control design quality and layout.



# Access to Crail North



## Crail Pre-Twentieth Century

The historic core of Crail evolved as a tightly grained network of connected streets and spaces. A pre-car environment where everybody walked everywhere.



## Crail Late-Twentieth Century

Recent housing in Crail has generally been “closed cell” development. A series of isolated estates which are not connected to this historic network or the town centre. The town is not as connected as it should be.



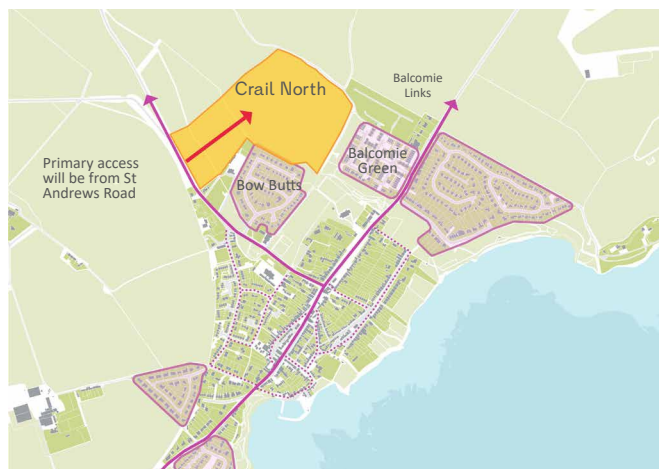
## Crail North

For the proposed development in Crail North to be connected to the town centre new pedestrian and cycle routes need to be found to make it an integral part of the town in a way which helps to sustain it in the future. It also needs two vehicular access points. One of these could be emergency access only.



### New Pedestrian and Cycle Connections

New green pathways should be introduced to improve the connections between the town centre and the coast and with the proposed development in Crail North. (See Environment section).



### Crail North Vehicular Access

The St Andrews Road access is the proposed primary vehicular access in the Fife Local Development Plan. A second vehicular access will be required prior to completion of the development. During the Charrette, the following views were expressed on potential locations:

#### via Bow Butts

- Firmly rejected by community + charrette attendees.
- Concern at loss of public greenspace to new road.
- Concern at increase of traffic along existing cul-de-sac.
- Does not offer improved access to Crail Airfield
- Road inadequate for increased traffic

#### via Balcombie Green

- Firmly rejected by community and charrette attendees
- Concern at loss of play area, public greenspace and cemetery extension.
- Concern at increase of traffic along existing cul-de-sac.
- No ownership
- Cemetery extension already zoned and operating
- Development unsuitable to take increased traffic flow

#### via farm track by Balcombie Links Hotel/Caravan Park

- Firmly rejected by community and charrette attendees.
- Would involve acquisition of operational land from businesses at the Caravan Park and Hotel.

#### via new direct access in field east of Balcombie Links Caravan Park

- Strongly preferred second access by community and charrette attendees.
- Would improve access to Airfield and Golf Course.
- Would involve development of greenfield land.

# Planning and Delivery Principles for Crail North

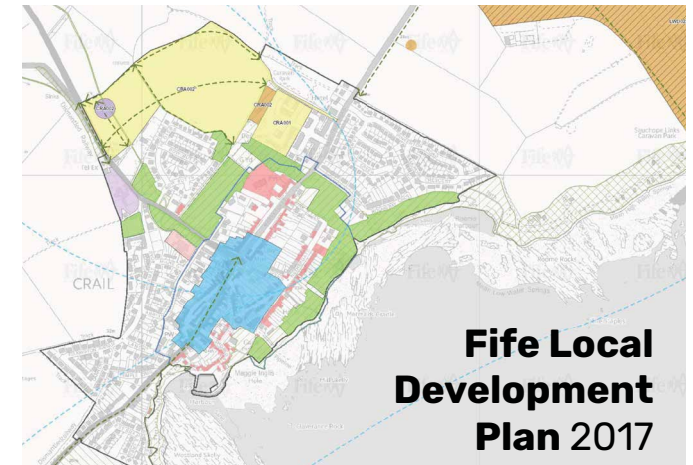
- Any new development must be sustainable, complementary and integrated for the betterment of the whole village. This betterment should be expressed both in terms of environmental and design quality as well as maximising community benefit and citizen well-being.
- New housing should reflect and respect what Crail represents and is required by the people of Crail. The new housing must include sustainable, affordable accommodation for all ages. In particular this would include local young adults looking to set up new homes and older people wishing to downsize to more appropriate accommodation for later life.
- New housing should not be treated as a dormitory solution where people work elsewhere and little connection with the village exists. This includes the development making a contribution to the local economy, particularly helping local businesses and tourism.
- The scale of the proposed development has the potential to increase the village population by one third. This will inevitably have a material impact on community

services, facilities and environment. Therefore, a 'whole place' approach needs to be adopted in creating detailed investment proposals for such a significant expansion to the village.

- The proposed new housing development is likely to take a number of years to implement. This process should be carefully managed and phased in order to fully connect and integrate with the settled community, the physical fabric of the village and the environment.

It is essential that any new development should materially improve Crail rather than being promoted as a numbers solution to a wider housing crisis. The challenge will be to respond to the proposal as more than a housing supply matter but a whole place initiative that improves connections and levers wider social benefits for the people of Crail.

The Making It Happen section contains a note of key delivery challenges which the community will face in working collaboratively with the local authority, landowners and developers to implement these principles.





# Development Framework for Crail North

Development should be contained within tree belt structure planting which forms part of the proposed green route network for Crail.

The street pattern should be an open network which allows the new development to be connected into the existing and future fabric of the town and allows views out into the surrounding landscape.

The development should be well connected to the town centre and the uses should not compete with town centre businesses.

The principal vehicle access should be from St Andrews Road. A second vehicle access point will need to be provided to meet the requirements of the Council; it should align with the principles set out in this Local Place Plan.



— Pedestrian and cycle routes  
 ..... Core Path Network

Development should be phased so that it has pedestrian / cycle connections to the town centre and is not isolated or self contained.

The principal spaces within the development should be integrated with the pedestrian and cycle routes to the town centre so they do not compete as a separate local centre.

The road network within the development should be designed to prevent vehicle speeds and "rat running".

The extension to Denburn Wood should form an integral part of the new development, providing a green pedestrian and cycle route route to the town centre.

Pedestrian and cycle routes to the town centre should offer the quickest and most direct routes.

# Masterplan Consent Area

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In order to progress and deliver the community's aspirations identified within the Charrette project and in line with the Scottish Government's views on community involvement, Crail Community Partnership proposes the development of a Masterplan Consent Area for the proposed housing development expansion of Crail.

Such participation should be as part of a tri-partite partnership arrangement including Fife Council, the land owner and the community. This tri-partite arrangement would enable joint working in the preparation of the master plan to ensure that the interests of all parties are accommodated. Resulting approval of that master plan would provide the project with clarity and certainty for all participants.

The master plan consent area proposals would be prepared by an independently appointed team acting on behalf of the tri-partite interests which would examine all delivery aspects of the project. The plan should follow the principles set out in Fife Council's publication Making Fife's Places, Supplementary Guidance, August 2018. Once finalised the master plan would seek consent status and move to implementation stage, guided by the consented plan, principles for development and Section 75 undertakings.

Funding for the master planning phase of the project is a continuum of the Charrette process, allowing the visioning to move to the next stage of delivery. Such funding could be by way of a loan from the Scottish Government, provided on the basis that such a master plan would follow established national policy practice relating to High Design Place and Housing Design standards as well as good practice guidance on Community Empowerment. The local community also has access to other funding agencies.



# Affordable Homes

Second home ownership has a long history in Crail. It brings positive and negative impacts, but the local community is concerned about two related issues on the long-term sustainability of Crail:

- The difficulties that local people face in accessing the housing market in Crail, especially those on lower incomes who must compete with potential second home owners.
- The challenges that partially empty homes bring in sustaining local services and facilities, in a community where many businesses struggle to stay open all year and services have already been cut in recent years.
- A very real concern that the town centre will 'hollow out' even further and become devoid of any year-round commercial activity.

There are therefore strong arguments for preventing further unchecked growth of second home ownership. Planning policy (through the Local Development Plan) requires that any new developments would of course be required to provide a proportion of affordable homes.

Controlling second homes through planning policy and 'local occupancy conditions' is a different matter: experience elsewhere in Scotland and the UK (such as in Cornwall and various National Parks) shows that robust evidence of the impact of second homes is required for planning policy. Control through title deeds relies on the co-operation of landowners and developers, and control through increased

local taxation is challenging politically (as experience in Yorkshire Dales National Park has shown). The point is that managing who lives in existing housing stock is extremely difficult.

## Community Aspirations

- The community should build its own low-cost homes (through setting up a community housing association or working with an existing organisation) and make them available for local residents through a local lettings policy.
- Encourage planning controls on new housing to maximise development of appropriate affordable homes.
- Minimise further second home use by encouraging tax/ planning controls on existing/new housing stock.
- Affordable homes should be high quality and well-designed, environmentally friendly, of an appropriate architectural character.

## Priority Actions

### What Crail **can** do:

1. Investigate creating a new local community-based housing association to build more low-cost homes for local people, including considering community acquisition of land for development.
2. Approach existing local housing associations to give priority to local people through a Local Lettings Initiative for existing homes or new-build stock.
3. Open dialogue with the Scottish Government and Fife Council to explore innovative ways of increasing the supply of low-cost homes for local residents.

### What Crail **asks local and national government** to do:

4. Encourage planning requirements for affordable homes in new developments to be partly transmuted to existing brownfield sites in the town.
5. Restrict a significant proportion of new housing to be used only as "principal residences" (i.e. not second homes).
6. Promote a range of financial models for new homes to maximise affordability for local people.



# Business and Tourism

Businesses are fundamental to the sustainability of any community. In Crail, many of those businesses revolve around tourism, which – despite Crail’s obvious assets of natural and built heritage – is seasonal and therefore economically fragile. The harbour is also an important local economic driver, being an active fishing harbour but also offering great opportunities for increased use (including tourism) with the right investment.

Carefully targeted investment in infrastructure, communications and marketing could help unlock a range of new private and social enterprises opportunities – such as cycle hire, cafes, restaurants, crafts, visitor accommodation, horse riding, tourist guiding and sea trips – helping grow Crail’s business sector, visitor economy and the year-round business proposition.

## Community Aspirations

- More jobs are vital if more homes are to be built.
- Invest in harbour for fishing, marine activity and visitors.
- More business premises, especially in the town centre.
- Better broadband and mobile signals.
- Visitor facilities – paths, cycling, parking.
- Link up with other East Neuk villages and tap into St Andrews visitors.



## Priority Actions

1. Harbour use investment plan to support local fishing industry and enable greater use of harbour for fishing, watersports and tourism. Include utilisation of harbour properties to bring the harbour back to life.
2. Co-ordinated East Neuk destination development and marketing, including a local business directory, marketing, signage and visitor parking/access.
3. ‘Use your local shops and businesses!’ campaign.
4. Better mobile signal and broadband.
5. Create more workshop/business premises in town centre through re-use of existing buildings (e.g. former Childrens’ Centre building, blacksmith’s shed, former garden centre).
6. Refurbish Roome Bay toilet block as private/social enterprise with café, information, toilets etc.
6. Develop events and activities to encourage year-round tourism and business.



A - Town Hall and Crail Museum & Heritage Centre

B - Encourage investment in town centre property for business use and affordable homes

C - Enhance coastal pathway to improve access to Crail Harbour and coastal route

D - Variety of walking loops between town centre and coastal route

E - Restored 16th century doocot

F - Crail Collegiate Church

G - Marketgate resurfaced to create shared public space

## Community Facilities and Local Services

Crail is blessed with a range of community buildings, all of which are assets to the community – but many have not seen investment for many years and lack the space and facilities for a full range of indoor sports, cultural and youth activities.

With demand for more community activities like soft play for families and youth activities during evenings and weekends, the time is right to explore how the various community assets and organisations can work better together, what their future roles are, and where energy and investment should be targeted for maximum effect. Reinvigorating the community sector in this way is also likely to help increase community participation and capacity, to support delivery of the Local Place Plan as a whole.

### Community Aspirations

- Community halls: strategic co-ordination of future roles and investment (Community Hall, Town Hall, Kirk Hall, Legion Hall)
- Invest in Community Hall as multi-use community hub, including youth club, sports, men's shed, music, library, bank, health services etc.
- School capacity needs to keep abreast of new development.
- Modernise children's play areas and make more of the existing green community areas including Victoria gardens, Beechwalk Park, Roomebay, Castle Walk Meadow and the Putting Green.



**Crail Matters**  
*Crail and East Neuk weekly newsletter*

### Priority Actions

1. Co-ordinated plan for future of community buildings (Community Hall, Town Hall, Legion Hall, Kirk Hall etc) – considering new potential uses like youth club, men's shed, community growing space, business space and many others.
2. Create a multi-purpose community facility in Community Hall including youth activities.
3. Structured "What's On" information including web/social media, information for new residents, and high street noticeboards.
4. Mutual support amongst local community organisations to co-ordinate activity, volunteering, fund-raising and events.
5. Improve children's play facilities.
6. Maintain and make more of green community areas including Victoria Park, Beechwalk Park, Roomebay, Castle Walk Meadow and the Putting Green.





A - Potential to resurface Marketgate to create a new shared space public square around the Town Hall and the Crail Museum & Heritage Centre

B - Potential to resurface pavement and street surfaces to improve pedestrian experience of High Street. Consider a coordinated plan to paint key buildings.

C - Develop Community Hall to create a multi-purpose community hub that provides expanded and improved activities.

D - Any new community facilities or activities within Crail North should be at the interface between Crail North and the existing neighbourhoods to help integrate the new members of the community.

E - Extend community greenspace into proposed Crail North development.

F - Complete improvement of children's play facilities and implement proposed improvements to Roome Bay play area.

G - Consider future Community uses for Legion Hall.

- New community greenspace
- Existing community greenspace
- Existing sports and playspace
- Churchyard and cemetery extension
- Existing 95 Bus Route (St Andrews - Leven)
- Proposed East Neuk 50 Cycle Route

# Environment

In the early stages of community engagement for this Local Place Plan, the coast, the countryside and the tremendous historical appeal of the Royal Burgh and harbour emerged as Crail's biggest assets – along with the local community, of course – for residents and visitors alike.

That strength of feeling continued throughout the process, with many people attaching great importance to improvements to the local path network and extending existing green corridors out through new developments. When combined with strong desires to support walking, cycling and recycling, environmental issues score very high for Crailers.

Proposals for extending and enhancing the green network of paths within and around the town and green landscape improvements have been developed during the Charrette process with members of the Crail Community Partnership.

The following plan illustrates the proposals which have been developed to date. It is intended that the delivery of these new routes will be co-ordinated with the wider pathway and cycle route network along the East Neuk coast.

## Community Aspirations

- Extend Denburn Wood as green corridor within Crail North.
- Improve local walking network along coast and into countryside.
- Create a safe East Neuk cycling network.
- Ensure new development is eco-friendly and appropriately designed.
- Create further wildlife habitat.
- Ensure footways and public buildings in town centre are accessible and inclusively designed.



## Priority Actions

1. Extend Denburn Wood northwards as part of Crail North development.
2. Create new Community Woodland on common ground and church land to north west of Crail.
3. 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.
4. Develop and implement town-wide Active Travel Plan to promote walking, cycling and public transport, incorporating accessible footways for all ages and abilities throughout the town centre, management of visitor/resident parking (including campervans), etc.
5. 20 mph speed limit and traffic calming measures more widely throughout Crail.
6. Better recycling facilities, particularly for less mobile people who have difficulty using current systems.
7. Improved waste management: beach cleans and less litter/dog-dirt.
8. Develop East Neuk cycling network for leisure and commuting, to include signage, safety interventions and marketing – including the proposed Crail to St Andrews shared use path and improvements westwards towards Anstruther.



- Core Path Network
- Improved coastal pathway loops
- Extended green link network
- New Wildflower Meadows
- Proposed East Neuk 50 Cycle Route

A - Improve pedestrian access through Denburn park as part of wider green network

B - Preserve and enhance Denburn Wood

C - Extend Denburn Wood through Crail North development

D - Create Crail Community Wood on Common Good and Church Land

E - Potential to continue extension of green corridors further north west.





### 3. Making It Happen

## Delivery

Crail may be the “Jewel of the East Neuk”, but it is also a community which needs to address issues of inequality, social inclusion and economic isolation if it is to have a sustainable future. This Local Place Plan sets out how the local community intends to tackle those issues – by working collaboratively with others, capitalising on Crail’s assets, and tapping into the opportunities presented by new development.

Crail has a great opportunity not only to build its future from within, but also to blaze a trail as a pathfinder for the rest of Scotland – proving how local leadership and governmental support can combine to put community empowerment and collaborative working into action.

Discussions with Fife Council, the Community Planning Partnership and the Scottish Government have already begun to make this plan become reality, whether that is through adoption as Supplementary Guidance for planning decisions or to influence future funding for affordable housing. Join us on that journey!



# Action Principles and Plans

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The vision, strategy and priority actions contained in this Local Place Plan are an ambitious statement of community aspirations for Crail. But the plan is not simply a wishlist. It is a realistic blueprint for action. Every action contained in this plan is achievable – perhaps not all at once, but individually they are all possible.

## Flexible framework

The priorities in this plan should be seen as a framework for action. How each priority is delivered may need to change over time in response to opportunities and available support. But the basic aims of the priorities should form a robust framework for action over the next five years.

## Collaboration is fundamental

Delivering this plan will need the community, local authority and others to work together. In relation to the Crail North, for example, the local community has already begun to use this document to shape development proposals by initiating discussions with the landowner and local authority. The provisions in the current Planning Bill, such as Masterplan Consent Areas, offer an opportunity for these parties to continue to work collaboratively to deliver a development which meets their combined aspirations.

## Leadership and involvement

This plan needs to be “owned” by the local community, who must work together to deliver it. Crail Community Partnership has established itself as a co-ordinating group which is open to any local resident or organisation to join. It is important that the community simultaneously supports the Partnership, gets involved, and holds its members to account.

## Winning ways

Delivery of the plan will rely on community action. Being able to point to one or two visible achievements – ‘quick wins’ – in the first year will help to generate momentum, recruit volunteers and sustain enthusiasm for the long term. A number of potential early actions are identified in the action plans later in this section.

## Make this plan work for you

This plan should be useful in a number of ways. For the local community, it should help secure funding and support from organisations as varied as Fife Council, Community Planning Partners, the Scottish Government, developers, businesses, landowners and potential funders such as offshore windfarm developers. For the public and private sectors, the plan forms a useful source of information and data about community aspirations and proposals.

# Integrating New Development



Action	Lead Players	First Steps / Quick Wins
<b>Establish a formal community-based delivery organisation</b> to participate in the development process	Crail Community Partnership Crail Community Council	Secure funding for paid support to support delivery of selected priority actions in this Local Place Plan.
<b>Use this Local Place Plan as the basis for the Indicative Development Framework for Crail North</b> , 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.  Prepare a Design Code for North Crail.
<b>Improve access to healthcare facilities in Crail</b> 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	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, and the opportunity of population growth to deliver new facilities.
<b>Ensure schools have sufficient capacity</b> to accommodate expanding population	Fife Council	Publish information about schools capacity, anticipated number of additional pupils from development proposals in Local Development Plan, and anticipated measures to accommodate that growth

Quick Win

Quick Win



# Affordable Homes



Action	Lead Players	First Steps / Quick Wins
Investigate creating a <b>new local community-based housing association</b> to build low-cost homes for local people.	Crail Community Partnership	Research feasibility, then announce viability of this as an option.
Approach <b>existing local housing associations</b> to give priority to local people through a <b>Local Lettings Initiative</b> for existing homes or new-build stock.	Crail Community Partnership Existing housing associations	Research feasibility, then announce viability of this as an option.
Encourage planning requirements for affordable homes to be used for <b>conversion and refurbishment of existing town centre property</b> .	Developers Fife Council Crail Community Council	For example, the former Children's Centre, the former Blacksmiths and the former Garden Centre
Promote a <b>range of financial models for new homes to maximise affordability</b> for local people.	Developers Fife Council Crail Community Partnership Scottish Government Crail Community Council	Include in planning application and consent / Section 75 agreement.
Restrict at least a proportion of <b>new housing to be used only as "principal residences"</b> (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	First Steps / Quick Wins
<p><b>Harbour use investment plan</b> to support local fishing industry and enable greater use of harbour for fishing, watersports and tourism</p> <p><b>Harbour property investment plan</b> to focus on utilisation of harbour properties, focused on bringing the harbour back to life</p>	<p>Crail Community Partnership Fife Council Local fishing industry and marine sector Crail Community Trust</p>	<p>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</p>
<p><b>Co-ordinated East Neuk destination development and marketing</b>, including a local business directory, marketing, signage and visitor parking/access</p>	<p>Crail Community Partnership Local business/arts sectors Other East Neuk communities Visit Fife / Fife Council</p>	<p>Organise East Neuk tourism summit to agree priority actions</p>
<p><b>Use your local shops and businesses!</b> campaign – could be as simple as a marketing campaign in Crail Matters</p>	<p>Everyone</p>	<p>“Use it or lose it!”</p>
<p>Better <b>mobile signal and broadband</b> – make Crail a ‘<b>Digital Royal Burgh</b>’</p>	<p>Crail Community Partnership Ofcom Scottish Government Telecoms industry Other East Neuk communities Crail Community Council</p>	<p>Lobby broadband &amp; telecoms companies / public sector for faster connections, more bandwidth &amp; better mobile signal</p>

Quick Win

Quick Win



Action	Lead Players	First Steps / Quick Wins
Create <b>more workshop/business premises in town centre</b> through re-use of existing buildings (e.g. former childrens' centre, building, blacksmith's shed, former garden centre)	Crail Community Partnership Property/business owners Fife Council Crail Community Council	Approach Historic Environment Scotland about a Townscape Heritage or Conservation Area Renewal Scheme
<b>Refurbish Roome Bay toilet block as private/social enterprise</b> with café, information, toilets etc	Crail Community Partnership Fife Coast & Countryside Trust Fife Council Crail Community Council	Agree lease arrangements with Council, market as a private/ social enterprise opportunity
Develop <b>winter festival</b> to encourage year-round tourism and business	Crail Community Partnership Local business/arts sectors	Meeting to explore initial Winter Festival in 2020

# Community Facilities and Local Services



Action	Lead Players	First Steps / Quick Wins
<b>Co-ordinated plan for future of community buildings</b> (Community Hall, Town Hall, Legion Hall, Kirk Hall etc) – 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	Feasibility study into future potential uses and investments (linked with potential community-led Community Area Regeneration Scheme (CARS) project for the town centre)
Create a <b>multi-purpose community hub</b> in Community Hall including youth activities	Crail Community Partnership Fife Council Crail Community Council	Feasibility study into potential uses, design requirements and costs.  Youth engagement programme
Structured online <b>“What’s On”</b> information including web/social media, information for new residents, and high street noticeboards	Crail Community Partnership Local community Local businesses Crail Matters	Set up digital platform with calendar/forum to complement Crail Matters newsletter (co-ordinate with business directory)
<b>Mutual support amongst local community organisations</b> to co-ordinate activity, volunteering, fund-raising and events	Crail Community Partnership local community organisations Fife Voluntary Action	Promote membership of CCP to all local organisations and individual residents.
Improve <b>children’s play</b> facilities throughout the town	Crail Community Council	Complete proposed improvements to Roome Bay play area. Explore further play area initiatives.
Maintain and <b>make more of green community areas</b> including Victoria gardens, Beechwalk Park, Roomebay, Castle Walk Meadow and the Putting Green	Crail Community Partnership Fife Council Local community Crail In Bloom Denburn Diggers Putting Green Volunteers Crail Community Council	Volunteer maintenance Bulb planting Community food growing Children’s events

Quick Win

Quick Win

Quick Win

Quick Win



# Environment



Action	Lead Players	First Steps / Quick Wins
<b>Extend Denburn Wood</b> southwards through Denburn Fields.	Crail Community Partnership Crail Preservation Society	Initiate design work to re-purpose Denburn Fields and form new path to the shore.
<b>Extend Denburn Wood</b> northwards as part of Crail North development.	Landowners Crail Community Partnership Fife Coast & Countryside Trust Fife Council	Arrange meeting to explore potential of the proposed extensions of Denburn Wood and new woodland areas
Create <b>new Community Woodland</b> on common ground and church land to north west of Crail.	Crail Community Partnership Fife Council Church	Initiate discussions regarding land ownership and funding for woodland planting.
Upgrade <b>local path network</b> : 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.  Volunteer activity days for path maintenance etc.  Funding applications for specific elements.
Ensure current and new paths have wildlife also as a priority to allow connectivity between wildlife areas in Crail.		
Develop and implement town-wide <b>Active Travel Plan to promote walking, cycling and public transport improvements</b> , 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	Apply to Sustrans, Paths for All “Smarter Choices Smarter Places” and Conservation Area Regeneration Scheme for support to develop and implement Active Travel Plan with heritage perspective; contact NHS and other health organisations like Alzheimer’s Scotland for support.

Quick Win

Quick Win



Action	Lead Players	First Steps / Quick Wins
Introduce <b>20 mph speed limit</b> and traffic calming measures more widely throughout Crail	Crail Community Council Crail Community Partnership Fife Council	Secure Council agreement  Include in funding bid for Active Travel Plan
Better <b>recycling facilities</b> , particularly for less mobile people who have difficulty using current systems	Crail Community Council Crail Community Partnership Fife Council	Public glass recycling at the Primary School.  Work with the Council to make recycling facilities / kerbside recycling easier to access and use.
Improved <b>waste management</b> : beach cleans and less litter/dog-dirt	Crail Community Partnership Fife Coast & Countryside Trust Fife Council Crail Community Council	Introduce gull-proof litter bins, voluntary beach cleans (e.g. beachclean.net) and anti-litter/dog-dirt initiative
Develop <b>East Neuk cycling network</b> for leisure and commuting, to include signage, safety interventions and marketing	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.  Undertake feasibility study for cycle provision on A917 between Anstruther and Crail.  Implement East Neuk 50 cycle route.  Consider wider 'quiet lanes' network.

Quick Win

Quick Win

Quick Win



This is all work in progress- the conversation and consultation continues. See the Crail Community Partnership and Charrette part of the new Crail website.

There are many things to be done and further issues to consider: please join the Crail Community Partnership to make this happen at [crailcommunitypartnership@gmail.com](mailto:crailcommunitypartnership@gmail.com)



Photograph by Dennis Cowans