



CRAIL MATTERS

W/C 8 July 2019. No 116(s)
Digital Edition. Hard copy donations 40p

Crail; The Jewel of the East Neuk.

CHARRETTE SPECIAL ISSUE

7N Architects
nick wright planning
Simpson & Brown

Crail Community Partnership

Deciding Crail's Future
Local Place Plan – 20.06.19



Crail Charrette Delivers its Local Action Plan

The full report is available from:
<https://crailmatters.com/crail-charrette-deciding-crails-future-local-place-plan/>

Local democracy and power to the people are flavours of the month with the new Scottish planning bill passing its third stage a couple of weeks ago. As part of this, communities are being encouraged to shape their development for the future by coming up with their own local action plans. Crail, the Jewel of the East Neuk, is leading the way, with its local action plan being launched on Friday 6th July. The local action plan is the culmination of a year-long Charrette process involving all of the local stake holders in Crail getting together to identify the problems and opportunities that future development might hold. Instead of saying no to development, the Crail community has overwhelmingly embraced it as vital to its future, particularly in the light of problems of lack of affordable homes, limited employment and services dwindling as an increasing proportion of the population becomes part time residents.

The Crail Local Action Plan embraces development in Crail, but not any development. The community identified priorities in

three public consultation periods involving over 1200 separate contributions from at least 550 stakeholders and culminating in three public workshops where over 100 people were present at each. The priorities include building new houses that are fully part of the community, and suitable for local families rather than more holiday lets. Another priority is the expansion of the green and natural spaces in the town, and particularly through and around the new developments, to maintain the pleasant, non-urban environment that makes Crail such a special place to live in. The environment and maintaining green footpaths and expanding public wild spaces in Crail like Denburn Wood came top of a survey completed by nearly 200 Crailers. Other priorities include developing community facilities, and improving the harbour and town centre facilities for local businesses and residents, that along with the environmental improvements, will further enhance Crail as a sustainable and beautiful place to live in and visit.

The production of the Crail Local Action Plan was strongly supported by the Scottish government and Fife Council and now provides the means by which their top-down planning can be balanced by bottom-up participation, where the views of the local community are properly considered and respected. Crail has formed the Crail Community Partnership to take their local action plan forward. With over 100 individual life members already, and the support of more or less every community group in Crail through the Charrette process, there is a clear mandate to make the plan happen. Crail Community Partnership has presented the newly produced plan but now the hard work starts. Challenges ahead include incorporating up to 350 new houses that are planned to be built to the north of Crail as part of the Fife regional plan. Crailers have said clearly they are up for this challenge, to make a viable and sustainable Crail for the future.

The Crail Local Action Plan is here...

Quotes from Crailers:

Professor Will Cresswell – who ran the survey and is now leading the environment sub-committee of the Crail Community Partnership – said:

“the environment came out as a clear priority. People live in and love Crail because of its green and pleasant natural spaces and its proximity to a beautiful coast. Anything we do in the future needs to maintain and enhance the natural environment of this special place.”

‘Crail Community Council welcome this plan. It is ambitious but realistic, and will guide Crail, as it faces the future, with optimism and confidence.’

Professor Max Taylor, Chair and Provost, The Royal Burgh of Crail and District Community Council

‘The Charrette has been a wonderful process whereby we have been able to get the views and aspirations of a large cross section of the people of Crail. Crail Community Partnership now have the big job of implementing and delivering.’

David Jerdan, Chair of Crail Community Partnership

‘Crail Preservation Society is 60 years old this year and this Local Plan is a wonderful birthday gift from the community, as it reflects the values that CPS has focused on for all these years.’

Dennis Gowans, Chairman Crail Preservation Society

The Scottish Government are challenging communities to become a positive, integrated part of the planning process. Crail residents are enthusiastic to have Crail be the pathfinder project of the new Planning Act with Crail Community Partnership working together with all stakeholders to maintain Crail as the Jewel of the East Neuk.

James McCallum

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.

The Challenges to Crail

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

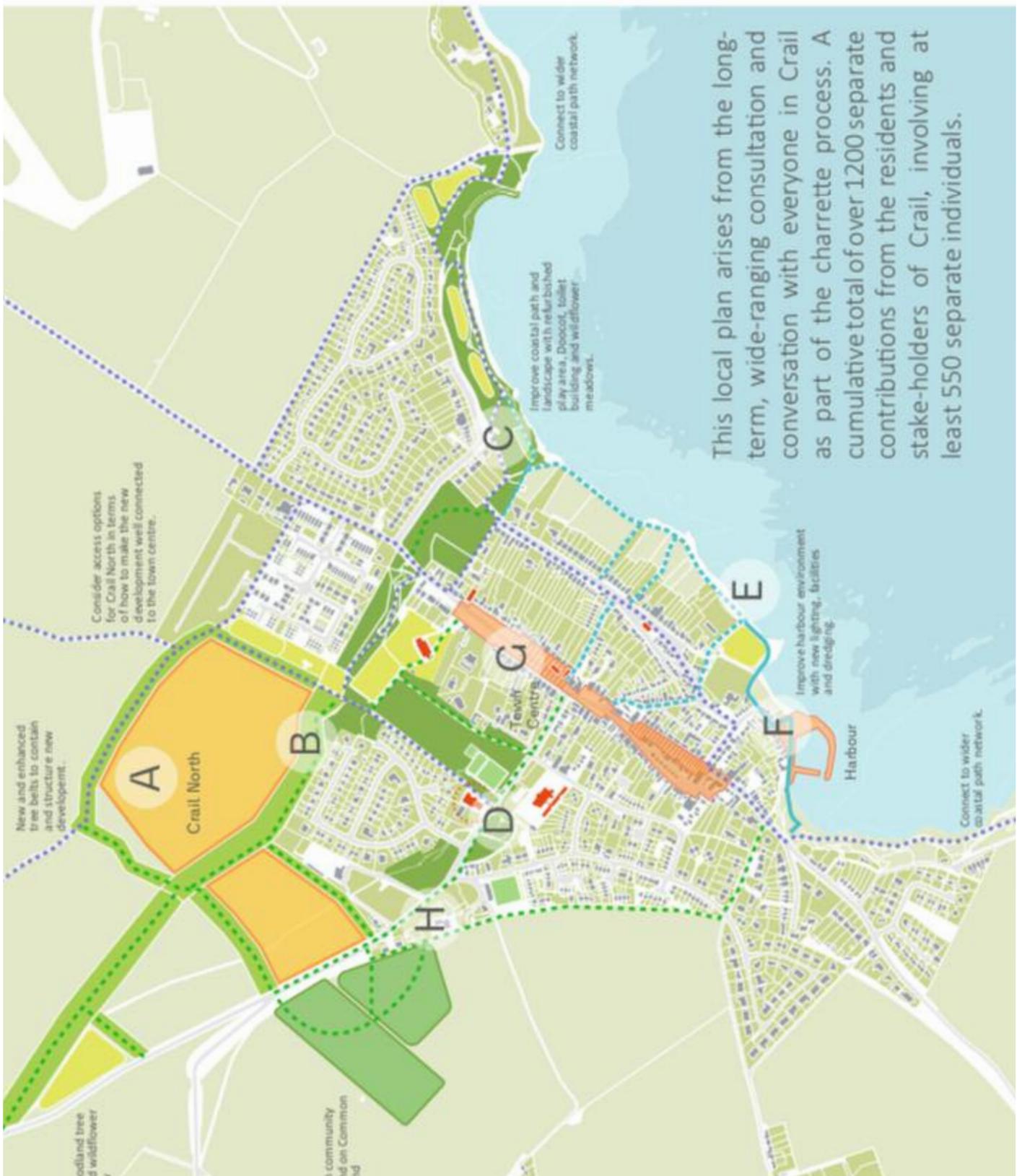
An ageing population, and the specific challenges that this creates around access to services and facilities, including transportation links.

Future Development

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

- Providing permanent housing and other opportunities for the local community as a fully integrated part of Crail.
- Increasing the quality of urban realm, landscape and public space.
- 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.



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 stakeholders of Crail, involving at least 550 separate individuals.

Local Place Plan

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.

Crail Community Partnership (CCP)

SC049189

Membership Form

Membership Forms and remittances can be returned to the Membership Secretary at:

Membership Secretary, Crail Community Partnership,

17 Pinkerton Road,

Crail,

KY10 3UB

or arrange for collection by corresponding with the Membership Secretary by email at:

crailcommunitypartnership@gmail.com or by calling 01333 450108

MEMBERSHIP TYPE:

Ordinary member:

- ◆ 16 years or over
- ◆ Ordinarily resident in or owns or occupies property within the community
- ◆ Entitled to vote at a local government election in a polling station that includes the Community or part of it
- ◆ Supports the objects and activities of the CCP

Associate member (no election or voting rights):

1. Not ordinarily resident in the community
 - ◆ Do not own or occupy property in the community
 - ◆ Support the objects and activities of CCP
2. Or an individual nominated by a non-corporate organisation that supports the objects and activities of CCP

Junior member (no election or voting rights):

- ◆ Individuals aged between 12 and 15 (whether or not they are ordinarily resident in the Community) who support the objects and activities of the SCIO.
- ◆ Junior Members are free.

Ordinary Membership £1

Life membership £5

Payments may be made by Bank Transfer to Sort Code 83-15-08 Account Nr. 00112110. Please include your name for reference.

Type of membership:

Ordinary Member Associate Member Junior Member

FULL NAME:

ADDRESS:.....

.....

POSTCODE:.....

EMAIL:.....

Signature:..... Date:...../...../.....

If you would like to receive further email correspondence about the Crail Charrette and Crail Community Partnership please check this box.

We will treat your personal details with the utmost care and will never provide them to other organisations.