

7N Architects

nick wright planning

Deciding Crail's Future  
Charrette Vision Report – 25.07.18



Crail- The Jewel of the East Neuk



DECIDE  
CRAIL'S  
FUTURE



Community meeting attendees are seated at tables with informational materials. Some individuals are standing and engaged in discussion near the central map.

# Executive Summary

This report records the outcomes of the *Decide Crail's Future* visioning charrette which was undertaken with the community of Crail.

The charrette, which was initiated by Crail Community Council and Crail Preservation Society, focused on the creation of a vision for what people want for Crail in the future and the ideas and actions that can help make it happen. A charrette workshop was held in Crail Community Hall on the 12th of May 2018 and was facilitated by 7N Architects and Nick Wright Planning. Over 100 people attended, which was a high turnout for such an event, reflecting how involved and concerned people feel about their community.

The charrette is enabling the development of a vision for Crail's future. Clear consensus emerged that the community needs a plan to help shape and focus energy for initiatives, projects, future development and government policy – in order to tackle Crail's

challenges of fragile businesses and services, retaining families & young people, an ageing population, and shaping future development.

Five key principles should shape that plan:

- New development must enhance the centre and develop a sense of community.
- New housing proposed for Crail must include homes affordable to young people and families to encourage a diverse resident population.
- New development must encourage growth in sustainable tourism and small businesses.
- New development must actively improve community services and facilities.
- All new development must be phased and the growth of Crail must be managed, sustainable and integrated with the existing settlement.

With development pressures for expansion, now is the time to develop a sustainable plan for the community's future based on this vision, to ensure Crail's future well-being.



# Introduction

Crail Community Partnership appointed 7N Architects to facilitate a visioning charrette in Crail in Spring 2018, culminating in a community visioning workshop in May 2018.

The purpose of the visioning charrette was to offer the community of Crail the opportunity to appraise its current situation and devise a vision for the next 20-30 years that can make the most of its strengths and opportunities, re-establishing a collective effort to make it an even better place.

Crail Community Partnership is a newly established organisation which is a consortium of local community groups. The visioning charrette described in this document is intended to be the first phase of a charrette process which will define projects and an action plan over the coming months. More specifically, this initial phase of the charrette aims 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.

# Planning Context

## Fife Local Development Plan

The charrette team aimed to both build on and inform the work of Fife Council’s community planning and land-use planning teams, which were each consulted in the build-up to the charrette event. To that end, two Council documents provided important contextual background for the visioning charrette:

- Fife Local Development Plan, adopted 2017, which identifies significant development sites at Crail North and Crail Airfield.
- North East Fife Local Strategic Assessment 2016, which identifies a number of strategic challenges facing the local community planning area within which Crail lies.

The Fife Local Development Plan proposes that the land to the north of the village centre known as ‘Crail North’ is to be developed as new housing (indicative site capacity 320 houses), with a small area allocated for employment uses.

The LDP states that an Indicative Development Framework is to be prepared to set out the guiding

principles for the development and the local community will be consulted during this process. It is anticipated that the development will be phased over a period of 20 years.

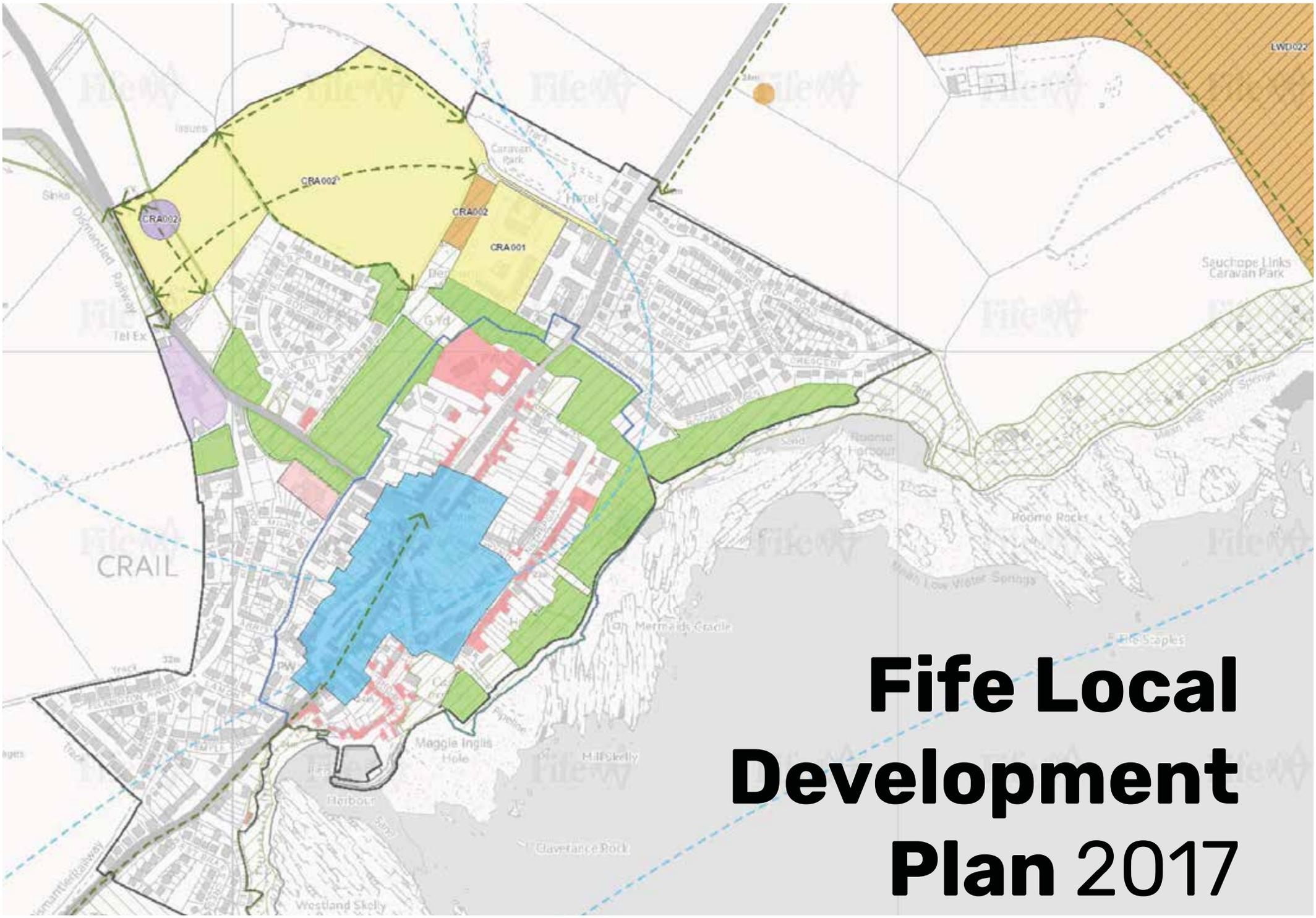
The airfield to the North-East is also designated as ‘other proposal’. The development plan states the following in relation to the site:

*“Developers to prepare a development brief and undertake community consultation for Fife Council approval.”*

The plan suggests that the development could include: employment uses, leisure development, holiday accommodation and limited housing development as well as the retention of existing outdoor activities.

As much of the airfield is classed as a scheduled ancient monument, any development will be subject to scheduled monument consent and the plan stipulates that repair and conservation works should be included in the development proposals.

-  Housing proposals
-  Employment proposals
-  Local shopping centre
-  Protected open space
-  School
-  Safeguarded employment area
-  Listed building
-  Scheduled ancient monument
-  Other proposal



# Fife Local Development Plan 2017



# Context

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# Crail's Past

## A Royal Burgh and Important Trading and Fishing Port

Built around the historical harbour, the East Neuk settlement of Crail dates as far back as the Pictish period, becoming a Royal Burgh in 1178 during the reign of King William the Lion.

Crail was a prosperous fishing and trading port since the harbour was completed in 1583 and later extended in 1828. Robert the Bruce granted permission for Sunday markets to take place in Crail. Amongst them Marketgate, which despite being controversial for taking place on a Sunday, was one of largest markets in Europe for its time.

With a wealth of vernacular buildings built around the harbour dating from the 17th to early 19th centuries, the coastal settlement has become one of the most painted scenes in Scotland.

Crail once had a royal castle above the harbour, still visible today as open garden. Other significant historical buildings include the Crail Parish Church (regarded as one of the most beautiful ancient churches in Scotland) and the Tollbooth, both of which are situated on Marketgate.



Map from 1832



Beach Huts on Roome Bay



Crail Harbour, circa 1950



Fishing Boats



Old High Street



Mercat Cross



Tollbooth

# Crail Today

## At a Glance

Crail is a picturesque East Neuk settlement with a population of approximately 1,800, with the largest proportion of residents being over 45 years old. Approximately 25% of the population are retired, however there are no GP or dentist facilities. Although these services are available in nearby towns, approximately 25% of the population do not own a car.

The population of Crail is however decreasing- down 13% between 2001-2011. Consequently, the number of jobs has decreased, dropping 9% between 2009-2014. Much to the despair of residents, the local bank, library and post office have closed.

Tourism became an important part of the local economy through the 20th century, with the settlement situated within commuting distance of St Andrews and being a significant node on the Fife Coastal Path, popular with cyclists, walkers and road trippers. With the V&A Dundee soon opening, there is the potential opportunity for tourism to be boosted further.



Map of Crail Today

# The Harbour



View from Coastal Footpath



Crail Harbour



Nearby Housing



Parking



Walk Towards Harbour



Quiet Beach

# The Centre



Shoregate



Tollbooth and Town Hall



Marketgate



Cemetery and Kirk



Crail Community Hall



High Street

# Edges



View from Marketgate Street towards coast



Fields North of the cemetery



View from A917



Bow Butts



Housing near Balcomie Green



Boundary near Balcomie Green and the fields to the North



# Pre-Charrette Engagement

# Crail Data

Crail has a lot going for it

In a community survey undertaken before the visioning charrette workshop, the community of 1,800 people's three biggest assets were regarded as:

**Coast and Countryside:**

Beautiful Seaside Beaches Coast	Nature Birds Idyllic Countryside	Views Walks
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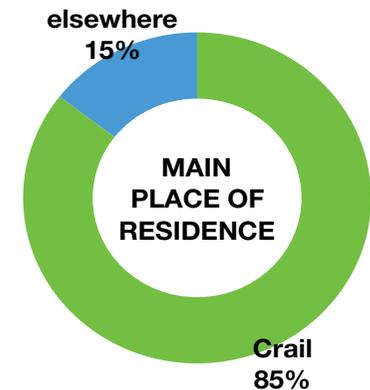
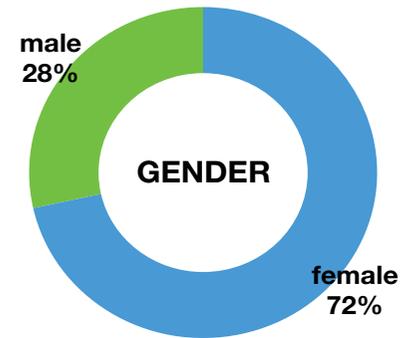
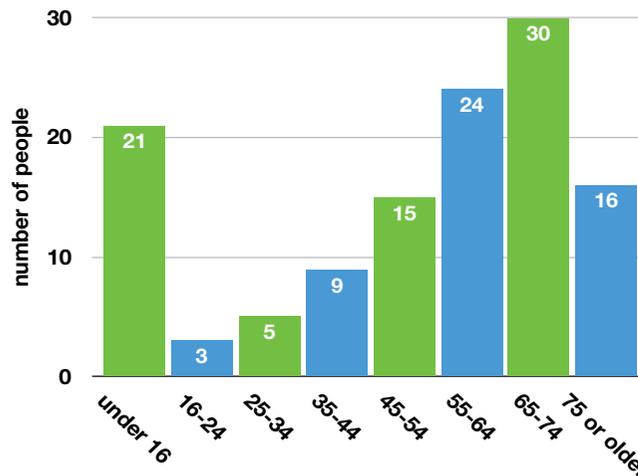
**Friendly Community:**

Friendly Close-knit Welcoming	Active Community Spirit Strong Community	Diverse Neighbourly
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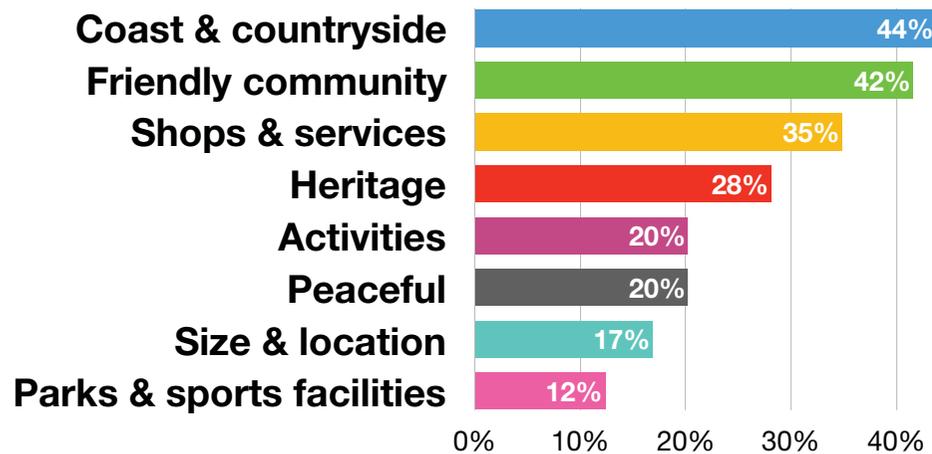
**Shops and Services:**

Hotels Services	Independent Shops Public Transport
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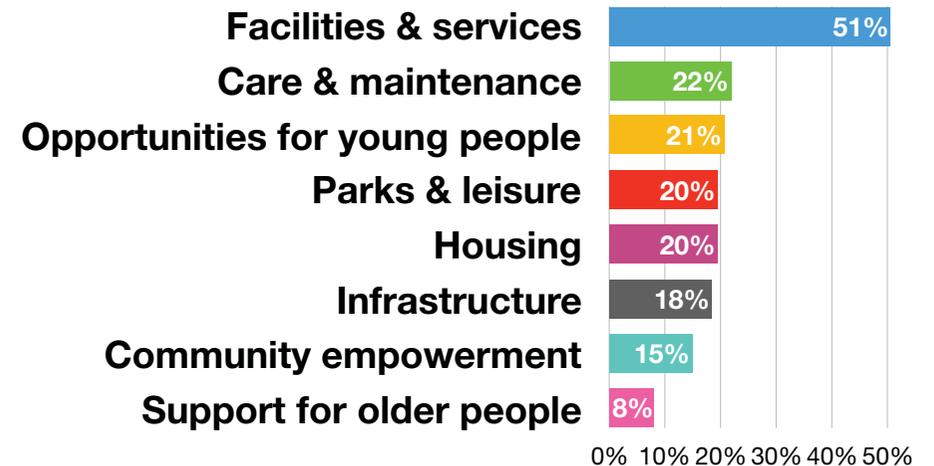
## Community survey 2018



## What's **best** about Crail?



## What could be **even better**?



# What's **best** about Crail?

Coast & countryside	Friendly community	Shops & services	Heritage	Activities	Peaceful	Size & location	Parks & sports facilities
Beautiful Seaside Beaches Coast Nature Birds Walks Countryside Views Idyllic	Friendly Close-knit Welcoming Strong community Community spirit Active Diverse Neighbourly	Independent shops Hotels Services Public transport	Architecture History Conservation Area Harbour	Summer festivals Community activities Range of clubs Lots of volunteers	Peaceful Quiet Lack of crime Safe Clean	Not too big, not too small	Parks Tennis courts Play facilities Golf course Putting green

# What could be **even better**?

Facilities & services	Care & maintenance	Opportunities for young people	Parks & leisure	Housing	Infrastructure	Community empowerment	Support for older people
Surgery, PO, library etc More shops & businesses More places to eat Open all year Business/arts space Upgrade public toilets More visitor facilities: parking, boat tours etc	More civic pride Less litter & dog fouling Fix the roads & pavements Public buildings & harbour Beach & breakwater Improve look of the High Street Noise from car rallies	More job opportunities Better play areas and more recreational activities, especially for teenagers Youth club Affordable housing for young people to stay in the village	Improve play areas for older kids - climbing wall etc Improve paths Improve parks Dog exercise field Allotments Hot tubs!	More affordable housing Fewer holiday homes Specialist housing for older people Integrate new housing with village - and better quality	Cycle paths to Anstruther etc Better bus services Reduce impact of car rallies Better traffic management More visitor parking Better mobile signal More recycling & green energy	More co-operation between community groups Co-ordinated hall bookings More support from Council More local control Give young people more of a role in running Crail	More services: housing, healthcare etc More activities & classes

## What's **best** about Crail

**Social inclusion -  
always something  
on!**

**The people & clubs**

**The coast,  
the sky, the birds,  
the wide views**

**It's a  
lovely historic,  
quiet village with  
brilliant shops**

**Bicycle paths are sorely  
lacking**

**More year round  
businesses**

**the younger  
generation cannot get on  
the property ladder in  
their own village**

**Engage more  
with developers, we need  
housing, but not the calibre  
that is flourishing all  
over**

**More sporting facilities  
Elderly fitness classes**

**super spruced up  
natural children's  
playground to replace the  
dated one in Roome Bay**

**Community hub:  
based in the Town Hall,  
replacing the loss of library,  
bank and post office  
services**

**nothing for  
teenagers to do**

## What could be better

# Challenges

The community faces four significant and related issues

## 1. 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.

## 2. 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.

## 3. Access to Services

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

## 4. Future Development

Ensuring that the significant areas of development land allocated at Crail North and Crail Airfield are developed to enhance the community, in terms of:

- (a) Providing permanent housing and other opportunities for the local community.
- (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.



1. Fragile Economy



2. Rising House Prices



3. Access to Services



4. Future Development

# Crail Decides...

## Crail is concerned about its future sustainability

Essentially, the purpose of the visioning charrette was to enable the community to come together and ask itself: can we, as a community, tackle these challenges ourselves?

The answer from the 100 people who attended the visioning workshop was an overwhelming 'yes'. The community believes it has the power, ability and confidence to tackle each of these challenges.

This report collates the concerns, thoughts and opportunities that were expressed during the consultation process.



Crail Decides

# Pre-Charrette Engagement

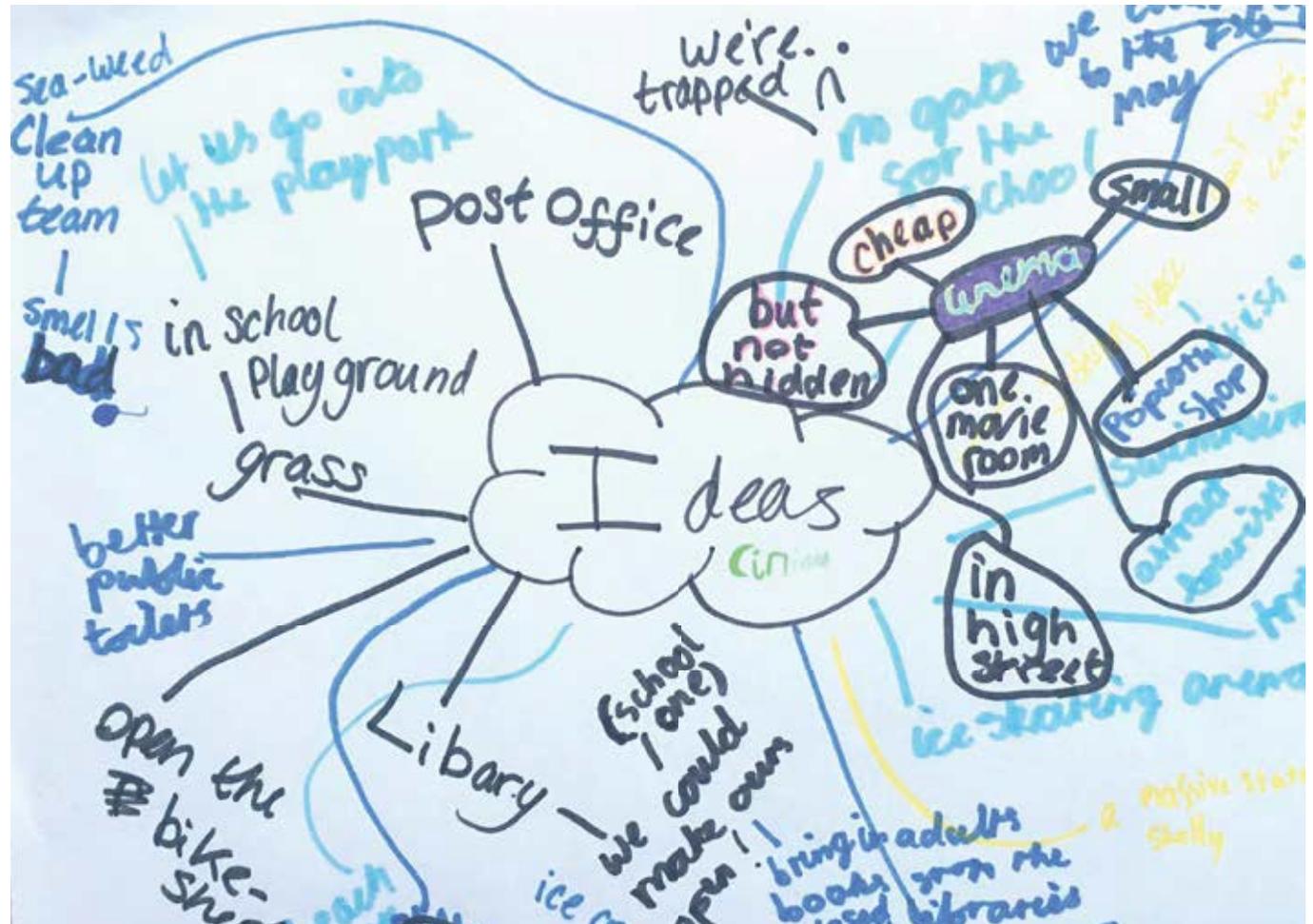
## Every Opinion Counts

The Crail Community Partnership was clear from the outset that it was essential that it reach all sections of the local population through the charrette process. Something as fundamentally important as setting a 20-30 year vision for the local community needs to be based on broad input.

Simply advertising a public workshop and expecting a good cross-section of the community to turn up is unlikely to achieve its aims, in any local community. So, the charrette team undertook a programme of wide-ranging community engagement in the six week period building up to the visioning workshop.

The “pre-charrette” engagement programme aimed to:

- Reach all sections of the local population.
- Gather aspirations and ideas for Crail’s future.
- Offer a variety of ways of getting involved.
- Encourage residents and businesses to participate in the public event on 12 May 2018, if they wished, to discuss how to turn the community’s aspirations into reality.



Crail Primary School P5-P7 Engagement

The six week programme of activity included:

### Door-to-door flyer and community survey

Promotional flyer "Decide Crail's future" for 12 May public event with short survey seeking aspirations/ideas for Crail's future – delivered direct to every house in Crail and also distributed via 'Crail Matters' and local businesses.

### 'Crail Matters'

Weekly updates in local newsletter 'Crail Matters', which is widely distributed and read locally.

### Facebook

Established new @CrailCommunityPartnership page with regular news posts (e.g. schools visits, survey, public workshop). The highest 'reach' achieved by an individual post so far is 704 people, and the highest 'engagement' with any individual post so far is 279 people.

### School Sessions

Facilitated sessions at Crail Primary School and Waid Academy students to understand their age groups' aspirations for Crail.

### One-to-ones with key people/organisations

Discussions with key people in local community groups, businesses, landowners and Fife Council community planning /land-use planning functions.

## DECIDE CRAIL'S FUTURE

### What's this about?

If you had one wish for Crail, what would it be?

- More opportunities for young folk?
- More facilities for older people?
- More shops and community facilities?
- Something else entirely?

Crail Community Partnership is a new community-led grouping which combines the Community Council, Preservation Society and other local organisations.

We believe Crail should shape its own future.

Rather than wait for things to be done to the community, we want our community to develop its own vision and action plan for the next 20-30 years.

To do that, we need your input!

**Saturday 12<sup>th</sup> May**  
**Crail Community Hall**  
**Start 10am prompt**  
**Finish 12pm**  
**All welcome!**

### How can you get involved?

The first stage is to agree a vision for how Crail should develop.

You can set the agenda by giving us your ideas in the 2 minute survey overleaf.

To join the conversation about Crail's future, come along on 12<sup>th</sup> May to develop the village's vision for the future. We're expecting a big turnout and lots of interesting discussion!

Then, later in the year, we'll organise more community events so we can work out how to make that vision a reality.

### More information:

- @CrailCommunityPartnership
- Nick Wright 07900 334110
- CrailFuture@gmail.com

Don't miss this opportunity to shape Crail's future!

**Want to help decide Crail's future?**  
**Please fill in the survey overleaf**

Support THERE BUT NOT THERE in Crail

www.crailliterature.co.uk

**CRAIL MATTERS**  
W/C 21 May 2018. No 62 Free - donations welcome  
Suggested hard copy Donation 40p

*Crail, The Jewel of the East Neuk*

Crail Folk Club  
Thursday May 24th 8pm BYOB in Crail Town Hall



The guest in Crail tonight CHRISTINE HOWELL. Please note that Christine replaces the artist first advertised on our bulletin.

Christine Howell has built a formidable reputation as a songwriting jazz chanteuse. Born into a Glasgow family where folk music was the flavor of the age, Christine discovered the joys of jazz in her late teens, finding a delight in jazz and blues which she has been developing ever since. After some years of English teaching by day and singing in the jazz bands of her native city, Christine quit the classroom to pursue a career in entertainment. Her natural progression into songwriting would reveal a natural talent, one devoted to the power of the lyric. She won the Glasgow Festival of Songwriting and now releases 'Folk Songs' her first album and

**Boards and Dunino community group gains right to buy land**  
Southwest Scotland have given their consent to Dunino and Dunino Community Trust to purchase the land on the North of 3 Dunino Farm Grouse. This follows a community right to buy application by the community trust to buy the land to be used as a community green space which will be used for recreation and an orchard. The site also contains a 15-hectare 19th Century deer park which is in excellent condition, and the community hopes in time to restore that important historic building making it accessible to all. The trust is immediately adjacent to the Fife Coastal Path and the group also intends to provide access to that facility and create for coastal path walkers who pass the site each year.

**Crail Festival Book Office - Saturday 26 May**  
We regret we have been unable to establish a new bookstand service in the Town Hall in time for our box office opening on Saturday 26 May. We are grateful to Graham Calder for allowing us to use The Craft Shop as an alternative venue. The box office will open as advertised. News in The Craft Shop 01820 12100

**Crail Matters**  
On May 26th the first ever of the regular changes in Data Protection Law will come into effect in the UK, through the EU's General Data Protection Regulation (GDPR). You currently receive communications from Crail Matters primarily through the Monday morning email mail. However, in May new legislation comes into place which means you need to register to receive the early on having them so. Crail Matters have used our group information on how to register - if you have any difficulty please contact us. If you have not confirmed your registration with us, you will not receive the annual version after 25 May. If you want to continue to receive your digital copy of Crail Matters (and we hope you do) please register with us.



Crail Community Partnership added an event.  
3 April · 🌐

Come along to set the agenda for Crail's future. We're expecting a big turnout and lots of interesting discussion. Everyone is welcome!



**MAY 12**  
**Decide Crail's Future!**  
Sat 10:00 UTC+01 - Crail Community Hall



# Crail's Future - Visioning Workshop



# Visioning Workshop

100 people came to decide Crail's future at the public visioning workshop on the morning of Saturday 12th May in Crail Community Hall out of a population of 1,800. This is a very high turnout for a settlement the size of Crail and reflects how involved and concerned people feel about their community.

The aim of the visioning event was to work out Crail's collective answer to a disarmingly simple question:

## What does the community want Crail to be like in the future?

The workshop began with a presentation containing:

A summary of over 130 responses to the community survey asking people what's best about Crail- and what could be even better.

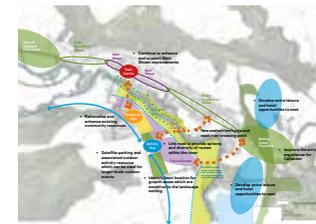
- A summary of comments and suggestions from local school children, businesses and community groups.
- Facts and figures about Crail, including comparisons with similar East coast communities using census

and other government data- giving interesting insights into the relative provision of shops, jobs and facilities in Crail.

- Information about the council's Local Development Plan and proposals for development around Crail in the next 10-15 years.

All of these various points were graphically summarised in the presentation given on the day, which was subsequently made available online via Crail Matters and Facebook at the following link: [goo.gl/umhcRC](http://goo.gl/umhcRC)

This then led us back to the main questions of the workshop: what does Crail want to be like in the future? How can Crail become an exemplar to other communities facing similar issues across the East Neuk and Scotland?



Examples of Presentation Slides

## Workshop Overview

What do the people of Crail want their community to be like in the future?

Participants explored this in a number of ways:

- **Small group discussions**, focused on identifying concerns and then opportunities. Each group recorded their discussion on a large sheet of paper.
- **Cool Wall**: asking individuals to select from a range of images of places, those which they felt reflected how Crail should be in the future and those which were not.
- **Plenary discussion**- a facilitated discussion at the end of the workshop focussing on what should come next after the workshop.

The consensus which emerged from the plenary discussion was that a future plan should be developed to deliver the agreed vision, to shape and focus energy and initiatives, projects, future development and local and national government policy- in order to tackle Crail's challenges of fragile businesses and services, capturing the benefits of tourism, retaining families and young people, an ageing population, and shaping future development.



Nick Wright introducing the charrette workshop.



Cool Wall images



Community making their choices



Cool Wall- least and most liked



Primary school children's contribution



Responses from the community survey



Small group discussions

# Cool Wall

The images on these pages were selected by the charrette participants as representing what future Crail should be like.

## Least Like Future Crail





# Services



Kilsyth Health Centre

# Services - What the Community Said

## HEALTHCARE

- Provide an out-of-hours GP service
- Provide GP service as well as dentist's
- With an increase in population, there are concerns over GP, school capacities and nurseries
- Alternatively, an increase in population may lead to GP services being provided
- Would prefer a Crail GP surgery
- Could a GP/dentist's/community hub be combined?
- Crail Pharmacy
- Access to facilities for older population/non-car owner (fears of isolation). At the moment this demographic needs to travel to St. Andrews or Anstruther to see a doctor/dentist.

## SCHOOL

- Provide a school with a library
- Use the school as a community hub- it has a library/kitchen/computers
- Fears for school capacity with increasing population

## LIBRARY

- Develop the former library in the Town Hall into a community hub?
- Opportunities for the future?

## DEALING WITH WASTE

- Waste collection- bins left for weeks in the street
- Provide a glass recycling centre

## SWIMMING POOL

- Provide a swimming pool
- Access to swimming pool is crucial in a coastal area.

## PUBLIC TOILETS

- These need to be sorted.
- Also need public toilets to be built in Beech Walk Park, sign posted at Victoria Park. Coaches could stop there.
- Need better toilet facilities.

## EMPTY CHILDREN'S CENTRE

- Empty children's centre could be used for childcare, business support facilities, serviced office spaces.

## CONNECTIVITY

- There needs to be better mobile phone and broadband coverage.
- There is a distinct lack of services e.g. Internet

## OTHER COMMENTS

- Functioning harbour and rowing club
- Provide facilities and shops all year round.
- Beach- Roome Bay and playground
- Shops and services: use it or lose it (all year)
- Community builds
- Veg boxes
- Make our halls more usable
- Make Crail more motor-home friendly
- Cycleway from Crail to Anstruther
- Understand the impact and opportunity of the wind farm.
- There's a good range of existing facilities: community/halls and spaces. Best use?
- Infrastructure: maintenance of roads, open spaces, play equipment, etc.

# Housing



Private House, Anstruther

# Housing - What the Community Said

## DESIGN/USE

- New housing should be an integrated part of the village.
- Standard of new builds should have green building standards
- Provide greater variety of housing (including single occupancy)
- Lack of gardens in new builds
- Self-build plots
- Need for live/work spaces.
- Developments too dense
- Sheltered housing/nursing home/outreach surgery would be ideal for community services
- More trees. Share the land with nature.
- Create wildlife habits.
- Sustainability
- Development of social spaces (hospitality)?
- Dense housing with small to no gardens for children. People need a place to be proud of. Lack of upkeep.
- Care home- include suitable road structure in the development.
- No shops on the new development! That would split trade away from the high street.
- Any new build housing estates should have some accessible homes.

- Environmental impacts
- Village could lose its character if it gets too big- new houses also need to fit in, no huge blocks etc.
- Good family housing and gardens should be provided.
- Good housing for elderly should be provided.
- Use the knowledge and expertise of residents for planning in a variety of areas.
- Include generous amounts of green and open space with new development.

## HOLIDAY/SECOND HOMES

- New developments could lead to an increase in holiday homes percentage.
- Marketing of new developments- who benefits?
- Holiday homes and rentals need to be in proportionate numbers.
- Private renting is expanding.
- Retraction of sale of new houses to non-residents.
- Social housing requires facilities and infrastructure. Ban sale as second homes.
- Second homes: how can we reach out to get owners involved in the community? Extend tourist season/bookings.
- Ghost town vs. too many second homes

## AFFORDABLE/SOCIAL HOUSING

- Create affordable housing for young people
- Create more affordable housing in general
- Better control/management of affordable housing in Caraille Green
- It appears some affordable housing is being sub-let for profit? Local young people can't get affordable housing. We need allocation and control.
- Social housing: associations, needed by other people too should integrate with the existing community. What exactly is an affordable house?
- Where do the social housing people have possibilities to work?

## OTHER COMMENTS

- Opportunities: increased school roll, new modern unites re-develop.
- Brown field sites should be built on before green field sites
- Influence planning process to benefit of Crail
- Our own funeral service office, combined with a large care home on the new development.

# Tourism



Crail Harbour

# Tourism - What the Community Said

## IMPROVE TOURIST AMENITIES

- Capturing the economic benefits of tourism.
- Encourage tourists to stay, provide public toilets, have parking so people can walk through the village and browse the shops before the harbour.
- New signage directing to the harbour/shops
- Tourist information (in community hub)?
- Area for camper vans.

## EVENTS

- Extend season of winter festival?
- Crail calendar
- Winter/summer plan (activities/festivals/more for youth)
- Build on the success of existing festivals.

## ATTRACT VISITORS

- Make Crail dog-friendly
- Coastal path and beaches, wildlife, open spaces
- Proximity to St. Andrews
- Opportunity to develop airfield (mock up aircraft WW2 would attract tourists)
- Expansion of ideas (flying school/boat trips/walking tours: brings in £ attraction of others)
- Heritage/cycle/trails
- Destination for year-round, high quality, restaurants
- Parking for large buses
- The harbour
- Beach- remove stones?
- Helicopter tours of the East Neuk

# Business



Crail Harbour Gallery and Tearoom

# Business - What the Community Said

## GENERAL COMMENTS

- Local employment opportunities would increase tourism
- Crail North business units would enable young people to live here and change the demographic
- Local business can grow with increased population
- Hidden small businesses
- Events should be held (food/Crail/East Neuk festival, open studios/gardens). This could also tie in with tourism.
- Places to eat
- Creative Hub
- Heritage. Better signage is needed. The harbour, museum collaboration?
- Engage people to visit businesses already in Crail. Do not create another village to the North.
- Internet access benefits: businesses and individuals
- How will a second high street impact on present shops?
- Fears of AirBnB reducing business for guest houses
- Increased employment
- Loss of hotels/businesses
- More incentives for small businesses and entrepreneurship
- Office desks/sharing offices/co-operative/business hub
- Create better links between tour companies and local business
- Provide a small workshop
- Very good shops already exist- use them or lose them.
- Lack of local/seasonal/part time jobs.
- How will the new wind farm affect businesses, particularly fishing and tourism?

# Transport



Marketgate Street, Crail

# Transport - What the Community Said

## STATE OF THE ROADS

- Poor state of roads bad for commuters, might also put off tourists
- Bad road quality
- Infrastructure issues
- Terrible state of roads and pavements
- Sort out roads and transport to encourage visitors to the harbour and village

## COST

- Poor connectivity. If improved could boost business possibilities.
- Cost of public transport

## SPEED

- Digital speed signs
- Create a 20mph zone
- Tackle speeding through Crail
- 20mph throughout

## FEARS

- Commuters vs. opening hours of business
- Concerns about roads/speed traffic/more cars

## SERVICES

- Airfield to park in during busy times to encourage tourists- provide a park and ride.
- Facilities for bike parking
- We need public transport
- Road signs
- More use of public transport/affordability/regional links
- Need more frequent buses
- Transport to services like hospitals
- Bus better if it ran twice in an hour
- Improved public transport links
- Bus parking lanes renewed in Marketgate in the future. Car parking?
- Improve parking to attract passing trade

## CONNECTIONS

- Boat from Edinburgh to East Neuk
- Lack of cycle paths
- Bike paths linking villages
- Bus connectivity to Fife, Edinburgh and Glasgow

# Community



Visioning Workshop in Crail Community Hall, May 2018

# Community - What the Community Said

## PRESERVE NATURAL CRAIL

- Retain village atmosphere,
- Loss of identity
- Lifestyle
- Tranquillity, peace, heritage, rural setting
- Coast and countryside: protect paths and wildlife.
- Allotments/garden share
- Nature/harbour/beach
- Safe/peaceful/feel free/raising kids
- Public advantage of traditions
- Focus on our environment and natural and historic heritage
- Preservation of natural spaces
- Crail in bloom
- You can walk the length of Crail
- Lobster lunches
- Wind farm impact
- History, memories
- Village must grow but sensitively
- Integrate sustainability in everything we decide
- Plant 1000 trees
- Preserve and expand green space
- Not enough green space
- Further coastal protection
- Heritage- we need to protect, helps bring tourists who spend.

## COMMUNITY SPIRIT

- Council- more local powers and decision making
- Community strategy: vision for Crail
- Confirm agreed plans and identify how members of the town may take it forward
- Continue to work on developing a proactive plan for development in favour of Crail rather than developers
- Better use of town and community halls.
- Friendly, vibrant community and village
- Self-sufficient
- Mix of people
- More use of community space
- Hidden poverty
- Ownership
- AirBnb and holiday homes: decline in community cohesion and balance
- Clubs, cafés, activities for retired people, festivals...
- People who visited/holiday when they were kids move here later in life.
- Community disjointed, need more togetherness
- Develop Crail Matters
- Newsletter? Big up Crail- use rooms available, recycle
- Utilise lower floor town hall (not a cafe as we have several already which would suffer).

## YOUNG PEOPLE

- Services: broadband?
- Airfield safe place to learn to drive
- Aging population to engage with younger generation
- Diverse population
- Festivals
- Stronger digital presence needed
- Engage the other 90% of Crail residents who did not attend charrette
- We would like younger volunteers
- Could local expert people help the kids with homework/crafts/youth club/exercise/walking
- Involve young people
- Intergenerational: building relationships
- Spaces and opportunities for teenagers
- Something for teenagers (how many are there in Crail)

# Findings Summary



## Services

Crail needs:

- A GP surgery
- A dentist's surgery
- A Community Hub
- Better broadband and mobile coverage
- Better roads maintenance
- More cycle paths



## Housing

Crail needs:

- New homes for local young people, families and older people.
- Affordable housing.
- Any future development should be integrated with, and connected to the community.
- It should be well designed and serviced with more green space.



## Tourism

- Reduce seasonality with the winter festival
- Improve parking facilities for tourists, signage, walking tours
- Improve the harbour
- Provide more boat trips
- Promote cycling
- Impact/benefits of wind farm
- Develop the website
- Create winter and summer plans with events for residents and tourists



## Business

- Support small businesses and entrepreneurs (e.g.: by providing better broadband and mobile coverage)
- Offer serviced business space and facilities to meet and collaborate (perhaps using the vacant Children's Centre)



## Transport

- In the short term, mitigate noise and traffic impacts of current uses
- In the longer term there's a possibility of using the airfield for visitors (e.g. museum, park and ride, etc.).
- Provide better bus connectivity
- Create a 20mph zone throughout Crail
- Provide dedicated visitor parking



## Community

- For Crail's youth, include local employment opportunities, better broadband and mobile coverage, cycle paths, youth activities and intergenerational support.
- Upgrade community halls
- Create a community hub/cafe
- Prepare a plan and strategy
- Involve young people and source more volunteers.



# Crail's Future Vision

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North Crail

The Centre

Harbour

This diagram illustrates key areas of Crail that could particularly benefit from the principles proposed in the following section.

## The Big Picture

The community engagement carried out for the initial visioning charrette workshop, which was attended by 100 people, has revealed a common thread of ideas, aspirations and concerns. The following section highlights the key principles which emerged from the charrette which can provide the framework for a coherent approach to shaping the future of Crail.

The consensus that emerged from the plenary discussion was: we need a plan! Why? Because that will help shape and focus energy for initiatives, projects, future development and government policy – in order to tackle Crail's challenges of fragile businesses and services, retaining families & young people, an ageing population, and shaping future development.

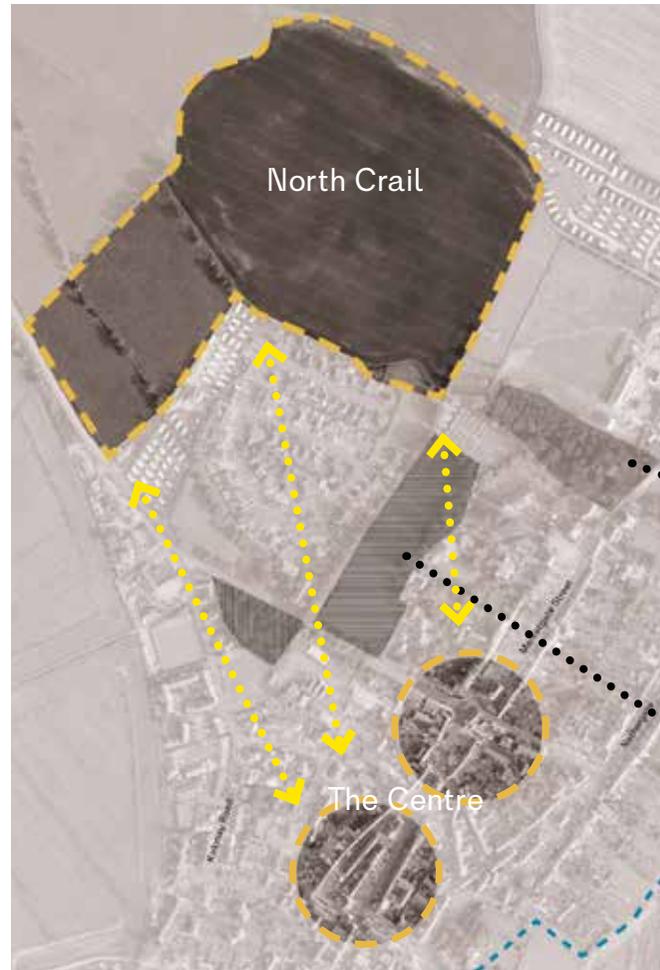
It is important that this plan has the support of key stakeholders including Fife Council and the Scottish Government.

The following section sets out five key principles that will help shape the community plan for the future development of Crail. These have been formulated from the community feedback collected to date.



# Key Principles

- 1.0 New development must enhance the centre and develop a sense of community.
- 1.1 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 with the existing community.
- 1.2 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.
- 1.3 Development should be phased to ensure that the community can grow at a sustainable rate without having a detrimental impact on services and infrastructure.
- 1.4 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 could even be extended as a green corridor into the new development



Way-finding and paths could be improved in the park to provide a safe pedestrian connection into the heart of the community.

# Key Principles

## 2.0 Affordable new housing.

2.1 New housing proposed for Crail should be affordable to young people and families to encourage a diverse population. However the housing typologies should also be varied to meet the needs of the local community. As such a range of house types should be provided including homes for the elderly and accessible dwellings.



2.2 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.



2.3 Alternative methods of procurement could be considered, such as the provision of self build plots, to help further diversify the types of housing available.



2.4 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.



# Key Principles

## 3.0 Encourage sustainable tourism and small businesses.

- 3.1 A year-round plan could be put in place to develop tourism in both the busy summer months but also in winter.
- 3.2 There is a lack of affordable commercial space in Crail, business units could be provided to encourage small businesses to stay in the community rather than moving to larger settlements.
- 3.3 On top of this, improving high speed internet connections would go a long way to help support small businesses.
- 3.4 Facilities, such as public toilets and way-finding, could be provided to encourage tourists to remain in Crail for longer stretches of time rather than just passing through. This could also go some way to creating better links between tour companies and local businesses.
- 3.5 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 centre and new development



Improved cycle routes along coast and in the centre



Facilities for tourists

# Key Principles

## 4.0 Improve community facilities and services.

4.1 Crail has a number of community halls and spaces that are underused. These should be improved and opened up for community events which build on the success of existing festivals. The primary school is also a useful community resource that could be better used by all of the local population.

4.2 These existing facilities could be used to establish a community hub to encourage new clubs and activities. The hub could also host special events, exhibitions and serve as a co-working space to ensure that community facilities are used to their full potential both for locals and to encourage visitors.

4.3 Development and population increase should help to usher in new and improved services. The lack of a doctor's surgery, post office and bank are a key concern of existing residents.



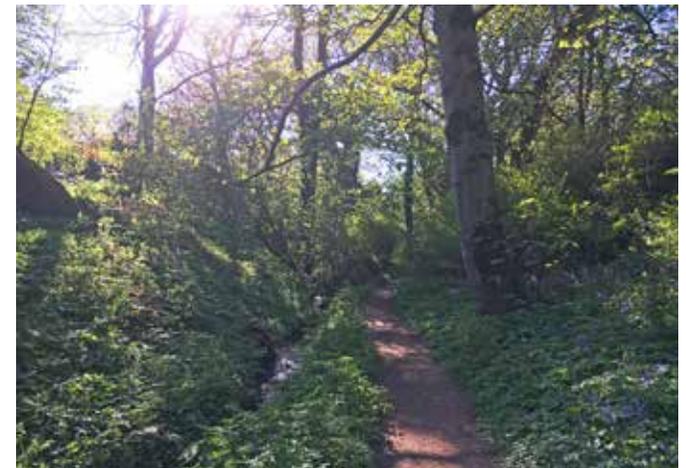
- Crail Community Hall
- Kirk Hall
- Crail Primary School
- Tollbooth



# Key Principles

## 5.0 Sustainable growth and development.

- 5.1 Create new wildlife habitats within the proposed new developments at Crail North and Crail Airfield, as well as preserving existing habitats.
- 5.2 All new housing should be built to high environmental standards and have suitably-sized gardens and plenty of communal green space. Allotments and community growing should be considered. All of these considerations will contribute to growing a sustainable community.
- 5.3 Public transport and cycle paths should be improved to cater for an increased population of residents and tourists.



# Conclusion

## Next Steps and Priorities

This initial visioning Charrette, which was strongly supported by the Crail community, produced a clear vision for Crail's future and a set of key principles to guide it.

James McCallum of the Crail Community Partnership closed the workshop by asking the participants whether they wished to carry on with the Charrette process. The response was an overwhelming majority in favour of proceeding with the next stage.

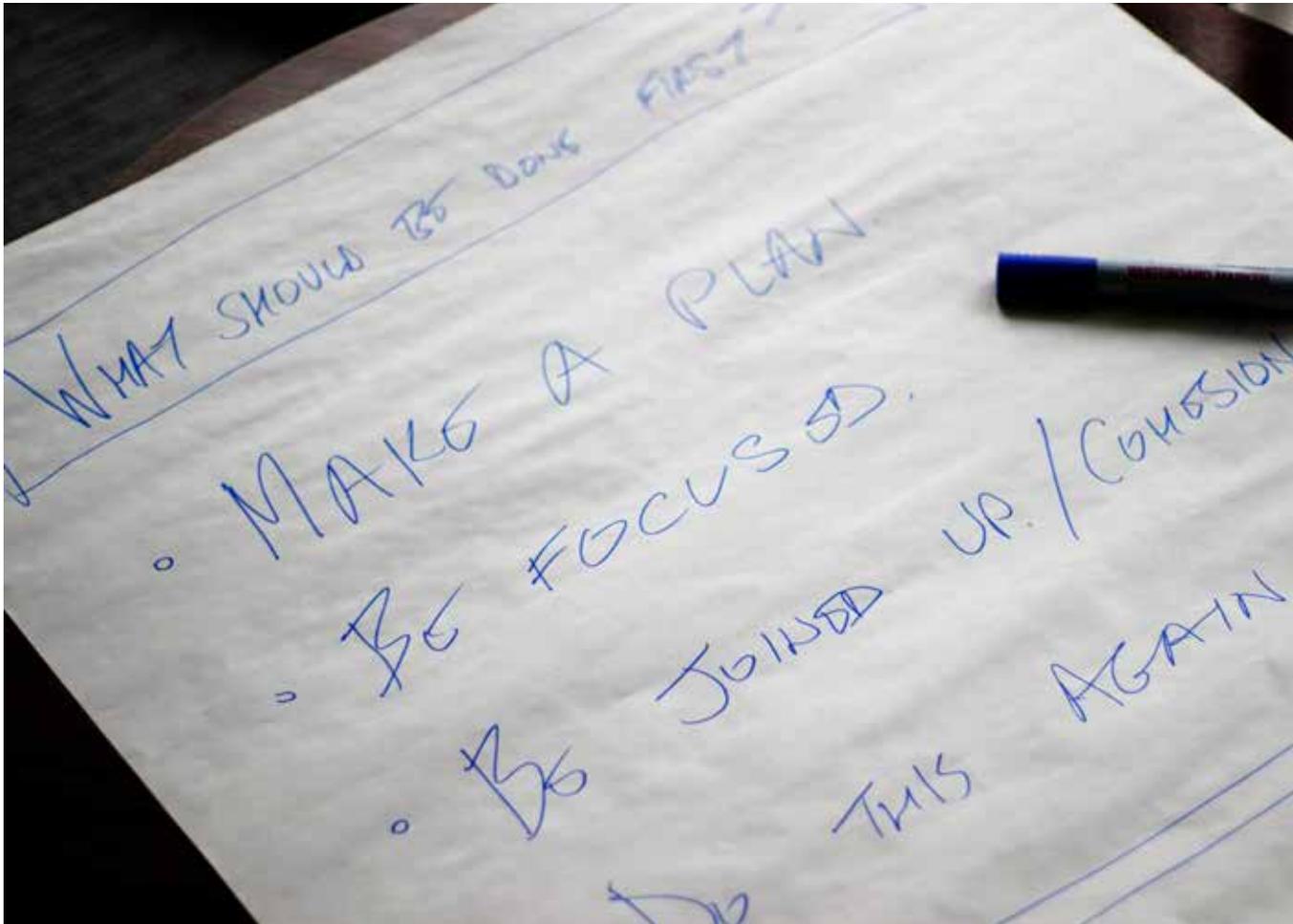
With this endorsement, the next stage will be to undertake two further charrettes to develop the vision into a strategy for the community's future and an action plan to deliver it. This will require greater involvement from Fife Council and the Scottish Government.

The priorities for moving forward were identified at the conclusion of the workshop as being:

- Make a plan
- Be focused
- Be joined up and cohesive
- Do this again



There was a clear majority in favour of the charrette process continuing beyond the initial Visioning workshop.



A number of quick actions were suggested during the charrette which should be considered during the next phase of public engagement, and focus on the actions needed to deliver the vision outlined in this report.

Suggested quick fixes:

1. Establish a glass recycling point
2. Mount a vigorous campaign to have super fast broadband and 100% mobile coverage.
3. Have the community take an active role in the harnessing the benefits of the development of the offshore windfarm.
- 4.
- 5.
- 6.
- 7.
- 8.

