

7N Architects

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Deciding Crail's Future  
Charrette 2 Report – Strategy  
05.03.19





# Executive Summary

This report summarises the outcomes of the second round of workshops of the three stage Crail Charrette which took place in Crail Community Hall in February 2019. These second workshops sought the community's views on draft strategies which were prepared by the Charrette Team in response to the key issues which were identified in the initial visioning workshops in May 2018.

The engagement events and initiatives which formed part of the Workshop 2 stage included:

- A public Charrette workshop held on Saturday 9 February attended by 84 people – this was the main focus of this phase of the charrette.
- An additional Charrette workshop held on the evening of Wednesday 13 February, attended by approximately 50 people, with a particular focus on local businesses

- A Charrette drop-in centre, facilitated by the Crail Community Partnership (CCP), in the Town Hall in the weeks leading up to these workshops.

- A community survey, organised by the CCP, which was completed by over 240 people at the time of writing this report (the survey remains open until 28 February 2019).

- Complementary engagement activity and publicity including visits to local groups, online engagement via a dedicated Facebook page, contact with local schools, and regular weekly articles in 'Crail Matters'.

The community's feedback from this engagement will form the brief for the Charrette Team to incorporate into more developed proposals which will be presented at Workshop 3 which is to be held on the 16th of March 2019.



## Introduction

This report summarises the comments received from the community at the public Charrette workshops which were held on 9th and 13th February. At each workshop, draft future strategies for Crail's were presented for public comment to gauge the community's views before more specific proposals were developed.

The strategic proposals were categorised under five key themes which had emerged as priorities from the initial 'visioning' phase of the Charrette in May 2018:

- Integrating new development
- Affordable homes
- Business and economy
- Community facilities and local services
- Environment and sustainability

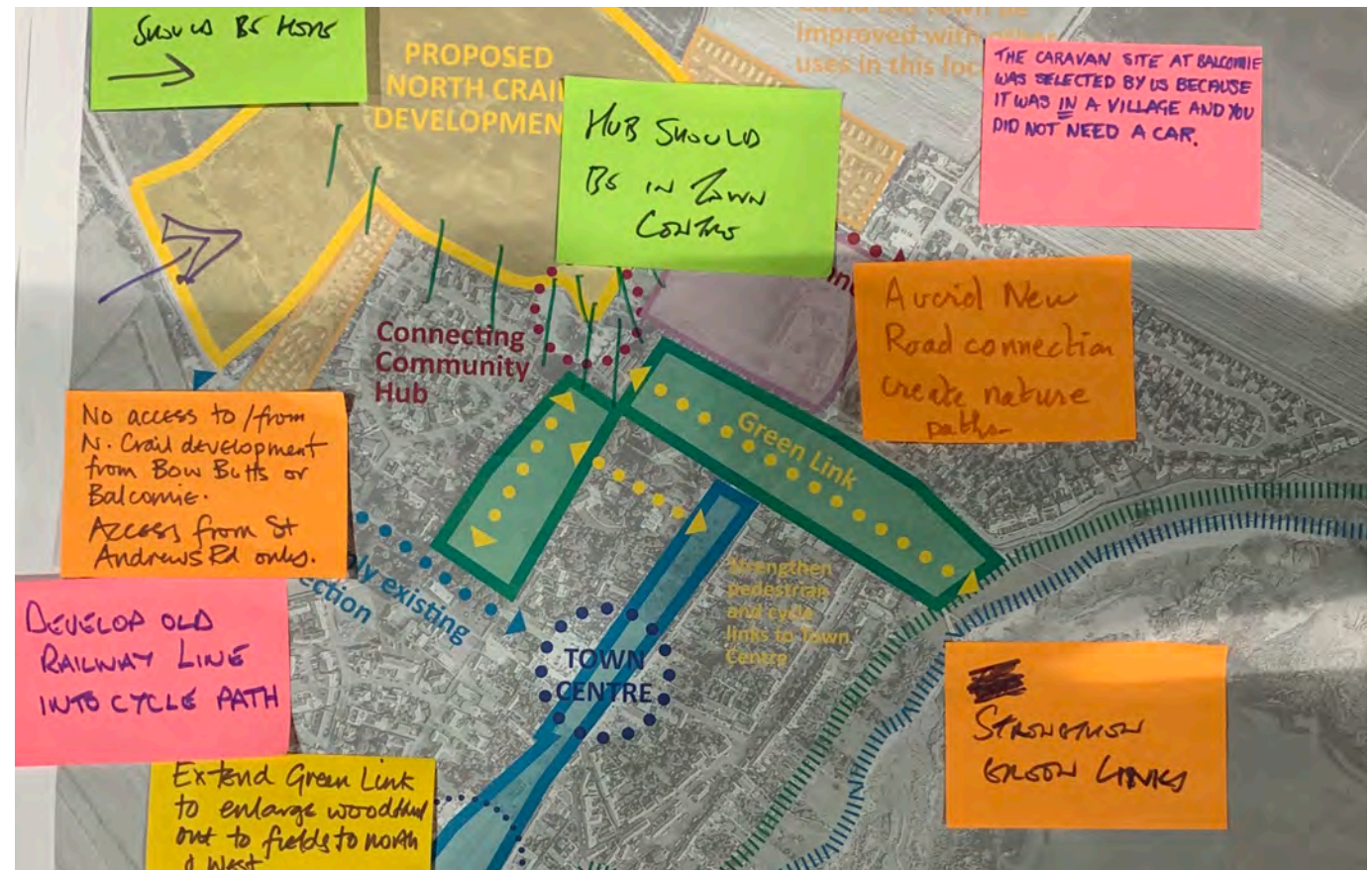
The report summarises the responses received from the community under each of these headings and identifies the most common 'headline' comments for that section.

It should be noted that the strategic proposals within this report are already superseded as their primary purpose in the workshop was to elicit responses to inform the next stage. The comments are now being used to develop more detailed proposals for public consideration at the final Charrette workshop on Saturday 16 March.

# Integrating New Development

## Headlines

- Maximise walking connections to town centre, new road connection direct to St Andrews Road (not Bow Butts Road)
- Extend green links through the site to the coast and countryside (see Environment)
- Create range of housing, including good quality affordable homes for local people (see Affordable Homes)
- Good quality design that is appropriate for Crail, energy-efficient design, build in recycling facilities
- Ensure infrastructure and facilities keep pace with development – e.g. school capacity



# Integrating Future Development

## Key Outcomes From First Workshop

- 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.
- Development should be phased to ensure that the community can grow at a sustainable rate without having a detrimental impact on services and infrastructure.
- 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 present an opportunity to enhance Crail's green spaces and the arrival experience for visitors.



How can we improve on these ideas to integrate the new with the old and build a strong sense of community?



Utilise existing pathways to strengthen routes to any new development to ensure that it is well connected to the town centre.



Make more use of the town's green spaces as attractive routes to connect new development to the town centre and connect the new and existing communities.



Manage the attractiveness of the harbour to visitors by improving access whilst recognising that it is a working harbour too.



The harbour is the focus of visitor activity but access is difficult and there is little parking. It is also a working harbour.

Could the coastal pathway be enhanced, with new sections of decking in the more challenging terrain, to make it more accessible and attractive to visitors and ease traffic pressure?



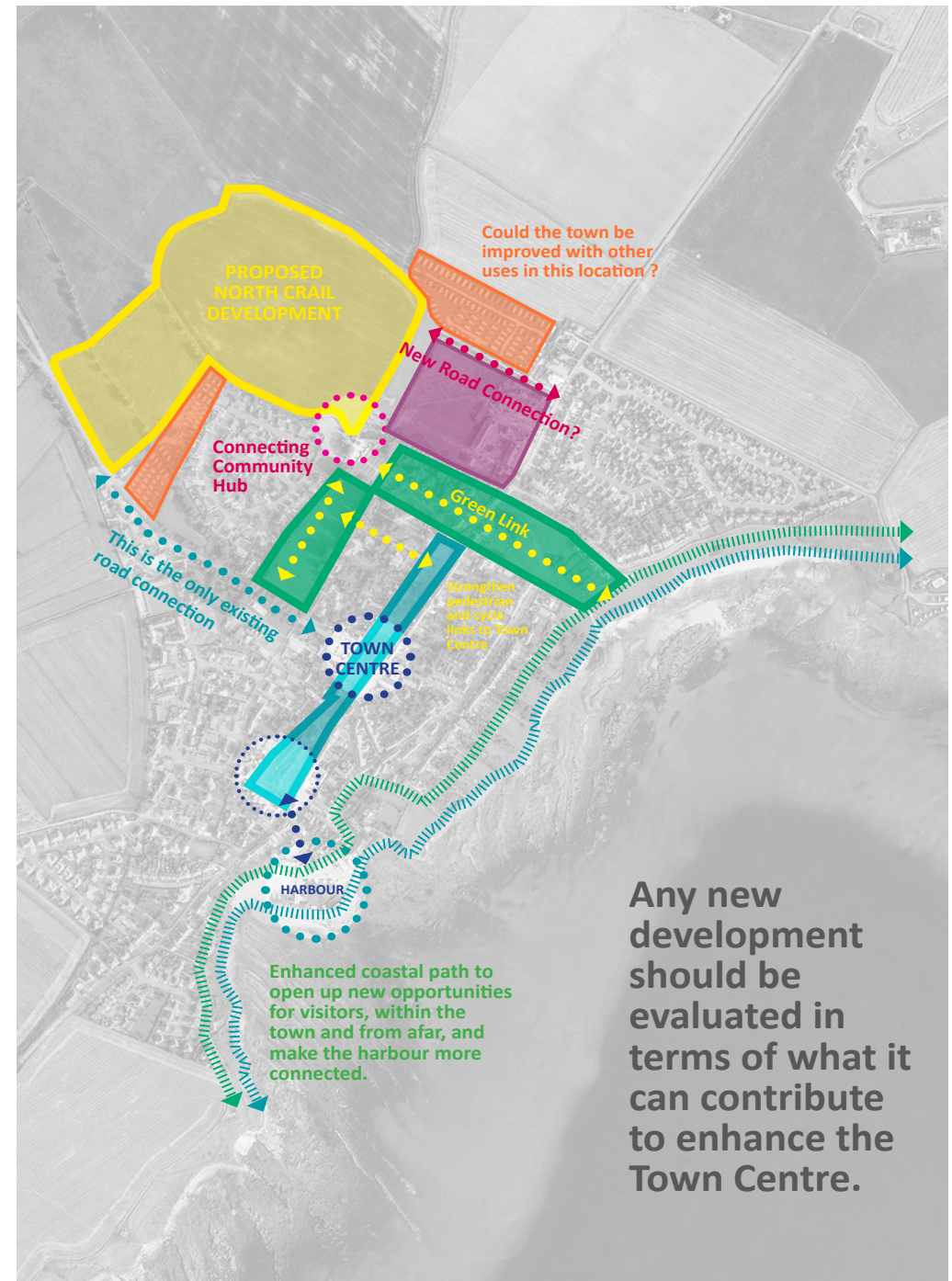
Make the most of existing building assets within the town to accommodate community activity and small businesses.



Any new development should be evaluated in terms of what it can do to enhance the Town Centre and contribute to the future wellbeing of Crail.

New development must:

- Be well connected to the Town Centre.
- Contain uses which do not compete with the Town Centre



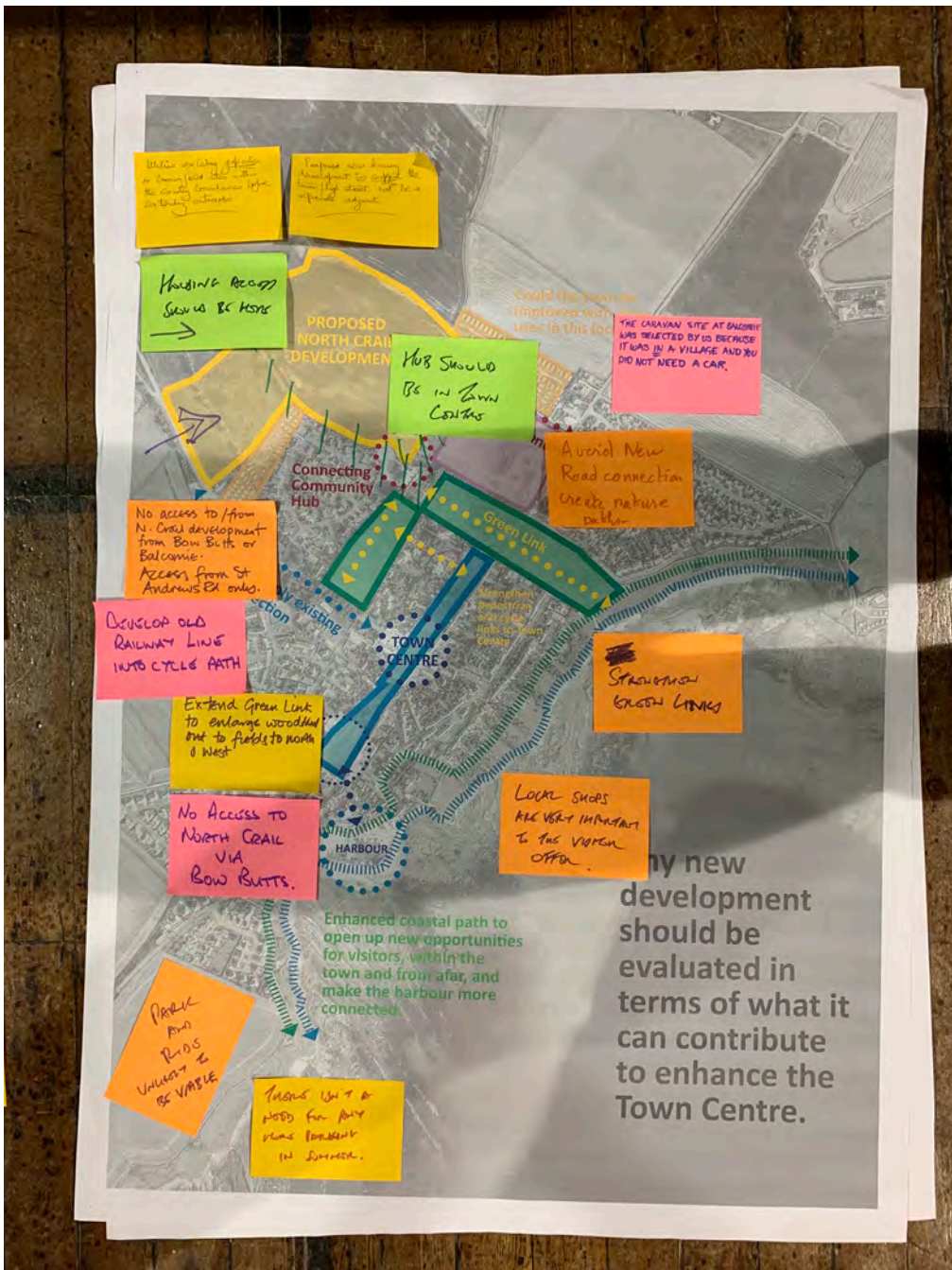
Any new development should be evaluated in terms of what it can contribute to enhance the Town Centre.

## More detailed summary of suggestions

1. Keep new development to areas identified in LDP- remove suggestion of affordable housing on Church-owned land west of garden centre and St Andrews Road.
2. Remove suggestion of relocating Balcomie Links Caravan Park.
3. Maximise walking routes to/from new development and rest of town / town centre / coast / countryside.
4. Vehicle access should be via new road off St Andrews Road, not via existing residential areas, Bow Butts Road or Balcomie Links Caravan Park track.
5. Extend green links northwards through site to countryside; trees and natural areas are important
6. Incorporate range of housing: sheltered accommodation, self-build, variety of house sizes from family to bungalows and flats, mix of tenures from owner-occupied to shared equity and rent.
7. Include community food-growing space.
8. Include live-work homes.
9. Ensure school capacity is available for new residents.
10. Encourage re-use of town centre buildings.
11. Incorporate bus stops (and preferably services too).
12. Retain area of proposed cemetery extension, even if the shape changes or it's relocated.
13. Appropriate architectural quality / character.
14. Flood risk along the Den Burn through the site.
15. Build on traces of history in the development area.
16. Locate hub in town centre rather than where it's proposed.
17. Use old garden centre site for something like care home, community growing space or workshop/ business units.
18. No new development at Crail North.



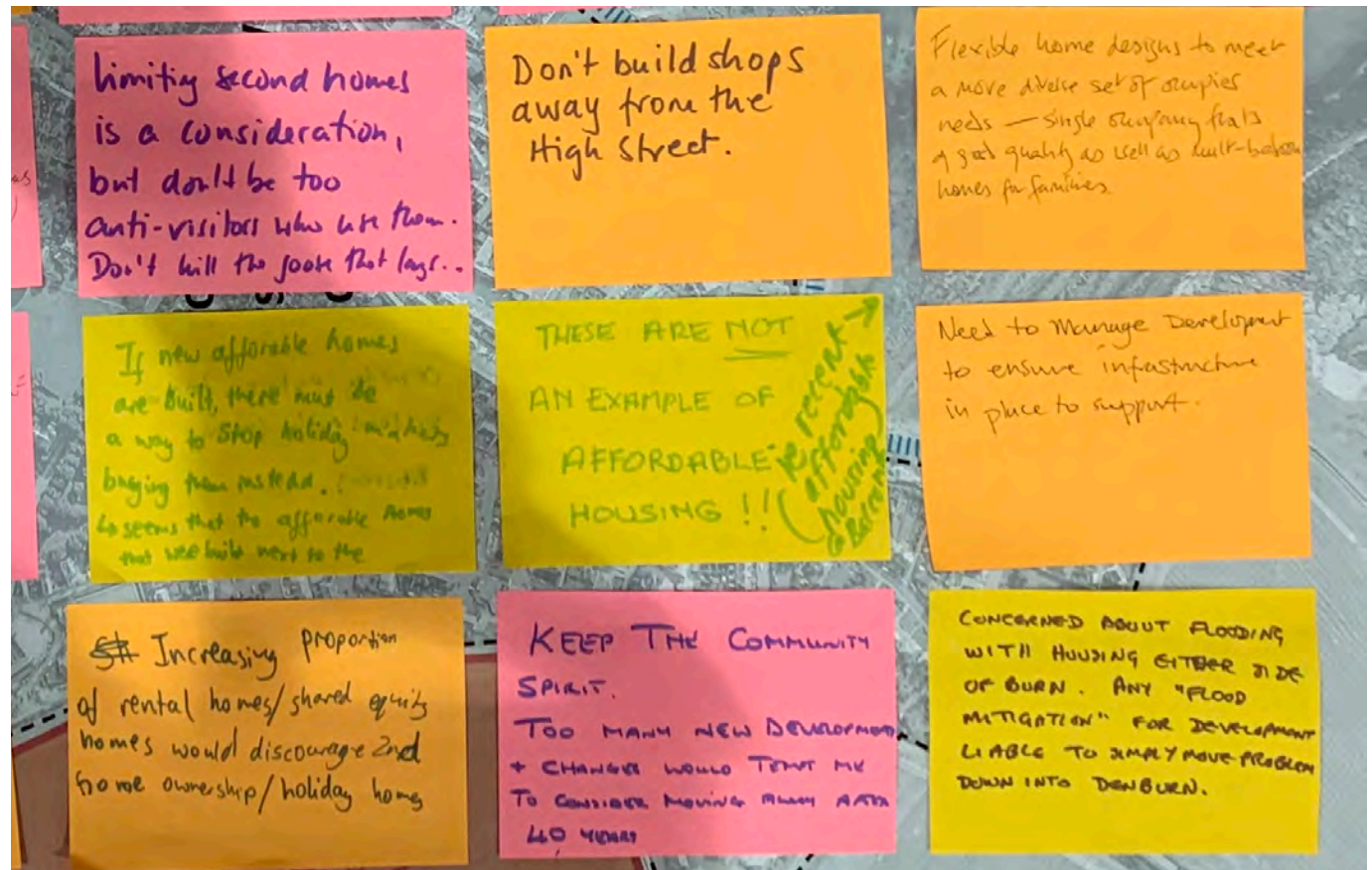




# Affordable Homes

## Headlines

- The community should build its own low cost homes (though setting up a Community Development Trust or working with an existing Housing Association) 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
- Encourage tax/planning controls on existing/new housing stock respectively to minimise further loss as second homes
- Encourage affordable homes in town centre, re-using existing vacant property
- Affordable homes should be well designed and built (see Integrating New Development)



# Affordable Homes

## Key Outcomes From First Workshop

- New housing proposals should be affordable to young people and families to encourage a diverse population. 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.
- 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.
- A good working dialogue with Fif Council should be maintained to help make sure this is delivered, also ensuring that people from Crail can afford to continue living in Crail.
- Alternative methods of procurement could be considered, such as the provision of self build plots, to help further diversify the types of housing available.



## How can we improve on these ideas to help local people get the homes they need?



Re-use empty property for affordable homes, with advice and support from the Council's Empty Homes Officer and the Scottish Empty Homes Partnership.



Create a Community Development Trust to build affordable housing, tapping into funding and advice from the Scottish Government, Rural Housing Scotland and others.



Improve energy efficiency standards in new homes to reduce running costs for people on low incomes.



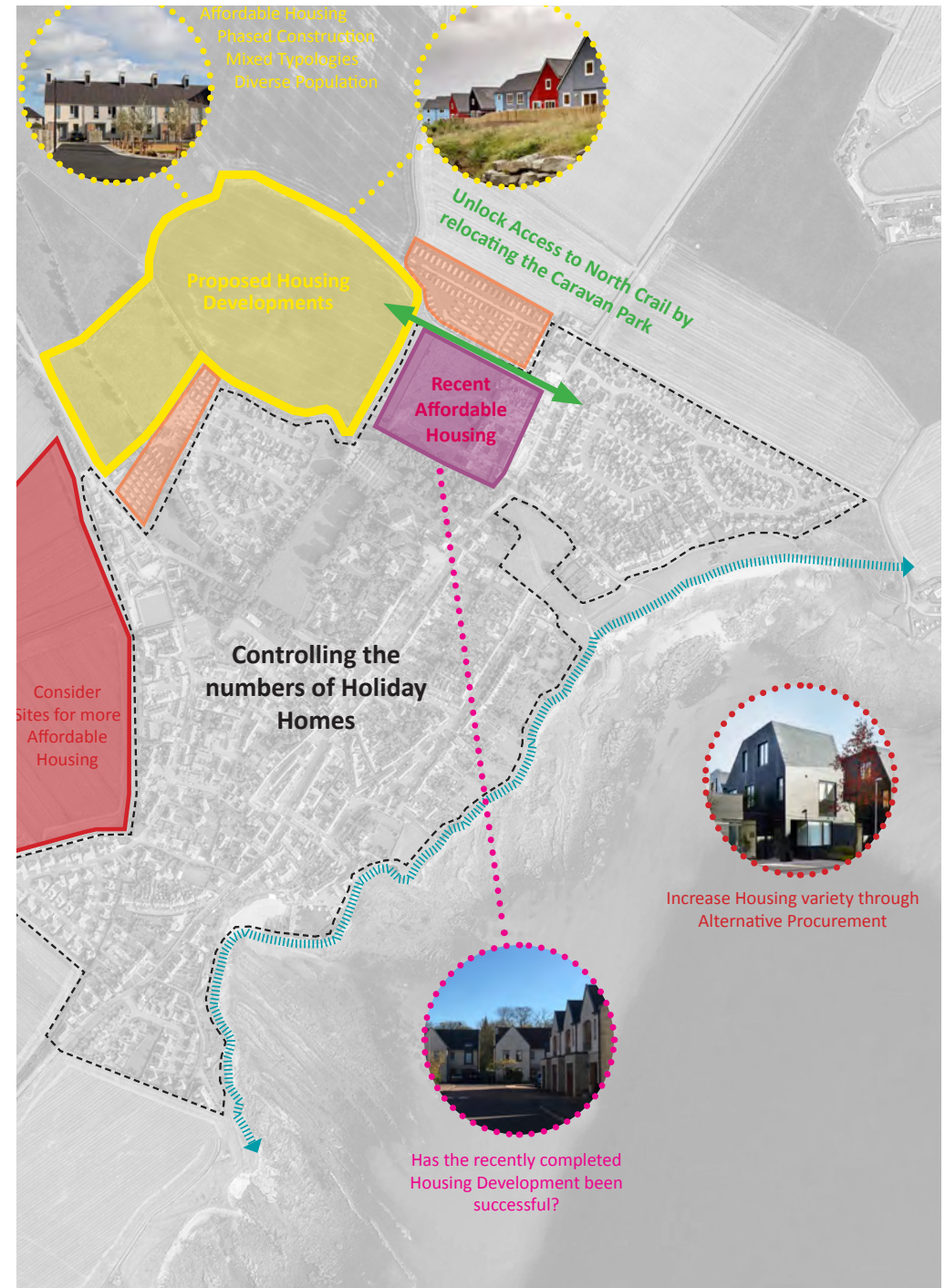
Encourage Housing Associations and the Council to build more homes for local people, managing them through a Local Lettings Initiative.

Increase Council Tax on second homes – potentially controversial as experience elsewhere shows it needs to be a significant increase to have the desired impact.

Relying on planning policies to control the number of second homes is notoriously difficult, as experience from pressured areas like National Parks has shown.



Change planning policy to increase the proportion of affordable homes in new developments – remembering this is not as easy as it sounds!



## More detailed summary of suggestions

1. The local community should build low cost housing and make sure it's available for local people.
2. Lobby Scottish Government for progressive land tax (e.g. 0% tax on affordable homes, 80% tax on second homes)
3. Restrictions on planning consent for new build homes that they may only be "principal residence" homes.
4. "Affordable housing" should be affordable.
5. Should include homes for families and single occupancy, for all ages.
6. Should be well designed and built.
7. Consider alternative finance models (e.g. shared equity).
8. Planning requirements for affordable housing in new development should be capable of being transferred to re-use of empty town centre property for affordable homes.
9. "Second home owners aren't all bad!" They use shops and cafes more than many permanent residents, and place less strain on local services.

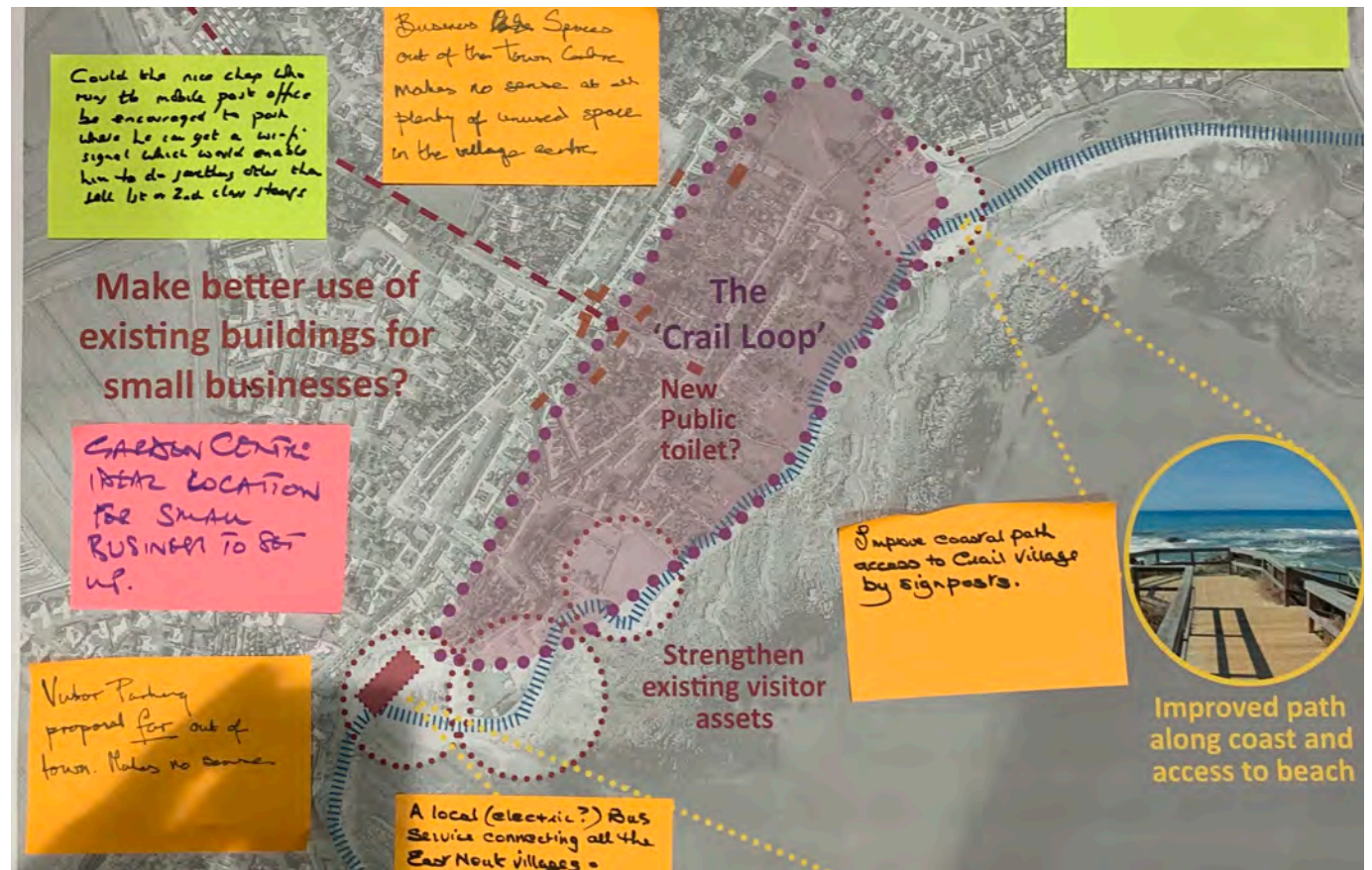




# Business and Tourism

## Headlines

- 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 signal
- Visitor facilities – paths, cycling, parking
- Link up with other East Neuk villages and tap into St Andrew visitors



# Business and Tourism

## Key Outcomes From First Workshop

- A year-round plan- to develop tourism in both the busy summer months but also in winter.
- 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.
- On top of this, improving high speed internet connections would go a long way to help support small businesses.
- 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.
- Improving cycle paths and pedestrian routes would also encourage more tourists to visit Crail and use existing amenities, boosting the local community.



## How can we improve on these ideas to support business and tourism?



An enhanced, continuous, coastal pathway improving connections to the harbour and other villages.



Develop more summer and winter visitor events/activities as part of a year-round programme.

Develop new small business units for rent with flexible space (office or workshop) and easy terms.



Make the most of the town's existing building assets to provide low cost space for community groups and small businesses.

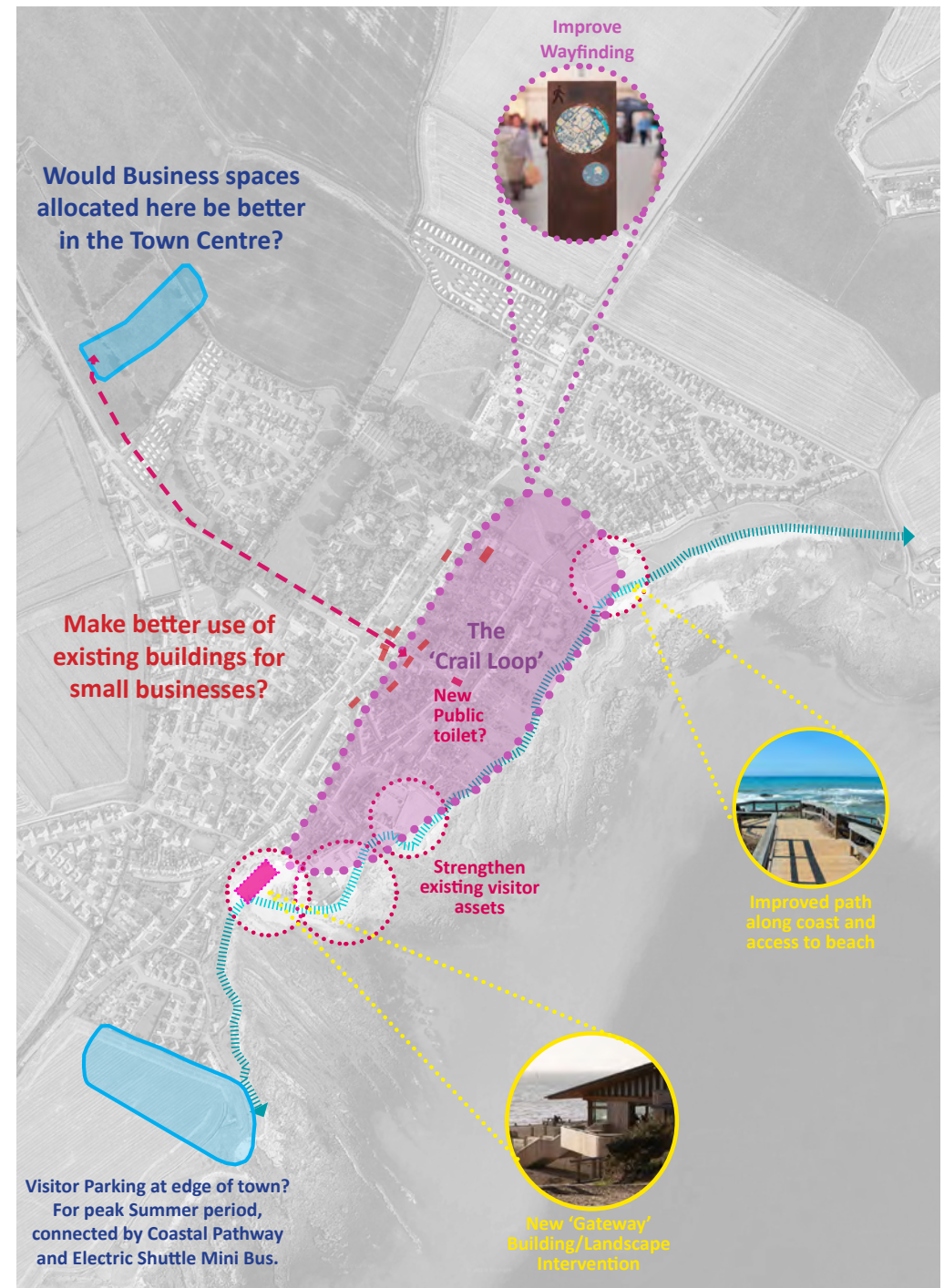


Lobby broadband/4G companies and public sector for cheaper access / faster connections / more bandwidth or investigating community broadband.

Implement a wayfinding strategy to encourage and help visitors move between different tourist draws in the village.

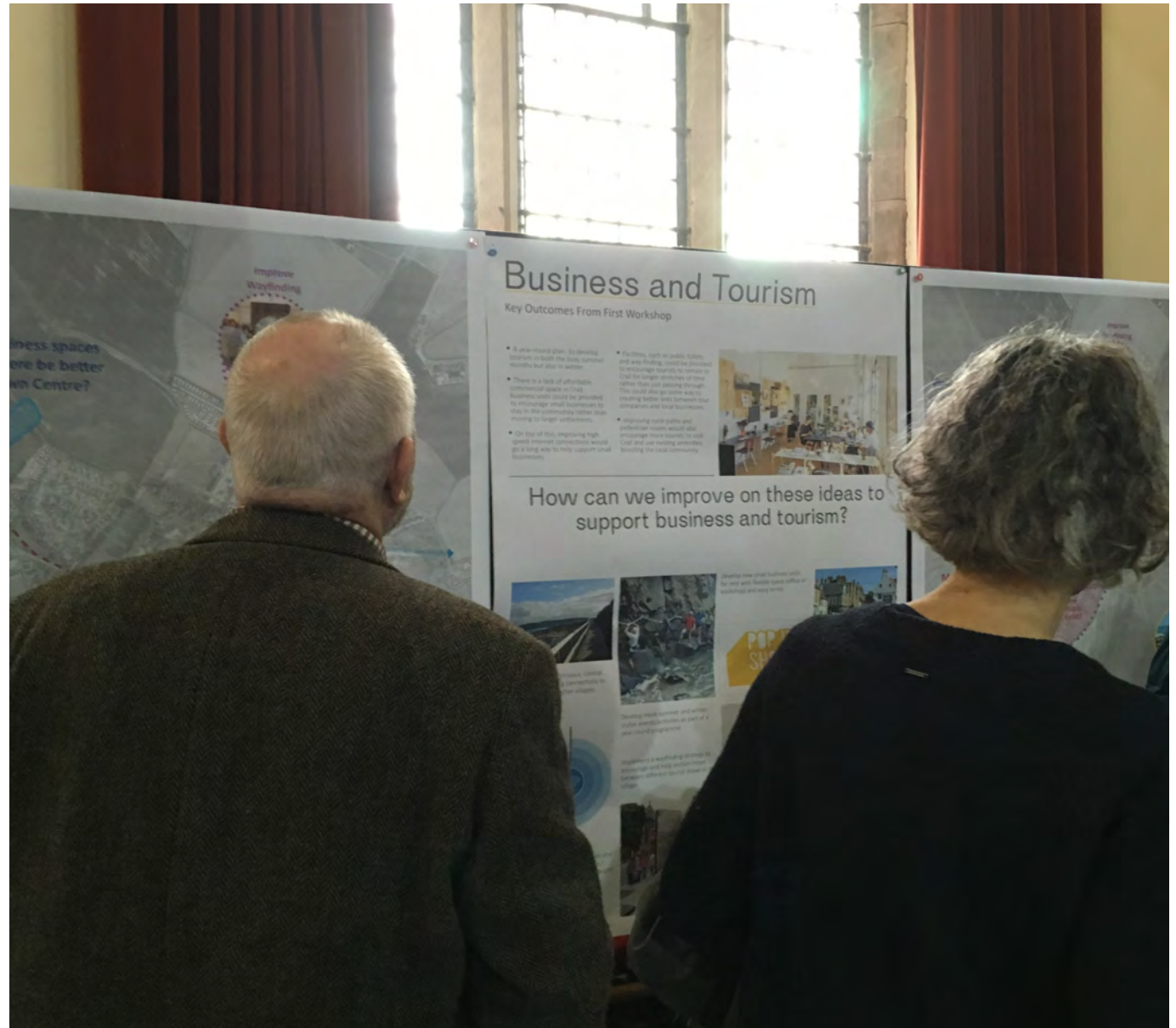


Enhance the East Neuk offer to visitors by coordinating with other villages rather than competing with each other. Increasing this number of things that visitors can do will increase overnight stays which is critical to capturing visitor spend.



## More detailed summary of suggestions

1. Improve coastal paths and circular walking loops for visitors and residents – fill gaps in path network, better maintenance of paths and benches, make more accessible, improved signage, better information (see Environment also)
2. Harbour investment plan – infrastructure for fishing boats and passenger trips (capital and maintenance, fisherman storage, dredging, seaweed, slipway repairs), parking/access enforcement, events, historic building upgrades/re-use, bins.
3. Cycling network (link west to Kilrenny/Barnsmuir, through Crail, old railway line, safety initiatives on rural roads).
4. Enforce 20mph speed limit in town.
5. More hotel accommodation.
6. Winter festival (like NZ/Australia).
7. Co-ordinate activity/marketing with other East Neuk villages.
8. Tap into St Andrews visitors.
9. Fast broadband.
10. Better mobile signal.
11. Retain public toilets.
12. Cut business rates.
13. Workshop/business units, as central as possible (re-use of existing buildings in town centre, possibly new build).
14. Live-work units in new development.
15. Better signage for visitors.
16. Visitor parking (including camper vans) – but location is critical, as we want folk to use the town centre.



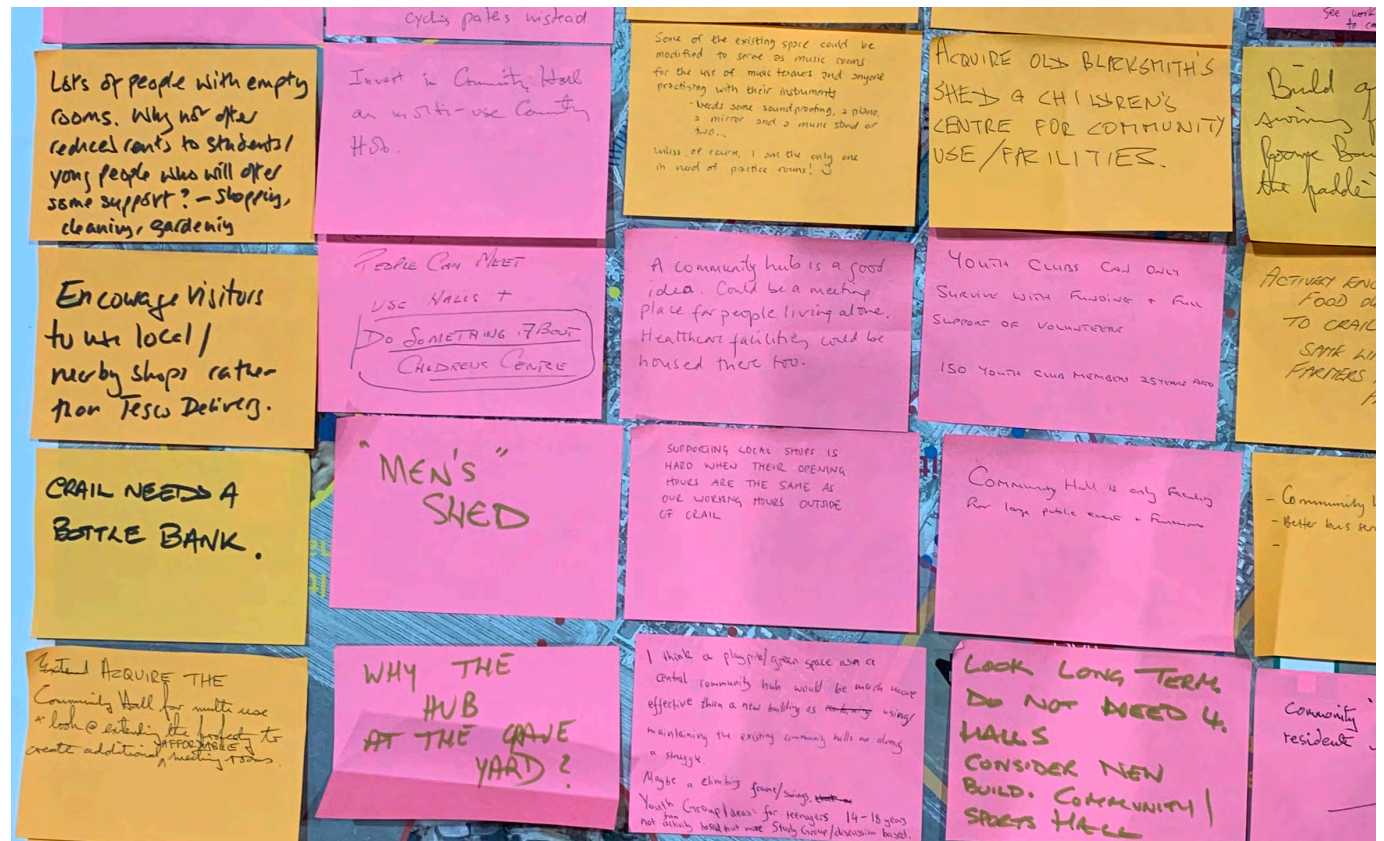




# Community Facilities

## Headlines

- Invest in Community Hall as multi-use community hub, including youth club, sports, men's shed, music, library, bank, health services etc.
- Schools capacity needs to keep abreast of new development
- Community halls: strategic co-ordination of future roles and investment (Community Hall, Town Hall, Kirk, Kirk Hall, Legion Hall).
- Modernise children's play areas.



# Community Facilities and Local Services

## Key Outcomes From First Workshop

- Crail has a number of community halls and spaces that are underused. (Crail Community Hall, Kirk Hall, Crail Primary School, Tollbooth) 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.
- These existing facilities could be used to establish a community hub to encourage new clubs and activities. The hub could host special events, exhibitions and serve as a co-working space to ensure that community facilities are used to their full potential.
- 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.



## How can we improve on these ideas to support community facilities and services?



Local people should make a conscious choice to support local shops and services: use them or lose them!



Volunteer groups working better together - Publish shared "what's on" calendar online and at a central location

Greater collaboration amongst facilities/venues for event booking and calendars

Create regular opportunities for community groups to meet informally and catch up (like the successful community-run "Three Towns Chit Chat" in North Ayrshire)



Feasibility study to maximise efficiency and investment in community buildings. Aim to create a sustainable future for all 4 halls.



Develop complementary roles and events programmes for Community Hall, Kirk Hall, Town Hall, Legion Hall.



Encourage more development of homes for permanent occupation, especially for local families, to support local services, businesses and community organisations

Identify gaps in current service provision and how community buildings might fill those gaps - e.g. peripatetic health care, youth club.

Young people - Refresh children's play areas. Youth Club - dedicated space and activities for teens teens



## DECIDE CRAIL'S FUTURE

A united community voice - Crail Community Partnership should act as the channel for communication with Fife Council and its Community Planning Partners about delivery of public services in Crail. The outputs of this charrette should be used as the reference point and summary of community aspirations.



Consider volunteer and investment requirements, ongoing funding needs, support required, role of the Council as (part) owner of at least one hall



More detailed summary of suggestions

1. School capacity should keep abreast of new development.
2. Create community hub in Community Hall or Town Hall.
3. Youth Club for local teens.
4. Strategic plan to co-ordinate use and investment to optimise community halls – eg give Community Hall role as multi-use community hub, Town Hall a role for business space- consider surplus space to be changed to business use.
5. Men's shed.
6. Bike racks.
7. Structured online "what's on" information – Facebook, Instagram etc.
8. Modernise/upgrade childrens play areas.
9. Longer shop opening hours so working folk can use them.
10. Disabled parking outside shops.
11. Better bus services.
12. Maintain public toilets.
13. Reopen surgery.
14. Swimming pool.
15. Address raceway noise and unauthorised use.
16. Role of Government Reporter in granting consent on appeal

Community/social enterprise opportunities:

1. Car share scheme
2. Care home
3. Revive Horticultural Society
4. Youth Club
5. Make Crail dementia friendly/accessible
6. Community buyout of old garden centre



tes

CREATE THE COMMUNITY HUB ON THE RECENT SITE OF THE COMMUNITY HALL WITH GOOD ACCESS FOR WALKING - LINKING FROM THE NEW HOUSES VIA CLOTHIER'S PARK

Mix houses with trees make it permeable

IMPROVE REGULAR BUS SERVICE

Maintain quality of Crail school in face of new housing development should be priority. Hec will school cope w/ more kids?

New Community Hub walkability good drivability bad!

A youth club is a great idea. I go to school in St Andrews and have little connection to other young people in Crail, meeting on a regular basis and meeting new people would be fantastic

If 'new sports facility' please not on Beedwalk Rd.

Housing developers evaluate capacity of school when planning new houses. School capacity should be published in Clarette Report

Community Hub - coordinating & expanding community use of buildings good idea - do we have interest from community to manage developments?

Look to optimize Community Halls & space. Feasibility study on community hall. Link to new community Hub & local pathways

A great need and opportunity to improve and expand children's play areas - modern and creative.

One community hub would allow new people (women) to be more involved quicker lots of things going on but how do you find out and join in?

Be clear about when your centre is - don't fragment location of services.

All new developments should be obliged to include FULL recycling facilities - including glass.

Healthcare Facilities What and where?

PHOTO: A group of people sitting around a table.

PHOTO: A person sitting at a desk.

sports pavilion for activities on Beed Walk Park

Develop Community Hall on Community site - social/meeting/sports

Adopt a grandparent - linking young + old within the community.

THE TOWN HALL SHOULD BE KEPT FOR THE RESIDENTS OF CRAIL.

UPGRADE THE COFFEE WITH CLEAR SIGNAGE FOR THE PUB + OTHER PREMISES

Use the Community Hall name - Hub?

Use of community-owned buildings for indoor events/partials to winter.

Encourage greater use of bus. The public service could be cut back because of low number of passengers

Pass. Shiloh Army for the elderly? rather than offered to Army.

Bike rack

Let's of people with empty rooms. Why not offer reduced rents to students/young people who will offer some support? - shopping, cleaning, gardening

Encourage visitors to visit local/nearby shops rather than Tesco Deacons.

CRAIL NEEDS A BOTTLE BANK.

"MEN'S" SHED

WHY THE HUB AT THE GARDEN YARD?

HELP SAVE ROOMS BRAY SAND!

YOUTH CLUB SPORTS CLUBS SWIMMING POOL

Housing big catch! We do not hear the facilities within the town. This is school, Deacons, etc. But this price, go on and on.

REBORN health facilities to Town Centre - offered by Peterborough - health, education, etc. for many positive health/wellbeing opportunities!

Look LONG TERM DO NOT NEED 4 HALLS CONSIDER NEW BUILD. COMMUNITY/SPORTS HALLS

Affordable housing that is integrated into the existing community. No creating small number of poorly built houses.

BUS SERVICE (INADEQUATE esp. work hospitals)

PHOTO: A person sitting at a desk.

PHOTO: A person sitting at a desk.

# Environment

## Headlines

- Improve local walking network along coast and into countryside
- Create safe East Neuk cycling network
- Create 'natural' greenspaces and community growing spaces / allotments
- Ensure new development is eco-friendly and appropriately designed



# Environmental Sustainability

## Key Outcomes From First Workshop

- Create new wildlife habitats within the proposed new developments at Crail North and Crail Airfield, as well as preserving existing habitats.
- 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.
- Public transport and cycle paths should be improved to cater for an increased population of residents and tourists.



## How can we improve on these ideas to conserve environment?



Walking and Cycle routes should be enhanced and created to reduce and minimise traffic. It should be easier and quicker to walk or cycle.



More space should be identified for community gardens and allotments.

Growing space should be allocated within the town for those who don't have gardens.

Growing space should be integrated within all new developments.



A local bike rental scheme will encourage more locals and visitors to engage in casual cycling.

This could be integrated with an App for visitors.



Enhance Coastal Trails to create accessible, attractive, journeys for local people and visitors which connect them with the coastal environment.

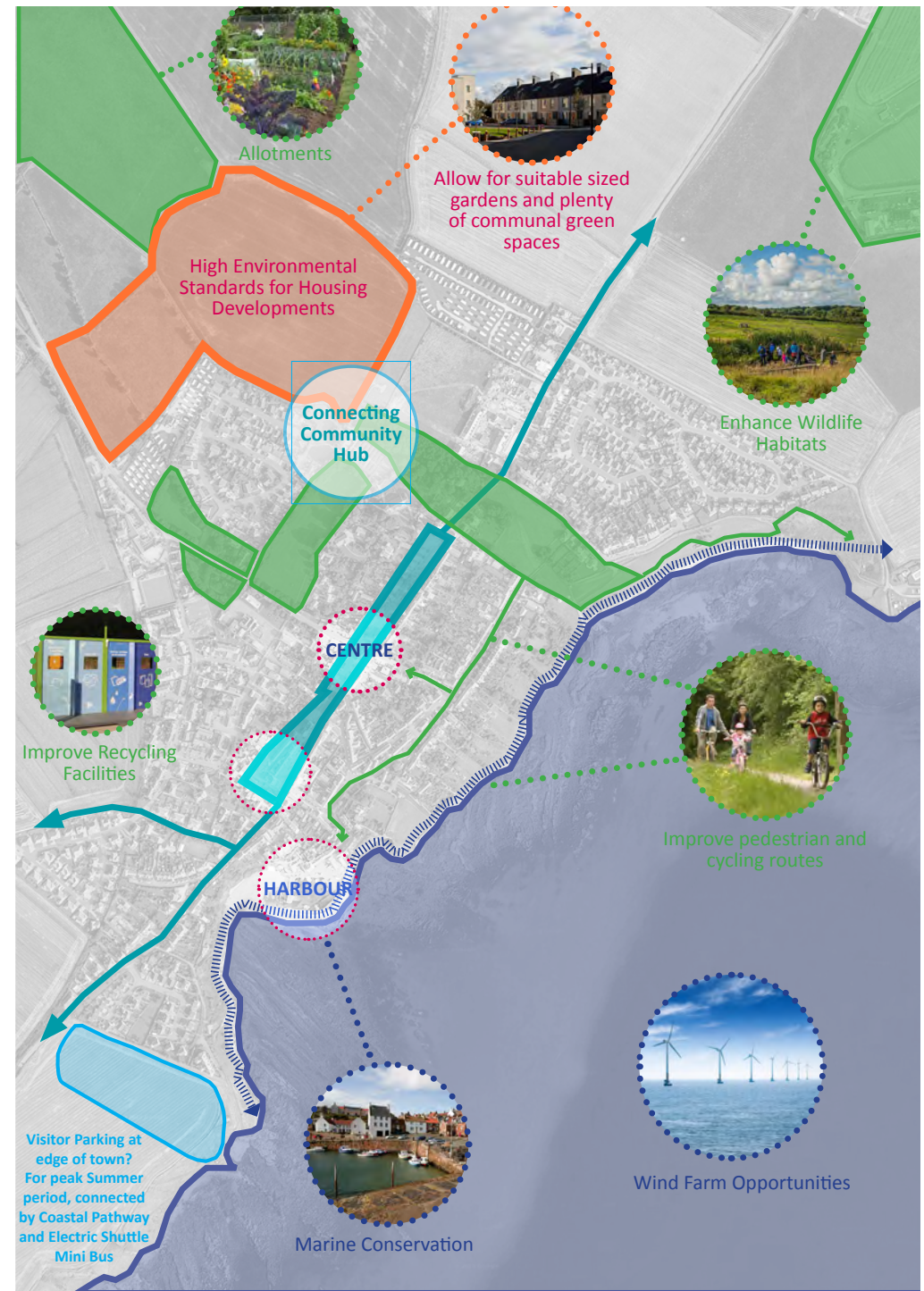


Enhance wildlife habitats within the town's green spaces and create new ones as an integral part of new development.



Enhance and make more use of the existing Green Spaces within Crail as Green Connections to integrate new development with the Town Centre.

Ensure that any new development is designed with integral green spaces which connect to the existing network.

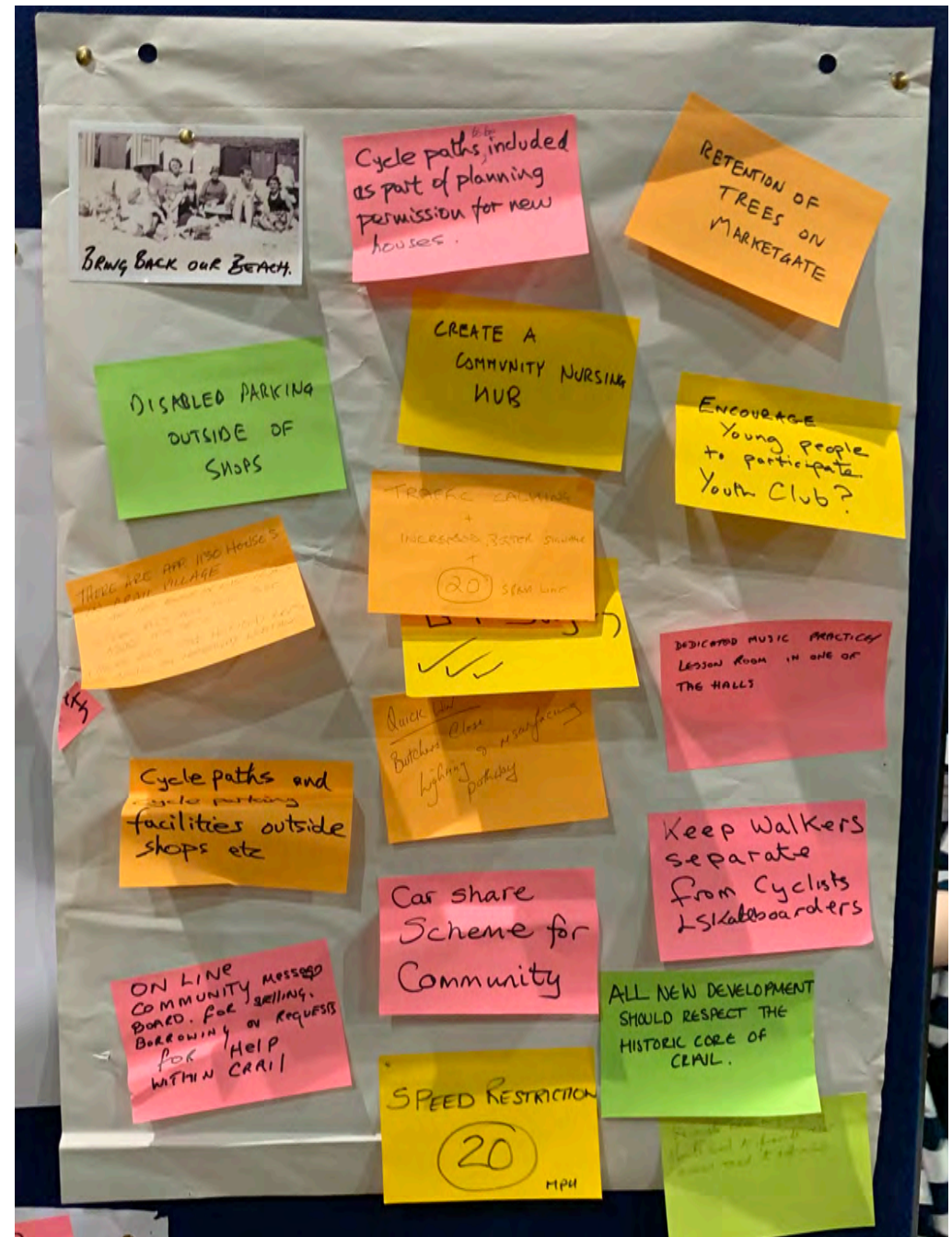


## More detailed summary of suggestions

1. Traffic management/ calming and speed control.
2. Energy efficient design.
3. Walking loops, green links, coastal route – see Business / New Development
4. Safer cycling routes within Crail and linking to other places, especially Anstruther and St Andrews.
5. Create natural areas for wildlife, wildflowers and fruit trees rather than mown grass in new development.
6. Community growing spaces / allotments.
7. Easier recycling for those without cars.
8. 20mph speed limit.







What have we missed...?

