

Crail Local Place Plan -

Notice served in accordance with Regulation 4 of the Town and Country Planning (Local Place Plans) (Scotland) 2021

A. Brief description of the content and purpose of the proposed local place plan

1. Introduction

The objective is to submit this Local Place Plan(LPP) to Fife Council for it to form part of the new statutory Local Development Plan. When accepted by Fife Council it will become a formal Planning document which will inform planning decisions on development proposals and initiatives in Crail for years to come.

2. Green Space and the Environment

The natural areas within the Crail LPP area should be preserved and enhanced. These include the extension of the green corridor through the Crail North site and to Denburn Park and Roome Bay. A network of green corridors for pedestrians and cyclists should be provided and preserved.

3. Town Centre

Business activity should be focussed within the Town Centre. New development should complement, not compete with, the Town Centre. The pedestrian environment and parking management should be improved.

4. Business and Tourism

The development of new small business units should be encouraged. The mobile phone signal should be improved to encourage the business environment. Facilities for visitors including toilets (particularly at Roome Bay), signage and parking should be provided and improved.

5. Harbour

Facilities for fishing businesses and tourists should be improved. Provision should be made for leisure craft and small businesses. Strict traffic management measures should be introduced.

6. Community Buildings and spaces

The development of existing community buildings should be encouraged including changes of use, building alterations etc as required. New community buildings should be identified and provision made for new/replacement facilities such as a doctor's surgery, post office and library. More use should be made of parks and green areas with children's play facilities improved. Recycling and waste facilities should be provided and upgraded.

7. Roads, footpath, cycle routes and parking

Pedestrian and cycle routes (including the Coastal Walk) within the LPP area should be expanded and improved with links made to the wider network. Public transport options should be enhanced. The 20 mph temporary speed limit should be made permanent. New access roads and traffic management schemes associated with new development (notably Crail North and Crail Airfield) should be provided. An off-centre car park should be provided for visitors.

8. New Development – general principles

The objectives set out above should be incorporated within new development proposals. Roads and paths should reflect an open network and new roads should be designed to prevent rat-running. Development should be phased to allow the impact on Crail to be sustainable.

9. Housing – new development

New housing should make provision for affordability, and accessibility. Design should be high quality and sustainable. Innovative solutions should be considered (eg self-build). Restrictions on sale/use should be imposed to limit numbers of second homes and holiday homes.

10. Crail North

The general principles set out above should be included. Provision should be made for green spaces, suitable gardens and the extension of green lanes, with new cycle and pedestrian routes into the Town Centre. A new primary access road should be provided from St Andrews Road (preferably via a new roundabout at Cupar Road end) with a new secondary access to the east of Balcomie Links Caravan Park.

11. Crail Airfield- current planning application

The general principles set out above should be included in the design brief. Provision should be made for green lanes connecting into the surrounding areas (notably the Kilminning Wildlife area) with provision of

pedestrian ways and cycle paths. Prior to commencement of any development a new primary access should be provided to avoid the Town Centre and a programme of traffic calming measures should be implemented on the secondary Marketgate/Denburn Narrows and Balcomie Road route.

B. Information as to how and to whom any representations on the content of the proposed local place plan should be made and the date by which they should be made.

Any representation on the content of the proposed plan should be made to the Crail Community Partnership by e mail at crailcommunitypartnership@gmail.com.

Representations should be received no later than 15th December 2023.

Crail Community Partnership

15 November 2023