

THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

DISPOSAL BY SHORT TERM LEASE OF COMMON GOOD PROPERTY AGRICULTURAL LAND AT MILTON ROAD, PITTENWEEM

Fife Council received a request to lease part of an agricultural holding located at Milton Road, Pittenweem for 18 months (this period may be temporarily extended) to enable the construction of a new housing development. The Council undertook a consultation under Section 104 of the Community Empowerment (Scotland) Act 2015.

Representations

Representation	SB (received by e-mail 27 th January 2026)
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Notice to reject the planning application to use the agricultural land at Milton Road as a compound for welfare facilities, storage, parking and alternative access to implement the construction of 36 dwellinghouses.

I am writing to officially object to this planning application. There are many objections I wish to raise and ask the Council to consider these before making any decisions regarding this application:

1. The Milton Road itself, is in my opinion, not fit for the purpose the company wishes to use it for. The road is narrow, untarmacked, uneven, unmarked, for single lane traffic only and with countless potholes. The exit route onto the main road is dangerous due to lack of visibility from oncoming traffic to the right which is caused by a blind corner.
2. The road is utilised extensively by dog walkers, walkers, joggers and children and young people as a main route to the local Primary School and Waid Academy. If this road was utilised for the purposes outlined in this application, this would close off this route to the aforementioned to these users. It's also in the middle of a built up residential area.
3. My garden backs straight onto the road. I, along with several of my neighbours, have not received any correspondence regarding this proposed plan - surely this can't be right? I appreciate there will be strict times throughout the day where work is permitted however I work from home during the week and the disturbance this will cause to myself, and my work will be immeasurable.

I appreciate there needs to be a access area to allow this work to take place but I urge the Council to identify another route that's safer and not as intrusive.

Representation	SS (received by e-mail 28 th January 2026)
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I am writing to you regarding the consultation for disposal by short term lease of the agricultural land at Milton Road, Pittenweem.

We understand that the applicant seeks to create a compound to allow construction which has already been approved. We live at the southern most house on Milton Road (54 James Street) and use this road daily to safely exit our property and for additional parking. We have several concerns regarding this use of this land for such a compound which i have listed below

1. Condition of Milton Road

This part of Milton Road is an unadopted road and therefore is not maintained by the council. The road condition is not suited for heavy goods vehicles or a large volume of traffic - it is a narrow track with no tarmac and is already full of potholes and dips. The increase of use by fish vans since the conversion of the commercial property at the north of Milton Road has only aggravated this. I believe there had been plans to tarmac the area directly in front of the fish sheds which has now become a large dip however this has not transpired.

2. Increased traffic on Milton Road

Although unadopted, this part of Milton Road already has a fair amount of traffic due to the houses on the road and the fish sheds at the end. Any increase in traffic will further deteriorate the condition of the road which is maintained by the property owners who adjoin the road. Additionally the increase in traffic noise will disturb a route which is frequently used for walkers leading to increased safety risks due to the lack of footpath.

3. Safety concerns on Milton Road

As previously noted, this part of Milton Road is frequently used for walkers. Increased traffic from HGVs and those unfamiliar with the local area could lead to increased risk to the safety of the general public. In addition, there is no road signage at the end of the adopted part of Milton Road (where the tarmac comes to an end) which frequently leads to drivers disregarding the rules of the road. Increased traffic at this junction would cause significant safety issues if no signage was added.

4. Safety concerns at junction of Milton Road/James Street

At the south end of Milton Road, the junction onto Milton Place/James Street has a blind corner. Again, those unfamiliar with the local area or any vehicles going to the James street side of the development may use this end of the road as an exit which is extremely unsafe.

I have the following additional questions

- Who will be responsible for maintaining the road (cost and otherwise) if used for access to this site and to what quality, will the road become adopted as a result?
- For safety reasons could the road become one-way or no right turn from the south end?
- Again for safety reasons, could signage/road markings be installed at the north corner of Milton Road so all road users are aware that the track portion is frequently used (e.g. no parking where the tarmac ends/on the corner, right of way for those coming up Milton road and round the corner at the fish sheds, keep clear marking for the area of the corner in front of the fish sheds)?
- Will there be any restrictions for the moving of HGVs and machinery down Milton Road i.e. will all machinery move to the construction site through the leased area?

Thank you for your time considering my points and i look forward to hearing the results of the consultation

Representation	GB (received by e-mail 2 nd February 2026)
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As a resident of Milton Road, I am writing to object to the above proposal. I note that the proposal to create a compound for welfare facilities, etc. includes the use of "temporary alternative access" to implement the construction of the new housing development.

The original planning application, which was approved by Fife Council, noted access to the site being provided via the demolished garage building on James Street, with no mention of access, temporary or otherwise, being via Milton Road. Is this a change?

I am concerned that this proposed temporary alternative access becomes the main point of entry into the site for construction traffic, and that the residents of Milton Road become subject to significant levels of construction vehicle movements, with all the associated noise, dust, and mud that will inevitably arise from such traffic. Further, the current section of Milton Road, from Miton Place to the proposed new access point, is a non-adopted roadway, and is unsuitable for heavy goods vehicles such as tipper lorries, and other heavy goods construction vehicles.

I am aware that, under this section of unmade road, there are a variety of public utility infrastructure services, including a gas main, a water man, and a main drainage sewer pipe.

My concern is that use of this section of unmade road by heavy construction vehicles will disturb and potentially damage these utility supplies, which would cause major disruption and inconvenience to households and businesses in the surrounding area.

Additionally, Milton Road is used extensively by the local community as an access walkway for local schoolchildren going to and from school, and by cyclists, walkers, and those accessing the fish merchant business. How will the contractors manage this risk?

Accordingly, I object to this proposal, unless the contractors for the site can provide clear risk and method statements showing how these concerns are to be mitigated.

I look forward to your earliest response on this matter.

Representation	SM (received by e-mail 2 nd February 2026)
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Good afternoon – I am writing simply to note interest in the proposed upcoming development by Cruden Homes of new housing at St Margarets Farm, Pittenweem.

I live in one of the adjacent properties most immediately affected.

As this development proceeds and the developer seeks access to, and the use of, some of the adjacent Common Good Land for contractor parking, for deliveries, and for general site storage during construction. I would like to note that such use as is proposed - if undertaken sympathetically to the concerns of local residents - could provide a practical solution to what could otherwise be significant disruption to traffic and a very serious increase in parking issues, representing a lot of inconvenience to local residents, The corner of Milton Road, Milton Place with the Marygate is a very difficult and dangerous corner to negotiate as it is. In addition, Milton Road from that corner for much of its length is an un-adopted road but is a right of way and is currently in very poor repair, about which I have been lobbying the Fife Roads and Transportation Service, and which is being increasingly used as a through route by delivery vehicles and other commercial traffic accessing the local fish merchant's premises. This road requires urgent attention and all the more so in light of this proposal.

In short, I may not be alone in requesting that 'we get on with it' as sympathetically as possible and that any funds raised from the use of the land then be used for the benefit of the Pittenweem Community!

Representation	RD (received by e-mail 25 th February 2026)
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Please take this e mail as a formal objection to the proposed creation of a compound for welfare activities on Milton Road, Pittenweem.

My objection is based on access and exit of this site. Entrance from Milton Place would be both dangerous and inconvenient to drivers on the main road and to pedestrian usage of younger children to and from the primary school.

Access from Milton Road off Milton Place coming from Anstruther is equally unacceptable as the dirt , mud ,noise disruption will further inconvenience an already overused entrance/exit road for private houses on a comparatively narrow street ,with a limited width when homeowners cars are parked outside their properties or ,on the street , that, compounded with a fish business who has vans coming and going, makes these proposals totally unacceptable for this compound.

Representation	The Royal Burgh of Pittenweem Arts Festival (received by e-mail 25 th February 2026)
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On behalf of Pittenweem Arts Festival, I am writing in support of the application for a short term lease which is detailed in the attached notice.

Pittenweem Arts Festival runs for 8 days in August. Many visitors travel to the festival by car and there can be up to 1,000 vehicles parking in our temporary car park in Charles St, Pittenweem every day. As I understand it, if the proposal for a short term let is not agreed, then the only alternative is to have traffic lights on James Street/Milton Place for 18 months. These traffic lights would be disastrous from a traffic management point of view for the Festival and have a significant impact on safety for road users and pedestrians.

Representation	SRM (received by e-mail 27 th February 2026)
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Good afternoon – I am writing simply to note interest in the proposed upcoming development by Cruden Homes of new housing at St Margarets Farm, Pittenweem.

I live in one of the adjacent properties most immediately.

As this development proceeds and the developer seeks access to, and the use of, some of the adjacent Common Good Land for contractor parking, for deliveries, and for general site storage during construction. I would like to note that such use as is proposed - if undertaken sympathetically to the concerns of local residents - could provide a practical solution to what could otherwise be significant disruption to traffic and a very serious increase in parking issues, representing a lot of inconvenience to local residents, The corner of Milton Road, Milton Place with the Marygate is a very difficult and dangerous corner to negotiate as it is. In addition, Milton Road from that corner for much of its length is an un-adopted road but is a right of way and is currently in very poor repair, about which I have been lobbying the Fife Roads and Transportation Service, and which is being increasingly used as a through route by delivery vehicles and other commercial traffic accessing the local fish merchant's premises. This road requires urgent attention and all the more so in light of this proposal.

In short, I may not be alone in requesting that 'we get on with it' as sympathetically as possible and that any funds raised from the use of the land then be used for the benefit of the Pittenweem Community!

Representation	AB (received by post 4 th March 2026)
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I am the owner of dwelling house ----- . The Milton Rd. is a private road and the upkeep of the road falls upon the owners of whom I am one. Although I have no reasonable objections to the use of the Common Good land I do have objections to The use of Milton Road by heavy goods vehicles.

My objections are as follows:- .

1. I purchased the land upon which my house is situated circa 1975. When I received the planning permission the relevant authority (North East Fife District Council) informed me I would only be allowed to build one house on the plot of land as Milton Rd. was becoming unsuitable for the passage of heavy goods vehicles. Your proposal will include the use of such vehicles. In my time as a resident I have seen at least twice, damage caused to utilities by vehicle transitting this road.

2. As said the upkeep of the road falls on the owners. Over the years repairing the surface has raised the level of the road to an extent that during heavy rain the water now runs into my garden. I assume you will be instructing the developers to make good damage they do to the road surface both in the initial and final phase of this work. Such repairs will raise the surface of the road further and cause more floodwater ingress onto my property.

3. Milton Road exits onto the A917 at the junction of James St. and Milton Place. As you can see from your own map this is on a blind corner. The exit is so dangerous none of the residents use it, all utilise Milton Lane, a road further to the east. Not only is the exit dangerous for residents but also for road users on the A917 approaching from the west as they have very limited sight of the exit. In my opinion this is the worst aspect of your proposal as it puts the public at risk for no good reason. I would like to propose two solutions to this problem. The developer owns St. Margarets Farm and should be able to access the Common Good land through that. They also will be making an access road to the development from James St. I suggest they open up that access before their preparatory work starts thus giving them access to their development plot and the aforesaid land.

Representation	Pittenweem Community Council (received by e-mail 6 th March 2026)
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I am writing on behalf of Pittenweem Community Council to state that we have no significant objection to the proposed lease of Common Good Land by Cruden Homes for a site compound adjacent to Milton Road during the construction of the new housing development.

We wish to note that there have been some concerns raised by residents local to Milton Road about the disruption caused during construction. We hope that these concerns will be taken into consideration by Fife Council and Cruden Homes in their

plans. We have been in contact with Cruden Homes, who provided assurance that

- a. disruption will be minimised wherever possible, (b) residents will be kept well-informed of plans and developments, and (c) the condition of the road surface on Milton Road will be significantly improved following the works.

We welcome the rent that will be paid into the Common Good Fund, to the sum of £27k over the 18 months of construction, and if these plans are approved by Fife Council, intend to put this money to good use for the broader community.

Finally, we note that the proposed alternative access plan for the Cruden Homes development – involving long term temporary traffic lights on James Street throughout construction – would be an untenable disruption for the community.

Representation	EVM (received by e-mail 7 th March 2026)
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I would like to raise an objection to the proposed development noted below:

Notice of consultation for disposal by short term lease of Common Good Property.
Subjects: Agricultural land at Milton Road, Pittenweem.

The development proposes an access point via Milton Road. As you are aware, there is a convergence of roads in the proposed area, namely James Street, the Marygate, Abbeywall road, Milton Place and Milton Road. This convergence of roads is already heavily congested, with Milton Road generally used as a foot path to access houses and the fish shed and by dog walkers. If this proposal goes ahead, there will be a huge increase in traffic into and out of Milton Road. It is important to note that where Milton Road meets James Street / Milton Place is actually a blind corner.

Granting an access point to transport heavy vehicles and goods will only increase the danger to both pedestrians and car users. As you will see from the plans the junction has two bus stops used as pick up points for the local secondary school. The local primary school is situated on this road with residents walking their children to and from school. It is also the main road for accident and emergency vehicles. Pittenweem has a thriving fishing industry and this junction feeds the only access to the harbour.

If the proposal goes ahead an already dangerous junction will become completely chaotic. Obviously you cannot control this area with traffic lights; this has been tried and completely failed in the recent past.

The proposal states the developers will ensure any deliveries to site are out-with the school drop off and collection times - this will be impossible to manage or enforce and is an empty promise. The proposed development is expected to last a minimum of 2 years. Exposing our local community to danger on a daily basis for this time period is unacceptable.

Another factor that must be considered is the seasonal nature of the population in Pittenweem. The proposal does not take this volume increase into consideration.

Because of the above, we urge the planning department to withdraw this proposal and for the the builders to find another way to store and access their equipment.

Representation	AR (received by e-mail 9 th March 2026)
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I have just received paperwork re proposed development in Pittenweem. I am objecting to the use of Milton Road as an access to the site. I cannot understand why the site is not being accessed from the road the development will use on completion. Surely this makes more sense. The access to Milton Road is very very tight and would pose a danger if heavy lorries are using this on a regular basis.

Representation	JM (received by e-mail 10 th March 2026)
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I am writing to comment on the above application. I am a resident of Pittenweem and involved in the community support for the proposed Multiuser Path (MUP) through Pittenweem.

The land in question will be on the route of the MUP. Should the lease extend beyond 18 months it could impact on the construction of the MUP. We hope that Crudens will be supporting and contributing to the MUP project and will take note of our timescales.

We would also like the rental of the land go into the Pittenweem Common Good Fund.

Lastly I am concerned about traffic management at the Milton Rd junction. It is an unsighted junction and heavy, slow vehicles negotiating the tight turn will be a hazard.

Representation	PM (received by e-mail 10 th March 2026)
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I would like to comment on the request for temporary lease of Pittenweem Common Good Land to Cruden Homes for heavy vehicle access to its new housing estate and to provide a work compound and parking facility. Direct access off James Street has already been considered and regarded as unsafe.

There are several issues to consider:

1. The planned Multiuser Path between Anstruther and Earlsferry will travel over this same route (see below). It is estimated that the construction of the Path will commence in 2027. Cruden Homes are asking for an 18 month lease which

will possibly just fit the time frame but any extension to this lease would require separate negotiation as the Path would have to be delayed. Cruden Homes should give thought to how it could assist and support the community in the development of the Path.

2. The Active Travel section of Fife Council should be consulted concerning the Multiuser Path.

[Anstruther to Pittenweem multi-use path - Autumn 2023 update | Fife Council](#)

3. Fife Council should ensure that the rental income from leasing the Common Good Land should be paid into the Pittenweem Common Good Fund to support local community projects.

4. Consideration should be given to the extra heavy traffic on Milton Road which is both an unadopted, unpaved road and a paved road. The former section is already rutted and full of puddles which will be exacerbated by all this additional activity. Should this section of the road be adopted and paved? Residents of Milton Road should be consulted.

5. The road junction at the bottom of Milton Road with James Street and Milton Place is a dangerous corner with limited vision in both directions. Large slow-moving heavy vehicles could be a hazard at this junction. Thought should be given as to how to ensure traffic safety.

Representation	AS (received by post 10 th March 2026)
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When I first moved into my house, Milton Road was a quiet residential street, since then a building and roofing merchant has opened at the end of the street. This business attracts heavy goods vehicles, tractors and trailers, JCB's and other equipment, including their own vehicles.

The next thing that happened was the fish factory opened without consultation by anyone. This factory operates 24 hours a day, 7 days a week and also attracts a number of heavy goods vehicles. Not only that but it then opened to the general public, which has resulted in even more vehicles on Milton Road.

We have now been informed that a housing company has decided that they are going to build 36 houses at the end of the road. This will I'm sure attract dozens more heavy goods vehicles and probably hundreds of vans while these houses are being built.

We understand the need for new housing, but please do not use Milton Road as the access road because even when the houses are completed and all the vans and lorries have gone we will still have many dozens of cars, delivery vans, utility vehicles and visitors travelling up and down Milton Road.

When these people say not in my back yard, please listen to them because that's exactly when they mean, not in their back yard. To conclude we trust

that as Fife councilers, you will represent the local people and not the interests of out of town housing developers.

Representation	ELD (received by e-mail 12 th March 2026)
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We would like to make representations about the above proposal.

The Location Plan is totally unclear as to what is proposed for the entry and/or exit to this construction site.

We are very concerned that the entrance and/or exit is going to use the full length of Milton Place and just before exiting the village, will use the adopted part of Milton Road passing the entrance to Milton Court heading up towards the proposed construction site.

This may look a wide junction at the entrance but it immediately narrows considerably and bends, making it impossible for a large vehicle and oncoming traffic to meet without one of the vehicles being forced up on to the pavement.

This is a well- used road, by adults, children and dog walkers and can already have considerable vehicular traffic on it, considering the residential properties, the junction with Milton Court, and a fish merchants business at the top of the road.

We regard the use of this road to access the construction site to be a great health and safety risk.

Representation	JH (received by e-mail 12 th March 2026)
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Notice of Proposed Short Term Lease of Common Good Property Agricultural Land at Milton Road, Pittenweem

I refer to the above Notice regarding the proposed lease of Common Good Land at Milton Road, Pittenweem, and your invitation to submit comments on this proposal by 17 March 2026.

I'm also aware of Cruden Homes' approved housing development at James Street, Pittenweem and understand that the proposed short term lease of a small part of the common good land is needed to enable the delivery of the approved housing development.

As a born and bred "Pittenweemer", who has lived and worked in Pittenweem, attended the local nursery, primary and secondary schools, the local scout group, football club and bowling club, and continue to be a passionate supporter of my home town, I think this is a very well thought through proposal which will bring significant benefits to Pittenweem and its local community.

I am therefore writing to confirm my support for the proposals, and have outlined below the reasons why it will provide significant benefits to the local community.

Direct Community Benefits of Proposed Lease

From recent discussions with members of the Pittenweem Community Council and Cruden Homes, I understand that Cruden Homes will be paying a significant sum of money to Fife Council for the 18 month temporary lease, and this is likely to be around £25,000, possibly more.

I also understand that this sum of money will be made available to the Pittenweem Common Good Fund for distribution to local bodies and community groups.

The proposed rental by Cruden Homes therefore represents a significant financial benefit for the local community and will hopefully assist and enable a wide range of local community groups to progress projects throughout Pittenweem with the benefit of this new source of funding.

To put this figure into context, the latest publicly available figures (as set out in the North East Fife Area Committee Papers of 28 February 2024) show that the current agricultural rental paid for the entire 1.83ha of common good land at Milton Road is £421 per year. Cruden Homes are proposing to pay Fife Council around £25,000 for a 1.5 year lease over only 0.12ha of this land.

The proposed short term lease to Cruden Homes therefore represents a significant uplift in value over the current rental arrangement.

It will therefore provide a substantial financial improvement for the Pittenweem Common Good Fund which in turn, will hopefully allow more local community groups to access a greatly increased level of funding.

In addition to this significant financial benefit to the local community, Cruden Homes have also confirmed in their recent letter to the Pittenweem Community Council (copy attached) that on completion of the development they will re-grade sections of Milton Road and improve the road surface.

These proposed improvements to Milton Road therefore represent a further benefit to the local community, and a particular benefit to the local residents that use Milton Road.

Range of Indirect Community Benefits of Proposed Lease

A range of indirect benefits to the local community will also be secured as a result of this lease arrangement. These are outlined below.

As set out in Cruden Homes' letter to the Community Council, the lease of the common good land will provide a dedicated parking area for their contractors. This will avoid contractor's vans and cars being parked on Milton Road, Milton Place and James Street, as well as surrounding residential streets, including Marygate, Abbey

Wall Road, Newgrange Park and Newgrange Crescent. It will therefore minimise disruption throughout Pittenweem.

Cruden Homes have also confirmed in their letter to the Community Council that the proposed siting of the construction compound on the common good land will avoid having to install temporary traffic lights on James Street during the construction period of the approved housing development. This will ensure that traffic congestion along James Street, the main road running through Pittenweem, is avoided. This is a further significant factor in support of the proposed lease which will bring benefits to the whole of Pittenweem.

By facilitating the delivery of the approved housing development, the proposed temporary lease will also help to provide 39 much needed new homes in Pittenweem. This includes 6 affordable homes which will be managed by Kingdom Housing Association.

It will also help to secure the future of the listed steading building which is a prominent feature on James Street and is an important part of Pittenweem's Conservation Area. This building has been on the Buildings at Risk Register for a number of years, and Cruden Homes' proposals will save and restore this building for use as two new family homes. The proposals will therefore help to safeguard an important heritage asset in a prominent part of the Conservation Area.

Cruden Homes investment in Pittenweem will also see a longstanding vacant, brownfield site which is on Fife Council's Vacant and Derelict Land Register fully remediated and redeveloped. This is a further significant benefit of the proposed lease.

It will also help to secure the delivery of a high quality residential development which will bring significant improvements to the character, amenity and appearance of this part of Pittenweem.

By enabling the delivery of the new housing development, the proposed lease will also help to secure new jobs and significant investment in Pittenweem.

Research from Homes for Scotland estimate that each new home built in Scotland supports 4 jobs bringing employment, trade and supply chain opportunities as well as local area investment. The economic benefits to Pittenweem and its community of 39 new homes are therefore substantial, and I understand from discussions with Cruden Homes that they will be appointing a number of locally based suppliers and sub-contractors as part of the construction project.

A range of direct and indirect local employment opportunities will therefore be created during the construction phase and beyond.

The increase in local expenditure from the residents of the new homes will also have a positive impact on Pittenweem which will help sustain and support its range of shops, facilities and services.

The delivery of new family homes will also help to sustain local sports groups and clubs, and secure the future of the local primary school which is a key part of the local community.

The proposed lease will therefore help bring about a number of substantial indirect benefits to the local community.

Accordance with the Fife Local Development Plan

The proposed temporary use of the common good land would also accord with its allocation in Fife Council's adopted Local Development Plan which was prepared following extensive consultation with the local community and neighbouring residents.

The common good land at Milton Road is currently allocated for development purposes as part of Proposal PIT001: St Margaret's Farm, Pittenweem in the Local Development Plan and the site specific requirements advise that the "layout of site and internal roads must allow for future development to the north"; and should "deliver access links to connect to... the core path route to the east".

The proposed temporary use of the common good land therefore accords with its development allocation in the Council's adopted Local Development Plan.

Accordance with the Pittenweem Local Place Plan

The proposed lease of the common good land also accords with many of the aims and objectives set out in the Pittenweem Local Place Plan which was published in May 2024. The Local Place Plan was prepared by Pittenweem Community Council and was the output of two years of community consultation including community surveys, drop-in sessions and feedback consultation.

The Local Place Plan sets out the local community's priorities for Pittenweem, and a copy is available to view at:

<https://www.fife.gov.uk/data/assets/file/0021/56046/PittenweemLocalPlacePlan.pdf>

On page 7, the Pittenweem Local Place Plan confirms that "the need for improvement, investment, community wealth building, infrastructure and growth is clear." Cruden Homes proposed investment in Pittenweem will help achieve all of these objectives.

Page 8 of the Local Place Plan notes the need to support the range of local shops, services and facilities currently available in Pittenweem, but also highlights that "the Primary School has an excellent reputation, however falling school rolls threaten its long-term viability".

As explained above, Cruden Homes' development of 39 new homes, the majority of which will be family homes, will help to support and sustain Pittenweem's shops, community groups, clubs, services and facilities. Most significantly, it will also help secure the future of its primary school which is an essential part of the community. Page 9 of the Local Place Plan goes on to explain that "Community projects to try and restore the playparks are strongly supported locally. A town with no play facilities

for children will discourage urgently needed young families from coming to live in the area. Without them the school is under threat”.

The urgent need for more young families living in Pittenweem is hugely significant, and Cruden Homes’ proposal will help address this specific local concern. It should also be noted that a contribution of £12,000 towards local upgrades of open space in Pittenweem has already been paid to Fife Council as part of the planning approval for the housing development, and this was transferred to the Community Council to fund improvements to the Newgrange Park playpark. The proposed housing development has therefore already contributed significantly to the local community, and this latest proposal for the temporary lease of the common good land will ensure further investment and further community benefits.

Page 10 of the Local Place Plan discusses the importance of Pittenweem’s heritage assets and the significance of the Conservation Area. As discussed above, Cruden Homes’ development will significantly improve and enhance part of the Conservation Area through the restoration of the listed steading building and the redevelopment of the adjacent derelict buildings.

Pages 11 and 12 of the Local Place Plan discuss the Community Multiuser Path which is proposed to run along the north of Cruden Homes’ development. As part of their approved housing development Cruden Homes have included direct links through their site to the proposed Multiuser Path. This will ensure the provision of an off-road footpath/cyclepath through the development which links the Multiuser Path to the Primary School and Newgrange Park playpark, enhancing, improving and extending a safe route to school.

Cruden Homes proposed lease of the community good land could also assist with the delivery of a section of the Multiuser Path and I understand this matter is currently being explored by the Community Council and the Multiuser Path group. Page 12 of the Local Place Plan explains that “parking is very limited in Pittenweem at present and inconsiderate visitors may block roads. Additional parking provision is essential”. One of the main reasons for Cruden Homes’ proposed lease is the provision of a dedicated parking area for contractors to ensure that they do not park vans and cars in the residential streets surrounding the development site. Cruden Homes’ proposal for the common good land is therefore specifically acknowledging and addressing the local community’s concern about a general lack of parking in Pittenweem.

Reference to the approved housing development is set out on Page 13 of the Local Place Plan and this acknowledges and supports the delivery of “urgently needed” affordable housing as part of the development.

Page 13 of the Local Place Plan also identifies the area of common good land at Milton Road and notes its current allocation for housing development. It highlights that “the community would expect to see a compensatory benefit over the long term for the sacrifice of its historic Common Good Assets”.

The Local Place Plan, which was prepared by the local community council with the input of local residents and local groups, has therefore acknowledged that the area

that is now the subject of Cruden Homes' proposed lease has been identified for development. It also confirms that the community (i.e. the Pittenweem community) has acknowledged that development will take place on this part of the common good land, with suitable compensation to be paid for its use.

This is precisely the proposal being advanced by Cruden Homes. The proposed temporary lease arrangement represents a significant uplift in value over the current rental arrangement. It will provide a substantial financial improvement or "compensatory benefit" for the Pittenweem Common Good Fund which in turn, will allow more local community groups to access a greatly increased level of funding. Cruden Homes' proposed temporary use of the common good land therefore accords with and meets the stated aims and objectives of the local community as set out in its Local Place Plan. This is a significant factor in support of the proposal.

Local Community Support for the Proposals

In addition to the support expressed in the Local Place Plan, I am also aware of a significant level of local support for the proposals from a large number of local residents and members of local clubs and groups. I also understand that many local businesses and shops support the proposed development and welcome the benefits that Cruden Homes' investment will bring to the local area.

This local support is longstanding and extensive. I have attended many meetings of the Pittenweem Community Council over a number of years where the proposed housing development has been discussed and debated, and the support expressed has been significant. I also arranged and attended a local consultation event at the New Town Hall in June 2022 which was attended by almost 100 residents. The overwhelming view was one of support for the proposals, and recognition of the many local benefits that it can bring to Pittenweem.

More recently, and in specific response to your Consultation Notice, I have been made aware of significant local support for these proposals and have been asked by numerous local residents, businesses and community groups to advise Fife Council of this. Some of these supporters have confirmed their support in writing and as part of my submission I wish to enclose 38 individually signed, addressed and dated letters all of which support the proposals. I hope these help to confirm the extent of local support for the proposals, and would ask you to take these letters into account as part of your consideration of this matter.

I also attended the Community Council's meeting in October 2025 where the proposed site compound was discussed, and I have had a number of follow-up discussions with members of the Community Council who have expressed support for the proposal, subject to the agreed sum being paid to the Pittenweem Common Good Fund for distribution to local groups, and assurances from Cruden Homes that disruption will be minimised wherever possible; residents will be kept well informed of plans and developments; and the condition of the road surface on Milton Road will be improved following the completion of the works.

These are all matters that Cruden Homes have committed to in their letter to the Community Council, and I understand that the Community Council will be writing to you to confirm their position.

Summary & Conclusion

For all these reasons, I consider that this is a very well thought through proposal which will bring significant community benefits to Pittenweem and its residents. As evidenced in the attached letters, the proposals have wide ranging local support. The proposals also align with the local community's priorities, aims and objectives as expressed in the Pittenweem Local Place Plan which was prepared by the local community council following two years of extensive community consultation. Cruden Homes have also liaised directly with the local community council on their proposals and have taken into account the community council's comments and made commitments to meet any identified concerns.

The proposed rental by Cruden Homes therefore represents a significant financial benefit for the local community and will hopefully assist and enable a wide range of local community groups to progress projects throughout Pittenweem with the benefit of this new source of funding.

I would therefore urge the Area Committee to support this proposal and agree the proposed lease arrangements.

I hope this submission will be of interest and assistance to your consideration of this matter, and I would be very happy to arrange a time to discuss these points further with you should you have any queries or require any additional information.

Representation	JH (received by e-mail 12 th March 2026) Submitted on behalf of 38 individual signed letters of support
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I have been made aware of the proposed lease of Common Good land at Milton Road, Pittenweem to enable the construction of a new housing development by Cruden Homes.

I think this is a great idea, and will be a great benefit to Pittenweem and its local community. I am therefore writing to confirm my support for the proposals.

Representation	SC (received by e-mail 12 th March 2026)
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I object to Cruden using The E-W branch of Milton Road for all their construction-related traffic as I believe it will be dangerous and cause nuisance, noise and inconvenience for the residents for far too long a period i.e. a minimum of 18 months. I also do not think it is even necessary, as alternative access solutions seem to be available.

My reasons are:

Residents of Milton Road are already increasingly inconvenienced by an increase in commercial traffic from businesses based in the road and by the random car-parking by non-residents, often for whole days at a time, restricting residents' vehicle access to their own driveways.

The junction of The E-W branch of Milton Road with the Anstruther Road is a dangerous, difficult corner and is not suitable for *any* increase in traffic, but especially not for large slow-moving haulage trucks.

The proposed "pay off" of an upgraded N-S branch of Milton Road would, in no way compensate Milton Road residents who mainly do not use that branch of the road to access or exit onto the Anstruther- St Monans Road, not just because it is unsurfaced but because it is also, like the junction with the E-W branch, a difficult, dangerous and blind corner - but even more so.

I believe that alternative solutions are available, one of which is that Cruden builds the new road which will ultimately service the new houses at the beginning of the project and uses that road to access their building site. This should also eradicate the need for temporary traffic lights, unless lights are proposed as a permanent traffic-control measure for access to the new houses.

Representation	Pittenweem-Anstruther Shared Use Path Joint Group (received by e-mail 14 th March 2026)
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I would like to make a representation about the lease of Common Good Property at the above location.

I am writing as Chair of the Pittenweem-Anstruther Shared Use Path Joint Group. The above path commences in Kilrenny and presently terminates at Dreelside Park, Anstruther.

We are currently working with Fife Council to acquire land for the above tarmacked path to extend, among other proposals, to the western end of the Core Path at the north end of Milton Road, Pittenweem. We hope to complete this work in the next 12-18 months.

Thereafter, work is ongoing by others to extend the path around the north side of Pittenweem to St Monans, Elie and beyond. Its alignment is planned to follow the 'temporary alternative access' shown on your location plan, and thence use, in part, other roads/land being provided by Crudens as part of Planning Application 25/016565/FULL.

The Group fully supports this temporary request.

However, it could be of concern if the possible temporary extension period lasted much beyond the 18 months. If there was a delay, however, we would request either a monetary contribution towards this section of the Pittenweem-Anstruther SUP, or

the construction of a permanent access, suitable as a Shared Use Path, from Milton Road through this site.

Representation	JG (received by e-mail 15 th March 2026)
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I wish to formally object to proposals in connection with planning application 25/01655/FULL for the proposed development of new houses at James Street, Pittenweem.

My main concern relates to the significant increase in traffic this development would bring to Milton Road. This road has already experienced a noticeable rise in vehicle movements following the opening of the Fish Shed nearby. The additional traffic generated by construction vehicles would exacerbate this. Milton Road was a quiet street when we moved here approximately 15 years ago and this was one of the reasons we chose to live here.

Milton Road is not well suited to such an increase in traffic. Increased vehicle movements are likely to lead to greater congestion, increased noise, and potential safety risks for pedestrians and residents. Parking pressures and access for existing residents may also be negatively affected.

Given the cumulative impact of recent developments and the already increased traffic associated with the Fish Shed, I object to the increased traffic during construction of these new houses and sincerely hope Milton Road will not be used by the occupants of these new houses in the future. 39 new homes and 6 affordable houses could well all have two+ cars per household.

For these reasons, I respectfully request that the council carefully consider the traffic implications of using Milton Road during the building process.

Representation	SM (received by e-mail 16 th March 2026)
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I am making representation to you regarding the applicants request as outlined in the Public Notice issued on the 20th January 2026.

The location plan does not make clear as to how the applicant is going to access the proposed site compound.

There are two route entances to Milton Road both from Milton Place and Milton Place /James Street.

Both these junctions are extremely hazardous as they are both very well used and very busy.

To increase either of these access routes from the East or the West with a substantial increase in heavy plant construction and trades vehicles, continuously

travelling backwards and forwards on a daily basis, will not only inconvenience the residents but also put them at risk they are unaccustomed to.

The applicant and Fife Councils Road management department will already know from carrying out their own feasibility studies and Health and Safety risk assessments exactly what I'm alluding to.

I would suggest that under the circumstances and the concerns of many of residents in the immediate area and in the rest of the village that you arrange a meeting to let everyone concerned express their views.

This meeting should be represented by someone from Fife Council planning department and also from the applicant.

To simply send out a Public Notice isn't really appropriate under the circumstances as it doesn't inform everyone who needs to know.

Again I must emphasise that what is being proposed is extremely dangerous and will put everyone using Milton Road, Milton Court and Milton Place at risk as well as anyone else using the main roads travelling through the village of Pittenweem.

Furthermore I would like the applicant to provide a copy of their feasibility study report and make it public to everyone in the village as well as their Health and Safety risk assessment concerning this application.

Representation	JM (received by e-mail 16 th March 2026)
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We would like to register our concerns re the use of Milton Road as entry into a proposed building compound. We believe there are a number of potential problems in using this proposed access these being :-

The part of Milton Road running North/South is not fit for the purpose of large trucks delivering goods and the transport used by the site workers due to the already poor standard of the surface that has many potholes. The junction at the end of this road onto the A 917 is blind to cars travelling from St Monans and is an accident waiting to happen especially if a right turn is attempted.

The part of Milton Road running East/West is a residential street with many cars parked along one side which is not conducive to large trucks travelling along this road, the entrance to this road from the A 917 involves a sharp bend which will result in trucks using the wrong side of the road to enter.

The intersection of the two roads is of very poor condition with large mounds and potholes, there are also a lot of cars and vans parked at the Fish Shed at 11 Milton Road already without adding to the volume of traffic passing this area.

The North/South section is also used by many pedestrians with or without a dog and cyclists, there is no pavement or cycle path to separate them from traffic on this road.

The North/South section of the road is a Private Road.

Representation	DS (received by e-mail 18 th March 2026)
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I am writing to formally object to the proposed use of Milton Road, Pittenweem as an access route for builders and construction vehicles associated with the planned Cruden House development.

My objection is based on several serious concerns regarding safety, suitability, and the impact on the local community.

Firstly, Milton Road is not designed or suitable for regular vehicular traffic, particularly heavy construction vehicles. The road is in a poor state of repair and was not built to withstand the volume or weight of builder traffic. Increased use by construction vehicles and volume of traffic risks further deterioration, damage to the surface, and ongoing maintenance issues.

Secondly, this road is widely used as a pedestrian and cycling access route. It is used daily by walkers, cyclists, and crucially by children walking to and from school, including my own. Introducing frequent construction traffic would significantly increase the risk to vulnerable road users and fundamentally change the character and safety of this access way.

Thirdly, the volume and frequency of construction traffic would create unacceptable disruption, including noise, congestion, and safety hazards. The road currently functions as a quiet, shared access route, and its use by builders' vehicles would conflict with its established and valued role within the community.

Given these concerns, I strongly believe that allowing builders' access via Milton Road would be inappropriate and unsafe. I respectfully request that the Community Council objects to this proposal and supports the identification of a more suitable and safer alternative access route for building compound.

Thank you for taking the time to consider my concerns. I would be grateful if this objection could be formally recorded and taken into account in any discussions or decisions regarding access arrangements.

Representations received: 23 (have counted as one representation although same content was signed individually by 38 residents in support of the applicant)