

**FAO: Graeme MacGilchrist
Pittenweem Community Council**

Dear Mr MacGilchrist,

Re: Proposed Housing Development at James Street, Pittenweem

Cruden Homes welcome Pittenweem Community Council's continuing interest in our proposed housing development on land to the North of James Street, and would like to take this opportunity to provide a further update on our proposals. This is simply to ensure you have all the site background and are fully aware of our proposals, and the latest timescales. We are happy for the Community Council to circulate this letter as an update to the wider community if that would be helpful.

As you know, full Detailed Planning Consent was granted in August 2025 for the delivery of 39 new homes, including 6 affordable homes which will be delivered to Kingdom Housing Association; the conversion of the listed barn next to 54 James Street; and the refurbishment of the existing house at 50 James Street. We are currently progressing the associated technical consents and discharging the pre-commencement planning conditions to allow a site start.

As part of our construction strategy, we have sought to try and provide a safe place for construction and contractor parking to avoid cars and vans being parked on James Street and the surrounding streets, in particular Milton Road. As you may know, we now have an agreement in principle with Fife Council to utilise some land just to the North of our housing site for a construction site compound and a safe parking area for the contractors. This avoids the construction related traffic clogging up neighbouring streets and creating a nuisance factor, something that without a defined parking area would be very hard to control. A key point to reinforce is that we will also ensure that any deliveries to site are out-with the school drop off and collection times.

Access to this site compound area will be via Milton Road to the East of the site. Upon completion of the development, Cruden have committed to undertake works on Milton Road to re-grade sections of the road and improve the road surface which we hope will be of benefit to the local residents. This will leave the local residents a re-graded and smooth surface on Milton Road at the end of the 18-month license period.

We take great pride as a business in seeking to engage with local residents and trying to do the right thing for the local community, and we firmly believe this proposed strategy will help provide a clear and safe route to site and limit the excessive parking on neighbouring streets from contractors, something which can be very difficult to manage.



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Upon commencement of the development, we would welcome any neighbours or members of the local community to contact the site manager directly if there were any issues or concerns. Full details for the site manager will be provided in due course to the neighbouring properties and the Pittenweem Community Council once site works have commenced.

Another key reason we want to secure this license is to avoid the use of traffic lights on James Street for the entirety of the development. Without another route into the site, we would have to install temporary traffic lights on James Street to allow safe access and egress from site which we are aware could cause significant tail backs for the local community and those passing through Pittenweem. The construction access via the farmer's field to the North will help avoid this.

In relation to timescales, we hope to commence works on-site in late March which will initially be the demolition of the former petrol garage and agricultural buildings to the rear of that. Thereafter, we would hope to begin the site groundworks in Mid-May with a view to a full site-start from then with a total duration of 18-months.

All of this of course is dependent on getting approval for the site compound license on the Pittenweem Common Good land which we feel is critical to the delivery of the site. We strongly believe this is the safest route to deliver the site and will avoid creating significant congestion within the village.

At the end of the development, the site compound area will be cleared and returned to its current state for use by the tenant farmer.

I should also add that Cruden Homes have agreed to pay a sum of money to Fife Council for the 18-month temporary lease, and our understanding is that this will be made available to the Pittenweem Common Good Fund for distribution to local groups and projects and therefore represents a further potential benefit to the local community.

We are also mindful of the multiuser path that is planned to the north of our development and are currently engaging with the multiuser path group to ensure that there is no delay or impact on that project. There may also be a possibility to assist with the delivery of the path as part of our works, if timescales match, but we will be led by Fife Council in that regard.

Finally, it is important to note we are here to work with the Community Council and to engage regularly throughout the development. As a first step, I am keen to meet with the Community Council either via Teams or In-Person to discuss our proposals in further detail.

Yours faithfully,

Andrew Duncan

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Land Director
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