

St Andrews Local Place Plan: Supporting Statement

Prepared by: *Royal Burgh of St Andrews Community Council*

This Supporting Statement forms part of the Local Place Plan submission to Fife Council and is accompanying the **St Andrews** Local Place Plan dated **May 2024**.

Contact details

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Regard given to the Local Development Plan

In general terms, the view of those consulted and the vision set out within the St Andrews LPP is well aligned to the vision and strategy of the 2017 FIFEPlan, and we anticipate similar alignment to the next LDP. However, it must be stated that there is often a disappointing gap between intent and implementation, with changes or weakening of community benefits emerging after consent has been awarded, or weak enforcement in place. One particular example of this ‘implementation gap’ is the lack of affordable housing being built in the town despite a policy that recommends it.

Below are some key changes that the LPP advocates in the next iteration of the LDP. These have all been strongly vocalised in our stakeholder consultation.

Housing availability (Policy 2) – Because the issue of housing availability came through so strongly in the community consultation, and the current housing market assessment only stretches to 2026, the LPP advocates the commissioning of a more up to date Housing Need and Demand Analysis for the St Andrews town only (not St Andrews and North East Fife as in the current FIFEPlan). The St Andrews LPP also advocates the use of planning obligations and other constraints limiting use for non-permanent occupancy. Restrictions on short term lets or holiday accommodation is an omission in FIFEPlan’s Policy 4. As per the Evidence Report, of the 12,287 tenures in St Andrews, 4.83% are short-term lets, 1.74% second homes, 8.49% HMOs – almost as much as the 8.77% Fife Council stock. Housing availability came through very strongly in the LPP consultation, as the community suffers from the loss of permanent housing in favour of short-term lets or holiday accommodation. The impact of this on the housing market in the town excludes local people and has a negative impact on the life of the town.

Affordable housing (Policy 2) – The St Andrews LPP advocates affordable housing contributions to as a pre-condition for every development for open market housing. The threshold of 30% of new build homes to be allocated as affordable should also be increased and enforced more rigorously. Housing affordability was a dominant issue in the community consultation, and residents and students feel that housing is not affordable. Without pre-conditions, affordable housing will not get built in St Andrews and local people who work here will not be able to afford to live here – with the consequential traffic/commuter problems that were strongly identified within the consultation.

Built and Historic Environment (Policy 14) – The St Andrews LPP advocates incorporating a specific reference to the St Andrews Design Guidelines into the FIFEPlan. This document supplements the Conservation Area Guidance and the two must work in tandem with one another. This came through strongly in the community consultation, that St Andrews town centre was run down and not being looked after, or its unique historical character maintained.

Settlement Proposals/Priority Projects

Most of the projects within the 2017 FIFEPlan’s St Andrews Settlement Plan have already had planning permission granted and are well underway if not complete. We assume the next iteration will contain new proposals.

The St Andrews LPP contains 52 projects, listed below. Not all proposals have a mark on the map. Developable space within St Andrews is limited and the LPP represents a desire for projects to progress in the town, but the optimum location(s) may still subject to further analysis. We also recognise some proposals in the LPP are not planning matters for the Local Development Plan, but they represent a direction of travel desired by the community. We look forward to working with Fife Council and others to help to make them a reality.

| # | Priority Projects | Alignment with LDP Policy |
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| Theme 1 - A Connected & Accessible Place | | |
| 1 | Commission a Town Centre Circulation Plan so that any changes can take place within a holistic plan for the town | Policy 10 (Amenity) Policy 3 (Infrastructure and Services) Policy 11 (Low Carbon Fife) Policy 14 (Built and Historic Environment) |
| 2 | Working with the University, develop an evolution of the car park at Petheram bridge to be a more effective solution to town centre congestion (study into whether this is improved traffic management, a multi-story car park or a park and ride facility). A plan | Policy 10 (Amenity) Policy 3 (Infrastructure and Services) Policy 11 (Low Carbon Fife) Policy 14 (Built and Historic Environment) |

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| | for parking across the town including East Sands and the leisure centre. | |
| 3 | Pedestrianisation of certain town centre areas, safer cycle routes and a possible park and ride can be planned out of such a study. | Policy 10 (Amenity) Policy 3 (Infrastructure and Services) Policy 11 (Low Carbon Fife) Policy 14 (Built and Historic Environment) |
| 4 | Support the implementation of a 20mph restriction, pedestrian crossings and traffic calming measures. | N/A |
| 5 | Investigate a charge to HGVs using the town as a transit route to move them away from the town. | N/A |
| 6 | Support for a relief road (which is in the Fife Council plan relating to St Andrews West) sufficient to extend to the A915 (Leven) and A917/B9131 (Crail/Anstruther). | Policy 3 (Infrastructure and Services) Policy 10 (Amenity) Policy 11 (Low Carbon Fife) Policy 14 (Built and Historic Environment) |
| 7 | Support and grow the new car sharing scheme led by Transition St Andrews to reduce car use in the town centre and establish accessible electric vehicles. | Policy 11 (Low Carbon Fife) |
| 8 | Publicly available EV charging point in South Street and other places in the town. There are none currently in residential streets. | Policy 3 (Infrastructure and Services) Policy 11 (Low Carbon Fife) |
| 9 | A walkway/pavement/cycle path from Strathkinness to St Andrews down the High Road. | Policy 3 (Infrastructure and Services) Policy 11 (Low Carbon Fife) |
| 10 | Support for the StARLink rail project, ensuring participation of major stakeholders such as the University | Policy 3 (Infrastructure and Services) Policy 11 (Low Carbon Fife) |
| 11 | Better bus routes across Fife and into Tayside. | Policy 3 (Infrastructure and Services) |

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| 12 | Lobby for better coordinated bus times to link to train times at Leuchars | Policy 3 (Infrastructure and Services) |
| Theme 2 - A Place With Housing for All | | |
| 1 | Commission a Housing Needs and Demand Analysis and undertake a site options appraisal in consultation with the community building on the Fife Council Evidence Report, but specific to St Andrews | Policy 2 (Homes) |
| 2 | Establish a control zone for short term lets and ensure there are fewer HMOs in the town commensurate with the needs of the community and the University. | Policy 2 (Homes) |
| 3 | Establish a rent control zone when sanctioned by the Scottish Government | Policy 2 (Homes) |
| 4 | Establish small scale affordable and/or social housing with focus on young families and single people and supported solutions for older people who want to downsize including the Homeshare Scheme where appropriate. | Policy 2 (Homes) |
| 5 | Retirement/student combined community living concept. | Policy 2 (Homes) |
| Theme 3 - An Integrated Place | | |
| 1 | Good bookable meeting and co-working places across the town where locals and students can mix. | Policy 5 (Employment Land and Property) Policy 6 (Town Centres First) |
| 2 | A community wide communication plan to increase information flow. | N/A |
| 3 | Creating street furniture in the town centre that stimulates people meeting informally | Policy 10 (Amenity) |
| 4 | Outdoor gyms around the community, expanding existing provision and a programme of playpark development over time including East Sands. | Policy 10 (Amenity) |
| 5 | Enhance and extend community allotments jointly funded and developed by students | Policy 10 (Amenity) |

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| | and local people who have no gardens to encourage growing | Policy 13 (Natural Environment and Access) |
| 6 | Heighten awareness in the community of the availability for public use of Madras College and University facilities | N/A |
| 7 | Enhance and publicise a student/local mentoring and volunteering scheme. | N/A |
| 8 | Create a common booking system across all town facilities | N/A |
| Theme 4 - A Climate Friendly Place with a Just Transition to Net Zero | | |
| 1 | Investigate a Local Energy Plan that opens up renewable solutions for everyone working with, and drawing on, the expertise and experience of the University. | Policy 11 (Low Carbon Fife) |
| 2 | More tree planting across the town in consultation with Fife Council. | Policy 10 (Amenity) Policy 13 (Natural Environment and Access) |
| 3 | We will ensure that any retrofitting will be sensitive to the historic environment. | Policy 14 (Built and Historic Environment) |
| 4 | Support Transition St Andrews plan to create an active travel hub with e-bike hire for local people and visitors once the circulation plan is agreed and ensure this is open to everyone. | Policy 11 (Low Carbon Fife) |
| 5 | Undertake an analysis of demand to plan for increased electricity and sewerage capability and infrastructure for the town. | Policy 3 (Infrastructure and Services) |
| 6 | Update conservation area guidance - and St Andrews design guidelines - to reflect increasing need for domestic renewables | Policy 14 (Built and Historic Environment) |
| 7 | Study to assess the scale and nature of future flooding and coastal erosion and consideration of mitigation schemes, particularly by the sea. | Policy 12: Flooding and the Water Environment |

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| 8 | A clear plan to protect, enhance, celebrate and open up understanding and access to our historic environment. Re-open access to the Cathedral and celebrate the Pilgrim routes. | Policy 13 (Natural Environment and Access) Policy 14 (Built and Historic Environment) |
| 9 | More tree planting (e.g. Woodburn Park). | Policy 10 (Amenity) Policy 13 (Natural Environment and Access) |
| 10 | Preserve publicly accessible garden/green areas (e.g. Greyfriars gardens, Lade Braes). | Policy 10 (Amenity) Policy 13 (Natural Environment and Access) |
| 11 | Clean up Castle Sands tidal pool and Kinnessburn. | Policy 10 (Amenity) Policy 13 (Natural Environment and Access) |
| 12 | Establishment of dog free times at beach areas. | Policy 13 (Natural Environment and Access) |
| 13 | Enhance Scooniehill Park and all parks in residential areas. | Policy 10 (Amenity) Policy 13 (Natural Environment and Access) |
| 14 | Later in the plan we will establish appropriate flood mitigation schemes. | Policy 12 (Flooding and the Water Environment) |
| Theme 5 - A Place with Fit for Purpose Community Facilities | | |
| 1 | Initiate a feasibility study to identify potential community assets in the town. | N/A |
| 2 | Upgrade the playparks at Lade Braes, Scoonie hill, Bogward and Shoolbraids, Hutchison Court, Learmonth Place and Spinkie Den. | Policy 10 (Amenity) |
| 3 | Create a banking and postal hub | Policy 6 (Town Centres First) |
| 4 | Ensure access to facilities for local people | Policy 6 (Town Centres First) |
| 5 | Upgrade plan for Station Park pitches. | Policy 10 (Amenity) |
| 6 | Insist on the community being consulted when a facility is changing hands | N/A |

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| 7 | Widen awareness of the availability of Madras College and University buildings for community use, especially sports facilities | N/A |
| 8 | Continue to campaign for inclusive health & social care services locally and to retain as well as to increase outpatient services, locally in St Andrews Community Hospital (STACH). | Policy 6 (Town Centres First) |
| Theme 6 - An Entrepreneurial Place | | |
| 1 | Research into specific opportunities for the town to diversify the economy. | Para 3 Spatial Strategy |
| 2 | Space will be found to set up co-working and enterprise space with support. | Policy 5 (Employment Land and Property) Policy 6 (Town Centres First) |
| 3 | Better engagement with the business community through joint meetings and initiatives and the consideration of establishing a Community Improvement District. | Para 3 Spatial Strategy |
| 4 | Incentives for and investments in opening up locally owned shops run by local people. | Policy 5 (Employment Land and Property) Policy 6 (Town Centres First) |
| 5 | Plan to use empty shops as pop up offerings | Policy 5 (Employment Land and Property) Policy 6 (Town Centres First) |

Regard given to the National Planning Framework

See section 7.1 Core compliance in the LPP

Regard given to any relevant Locality Plan

See section 7.1 Core compliance in the LPP

Community support for the Local Place Plan

See section 2 What we did in the LPP

Evidence relating to the Information Notice

The draft Local Place Plan and information notice were sent to:

List of Councillors to whom the draft Local Place Plan was sent [26/03/2024]

- Cllr Ann Verner
- Cllr Jane Ann Liston
- Cllr Al Clark
- Cllr Robin Lawson

List of Community Councils to whom the draft Local Place Plan was sent [26/03/2024]

- Guardbridge and District CC [26/03/2024]
- Cameron CC
- Strathkinness CC
- Boarhills and Dunino CC
- Leuchars CC

* **Community Councils and their boundaries can be found on the following interactive map:**
<https://www.fife.gov.uk/kb/docs/articles/about-your-council2/politicians-and-committees/community-councils/list-of-community-councils-and-boundaries>

Copies of correspondence evidencing the above:

[26/03/2024]

Information Notice: proposed St Andrews Local Place Plan for comment

Dear elected representatives,

I am contacting you formally on behalf of the St Andrews Community Council. We have been working on a Local Place Plan for our Community Council area, involving extensive community engagement over the last few months.

We have now prepared a draft Local Place Plan. It has just been published online for public consultation at <https://www.standrewscommunitycouncil.co.uk/localplaceplan> until 25 April 2024. Please do share that link around your local networks in the local area, and encourage people to take a look and respond.

We are legally required to send each local authority Councillor for our Community Council area the following information, to comply with Section 4 of the [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#):

1. Proposed Local Place Plan

Please see the plan, which can be found and downloaded from <https://www.standrewscommunitycouncil.co.uk/localplaceplan>

2. Brief description of the content and purpose of the proposed Local Place Plan

The Plan covers the St Andrews Community Council area. A map of the Community Council area can be seen in the “Nature of our Place” section of the Plan.

The primary purpose of the Plan is to provide an up-to-date statement of current issues we face and our aspirations for the next 5-10 years, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area.

Our big vision is “St Andrews will use the significant opportunities and assets it has to be a welcoming, thriving, connected and well-integrated town offering a great quality of life and good prospects for everyone who lives, studies, works and visits here.”

There are 6 strategic thematic areas in the plan. These are;

1. A Connected and Accessible Place : We will live in a place that has effective infrastructure, where people can get about with minimal impact on climate and our historic environment
2. A Place With Housing for All : We will be a place where people want to stay because there is accessible housing for people at all ages and in all circumstances.
3. An Integrated Place : This will be a place where people of all ages and backgrounds, from local businesses to the University, will work together in greater synergy, harmony and understanding. This is about bringing people from different backgrounds together rather than for the facilities themselves.
4. A Climate Friendly Place with a Just Transition to Net Zero : We will be a place that is at the forefront of net zero communities benefiting everyone. We will value and open up access to our unique biodiversity linked in a nature based solution to net zero.
5. A Place with Fit for Purpose Community Facilities : will live in a community that has well-used meeting places that enable effective services, and opens up the community to own and control assets. We will be a place where people want to stay and bring up their families because it is a real and vibrant place sitting alongside the visitor and student population.
6. An Entrepreneurial Place : A place where local residents and young school leavers have the opportunity to explore new ideas and drive new enterprise

Our consultation identified the substantial assets the community has, in relation to the capacity of its people, the history and the built environment and the impact of strategic partners. The projects we have set out in the local place plan build on these assets to address the challenges we have in relation to accessible housing, limited access to quality spaces and the challenging conditions that some people experience.

3. 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

If you have comments on the proposed Local Place Plan, please email them to rbstacc@gmail.com or let us have your views in our online form <https://forms.office.com/r/4CRyiqDXqD>. The deadline

for comments is 25 April 2024. If you need more time to respond or would like any further information or clarification, please let me know.

The above information comprises the 'information notice' to which the Regulations refer.

We are sending similar information notices to our adjoining (if active) Community Councils in Guardbridge and District, Cameron, Strathkinness, Boarhills and Dunino and Leuchars, as required by the Regulations.

Please let me know if you have any queries.

Regards,

Penelope Fraser, Chair, RBSTACC

[26/03/2024]

Information Notice: proposed St Andrews Local Place Plan for comment

Dear fellow community councillors,

I am contacting you on behalf of St Andrews Community Council, which shares a boundary with your Community Council or Community Trust. We have been working on a Local Place Plan for our Community Council area, involving extensive community engagement over the last few months.

We have now prepared a draft Local Place Plan. It has just been published online for public consultation at <https://www.standrewscommunitycouncil.co.uk/localplaceplan> until 25 April 2024. Please do share that link around your local networks in the local area, and encourage people to take a look and respond.

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Penelope Fraser, Chair, RBSTACC