



# St. Andrews Local Place Plan

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## 2024 - 2029



# Contents

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<b>Foreword</b>	<b>3</b>
<b>1. Why a Local Place Plan?</b>	<b>5</b>
<b>2. What We Did</b>	<b>4</b>
<b>3. The Nature of our Place</b>	
<b>3.1 Where We Are</b>	<b>10</b>
<b>3.2 The Kind of Place We Are</b>	<b>11</b>
<b>4. What People Told us: Our Direction of Travel</b>	
<b>5. Our Vision and Our Plan</b>	
<b>5.1 Our Vision For The Future</b>	<b>19</b>
<b>5.2 Priority Themes For Action</b>	<b>20</b>
<b>5.4 How the Plan will be overseen and monitored</b>	<b>29</b>
<b>6. Mapping</b>	<b>31</b>
<b>7. Compliance – Fit with National and Regional Strategy</b>	<b>33</b>
<b>7.1 Core compliance</b>	
<b>7.2 Cross Cutting Strategic Fit</b>	
<b>Afterword with contact details</b>	<b>37</b>
<b>Appendices</b>	



# Foreword

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St Andrews on the North East coast of Fife, is a uniquely interesting and unusual place, steeped in history and with a merging of cultures and influences that creates a vibrant, creative and forward thinking town.

It has amazing assets in its residents, its students, its historic buildings and its natural environment but it can be a challenging place for some to live, remain and bring up their families.



St.Andrews Local Place Plan

This plan sets out a vision for a resilient future for St Andrews founded on months of consultation, listening to people of all ages and circumstances, debate and thinking.

Although this Local Place Plan is being submitted and presented by the St Andrews Community Council, from the start it has been a genuine on-going collaborative effort. We want to thank everyone who took part in the consultation and we hope your ideas are reflected here.

The steering group is made up of people who are involved in a lot of groups in the town and it has authentically engaged all sections of the community. Over many months we have reached out and listened to children and families, older people, young people, local businesses and community organisations, the University and the Golf sector.

We have benefited from previous research such as the South Street and the Active Way consultation. The steering group came with no pre-conceived ideas and we have all learnt from the various interactions with the community on our journey. The people and key agencies in St Andrews have driven this and we have been both reassured and surprised along the way by the things people have come up with. We have drawn those ideas together and consolidated them into a single vision.

Fife Council is our verifying body. We are delighted with the change in planning legislation and the privilege of being able to get involved in this level of depth to influence what happens to the spaces, facilities and services that matter to us.

We are unashamedly ambitious and visionary but have set out achievable practical projects too and we very much look forward to continuing our collaborative approach to making St Andrews an even better place to live, work, visit and play. Although St Andrews was not successful in its bid for city status, there is still a sense of the place being important to the fabric of Scotland.

Our vision is big and the challenges, (both externally and specific to our town), are significant but we look forward to working with Fife Council and the different voices in the town to make this a place where all the various communities work together so we all flourish.

Chair, Community Council

# What is a Local Place Plan?

01



The idea of a specific geographical place being important, and having control of its facilities and services, has been an important direction of travel for Scotland and the “place principle” was adopted in 2018.

As part of this way of thinking, the National Planning Framework 4 was enacted in February 2023 and this gives communities the right to feed into the planning system with ideas, and the right to influence policy. Rather than the local authority having sole responsibility, it gives communities like St Andrews the opportunity to get its people to drive change from the bottom up.

Our Local Place Plan set out here was submitted to Fife Council, to influence the development of its next Local Development Plan. That plan identifies what should happen in each community and where it should happen. Our plan summarises what the people of St Andrews want to happen so we are now true collaborators with Fife Council.

The focus of a Place Plan is not restricted to Fife Council's planning concerns. Some of the themes and project ideas included here will be the responsibility of the community itself. Validation of the final draft will be carried out by Fife Council following a formal consultation period with all elected members and associated Community Councils.

The plan is being led by the St Andrews Community Council and has been delivered by a steering group of Community Council members and local people, drawing on individuals representing a wide range of local interests and perspectives including the University and the Golf, but also other local groups. The Community Council will oversee the implementation of the plan.

With a Local Place Plan registered and verified, the people of St Andrews will be able to influence and drive developments in the town and to give a platform to the community to voice their own aspirations for the area.



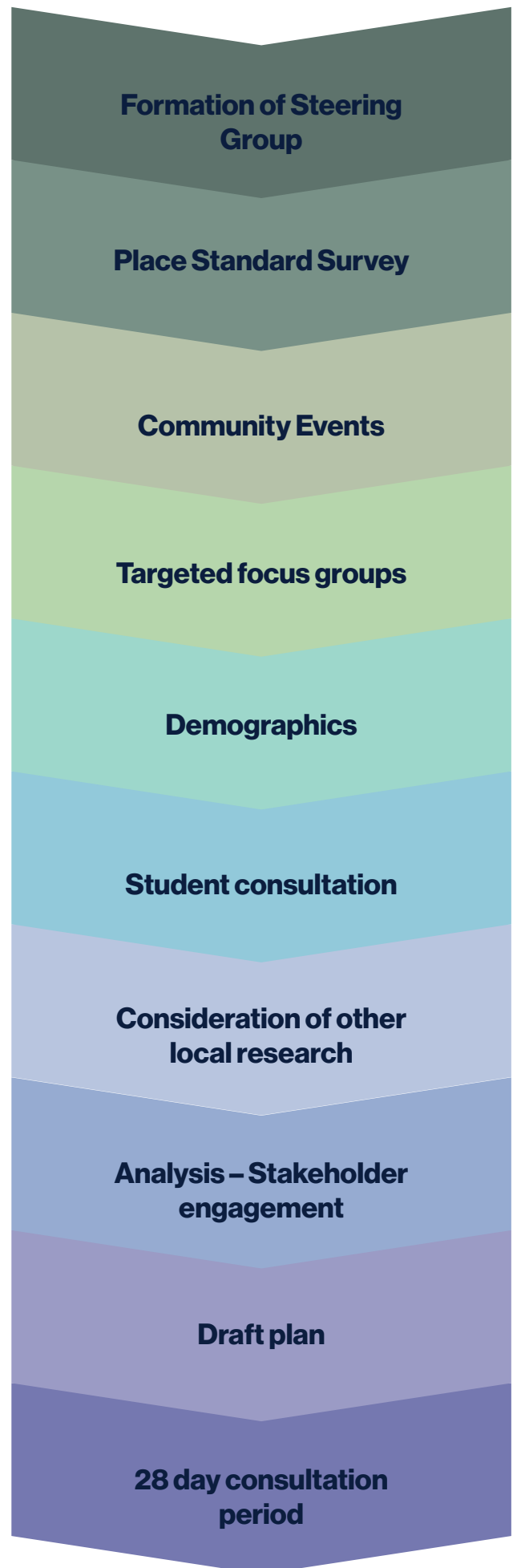
# What We Did

02

The results of this Place Plan are rooted in an in depth period of community consultation and engagement that was entirely led and co-ordinated by the local community itself on a voluntary basis.

Although we had some support towards the end with analysis, writing and design, this is not consultant-driven, but is genuinely by and for the community. It has been hard work but rewarding and the effort has ensured that as many sections as possible of the community have had their say. The first round of consultation used the Place Standard methodology in a community survey that residents could complete either online or at sessions at Morrisons supermarket, the Preservation Trust's Hidden Gardens, the Bandstand opening concert and at Harbour Trust Gala Day.

This method helps to map the big assets and challenges in a community. 515 responses were received from all ages and backgrounds and we were delighted with this response rate. The subsequent public meetings added more responses and allowed for debate about community issues. We had open sessions in Scooniehill sheltered complex, North East Fife Community Hub, the Cosmos Centre, the Town Hall and Madras College and going to where people have helped to include those who are traditionally harder to reach. 71 individuals engaged in depth.





We felt that the valued and large student population of over 10,000 had not engaged as much as we'd hoped so we reached out with an ideas survey and received 1500 votes on 23 ideas uploaded by students. This consultation was complemented by an analysis of the statistical demographics of the area so we could ensure that the qualitative responses dovetailed with the factual reality of our town. Tourism, Golf and the University also complement the voices of local people and students so it was important to engage these intrinsic parts of our community in the ongoing debate about priorities. We were delighted that these and the local business community have bought into the thinking about final priorities and are confident that everyone who should be heard has been heard.

Using this sea of data, views and ideas, independent consultants worked with the steering group to ensure the analysis of this data and the suggested themes and projects were objective and not driven by any particular agenda. At this point, common themes began to emerge and the next step in the process took the form of an open session of the Community Council with invited representatives to allow for debate and discussion to help firm up vision and project ideas. To inform those discussions a range of stakeholders took part and gave their views.

The near final plan then proceeded to its 28 day formal consultation period with elected members and community council as well as being open to the community to see and comment. Tweaks were made based on this and that has led to the final document you see here.

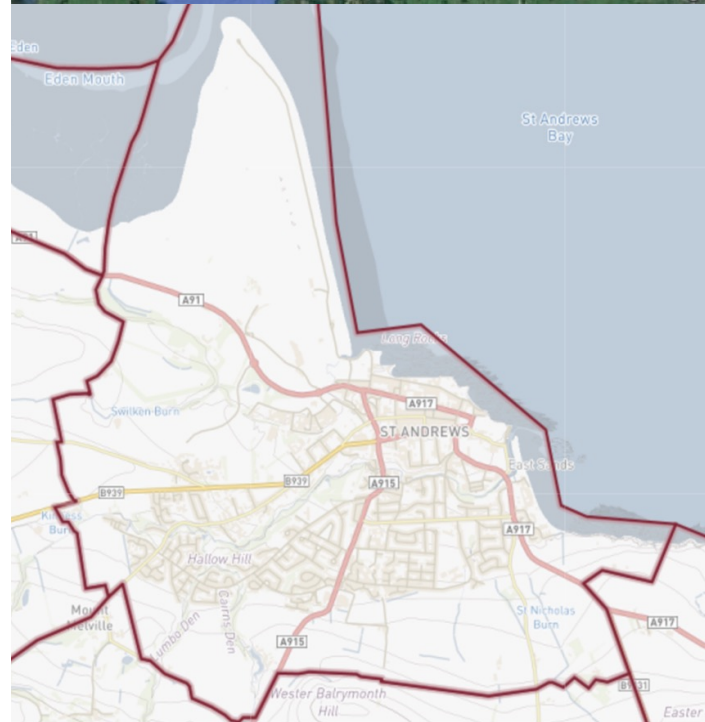


# About our Place

03

## 3.1 Where We Are

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The boundary of the Local Place Plan is aligned with the boundary of the Royal Burgh of St Andrews Community Council.



## 3.2 The Kind of Place We Are

St Andrews is a uniquely interesting community with a history stretching back to pre-reformation times. It has been a Christian centre dating back to the eighth century AD. The Office for National Statistics estimates from 2020 show it has a total population of 18,306. It is a place of local, regional, national and international importance.

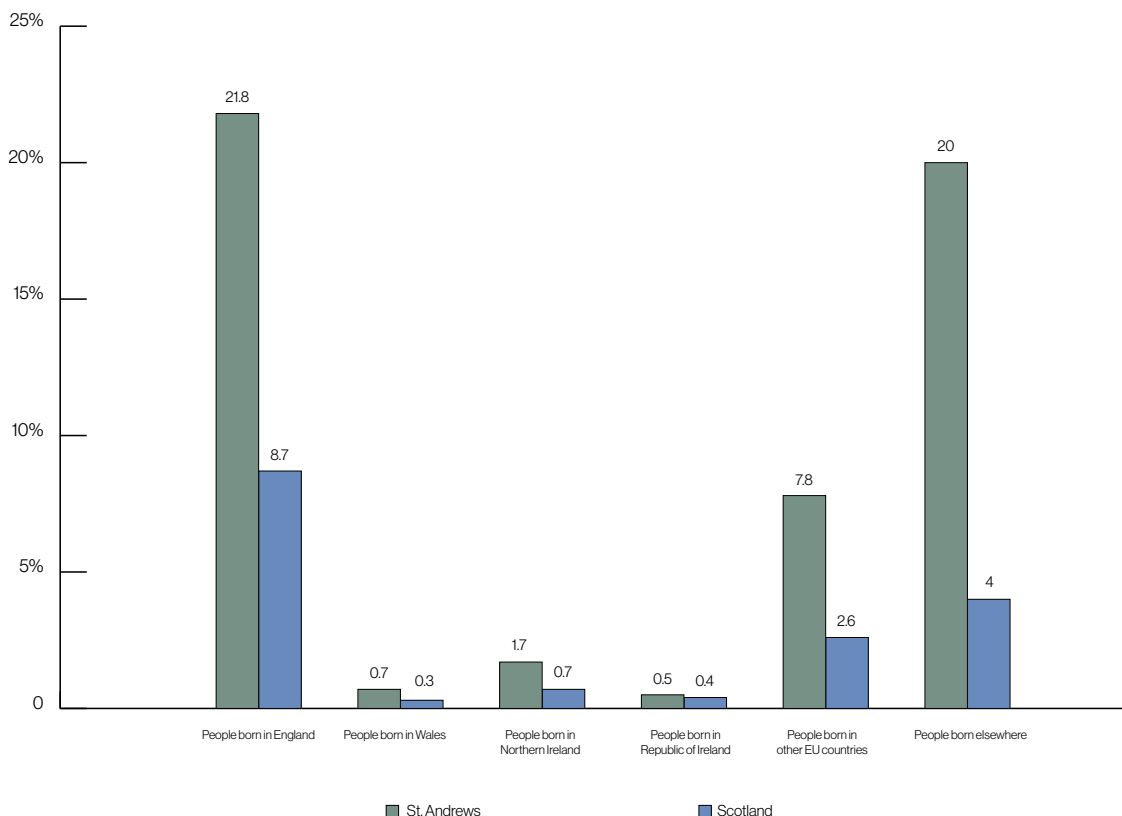
We have the oldest University in Scotland founded in 1413 which is a significant presence in the town bringing both academic excellence, high capacity and economic benefit from over 10,000 students. The students make up more than half of the population of the town and represent around 130 nations. There is therefore a much higher proportion of student households than the Scotland average (20.6% versus 0.9%). It is a key destination on the pilgrim routes and the Cathedral, the centre of the medieval catholic church in Scotland was built in 1158. It is famously the birthplace home of golf, and the Royal and Ancient Golf Club/The R&A, still governs the game of golf for over 50 million people around the world. It is in a stunning natural environment by the North Sea. It is on the Fife Coastal Path and Fife Pilgrim Way. With the Byre Theatre and initiatives such as Stanza (Scotland's International Poetry Festival), there is a strong cultural element to the town. All of this attracts not only a transient student population but also significant numbers of visitors. A recent study indicated over 600,000 visitors each year to St Andrews with around 1m bednights sold.

Because of the value of the heritage of the place, a large part of the town falls within two conservation areas and this can limit land use and development.

While 37% of the workforce are employed by the education sector, 29% are employed in the tourism sector and an estimated £98m is received in visitor spend each year. These are massive drivers of economic benefit not only in St Andrews but also throughout Fife and indeed the rest of Scotland.

However, this is also a local place where people stay, bring up their families and retire. The picture differs from the national average. In St Andrews, a much higher proportion of the population is of working age compared to in the rest of Fife and nationally (77.2% versus 62% and 63.9%, respectively). 15.9% of those living in the area are aged over 65, lower than the national average which is 19.3%. When looking at households in fact 26.2% of households in the St Andrews area were pensioner households, higher than the Scotland wide figure of 20.9%.

A higher proportion of pensioner households are pensioners living alone. 16.2% of pensioner households are pensioners living alone, compared to 13.1% nationally.



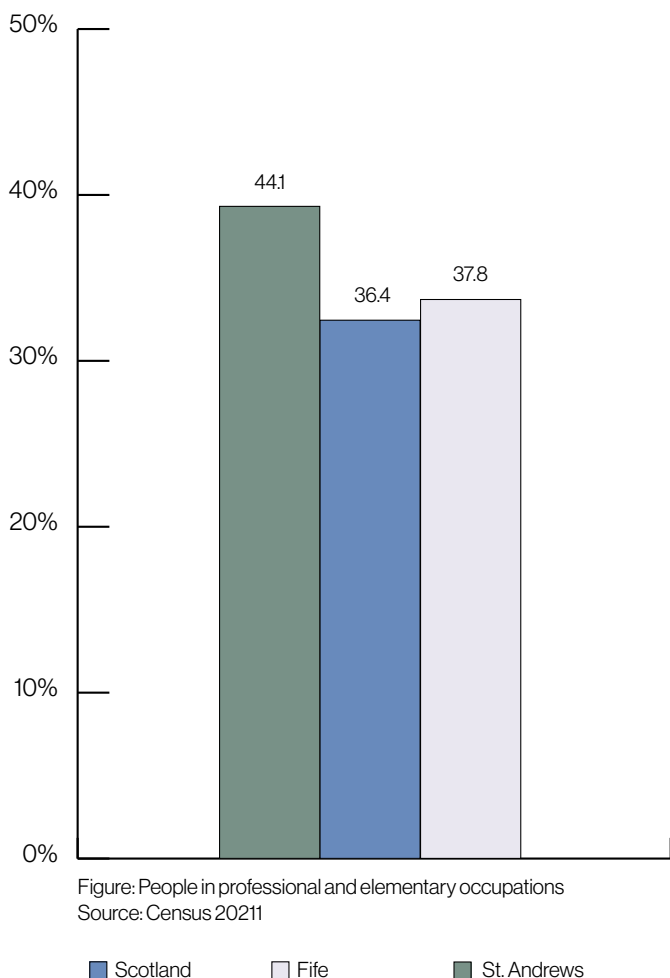


Figure: People in professional and elementary occupations  
Source: Census 2021

Finally, only 7% are aged 0-15, compared to 16.8% across Scotland. 33.5% of the population are aged between 20 and 25. This is skewed by the student figures. This also creates a multi-cultural town, with just under half (47.4%) of the St Andrews Community Council area having been born in Scotland. This is much lower than the Scottish average of 83.3%.

Again, largely due to the student population, 58.9% of people aged 16-74 in the St Andrews area are economically inactive, this is much higher than the averages of 32.4% in Fife and 31% in Scotland.

This is an area of high capacity. 44.1% of people in St Andrews were working in managerial or professional/associate occupations. This is higher than both the Fife average of 36.4% and national average of 37.8%. Related to tourism, golf and the University, the biggest employment sectors are education, accommodation, food and retail.

This is a growing community. By 2020 the population of the St Andrews Community Council area had reached 26% above 2001 levels. The population of the area has increased more than three times as much as that of Fife and Scotland, both of which have grown by around 8% since 2001.

Although the student and University population push up the qualification levels in the town, in fact when we look at the local population (who will come from outwith the town too), pupil attainment is notably lower than the national average. For example, maths and English attainment at level 4 is 85.2% (Scotland average = 94.3%) Pupils in S6 achieving 5+ awards are 36.1% (Scotland average = 43.6%).

**Houses** in St. Andrews had an overall average price of £477,013 (According to the Registers of Scotland report, the average price of a house in Scotland was £213,337) over the last year and are disproportionately at the higher council tax band making it hard for individuals and young families to stay here. It is an economy dominated by University and tourism and it can be a challenging place for local people to find a home. 15.6% of households in St Andrews live in socially rented dwellings (12.6% through the Council and only 3% through a Housing Association or Social Landlord). Again, this is lower than the average of 22.9% for social housing in Fife and 24.3% for social housing in Scotland.

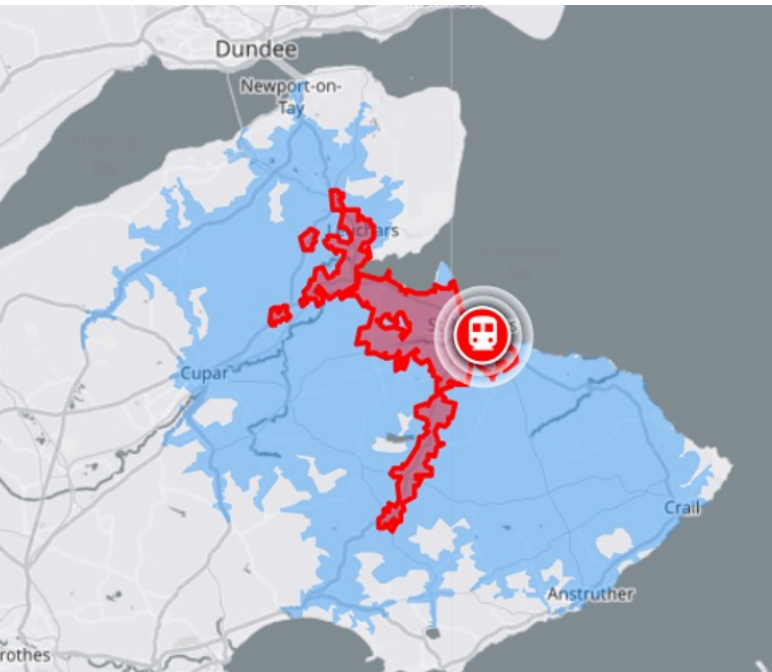
In our engagement with students, not surprisingly, affordable student accommodation was by far the most commonly supported idea (complementing the desire for affordable accommodation for residents). However a traffic free area in the town centre and affordable places to meet friends was also highly popular.



We are proud that tourists, visitors, golfers and students are attracted here and the visitor infrastructure brings big benefits to the local population, but we must make sure this is a living and vibrant local community, sustainable and accessible to all.

In a time of climate change, particularly with our experience of Storm Babet and the likelihood of future extreme weather events, our coastal situation is vulnerable to sea level rises and we need to think about flood mitigation as well as other net zero implications for our future.

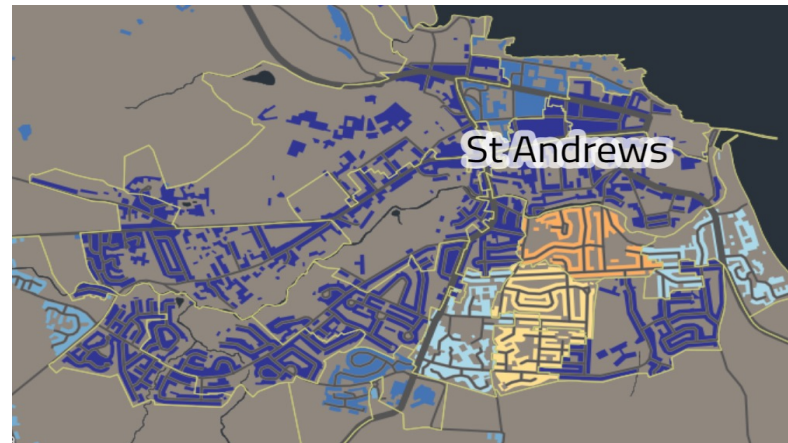
This is impacting West Sands, the Old Course and other sites. In maps here, blue indicates drive time within 30 minutes and red relates to 30 minutes by bus showing that effective public transport journeys are limited to the town itself.



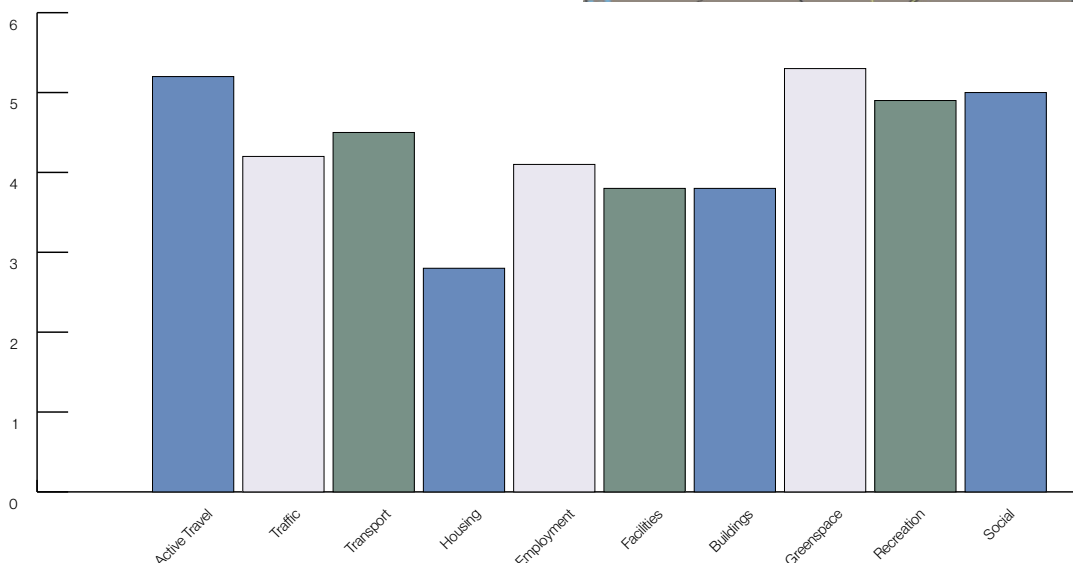
The differing elements of the town, from students to residents, locals to visitors bring vibrancy, capacity and ideas but there is also a need to bring these different sections of the community together to find common ground. This common approach to the town's future will prevent any possible tension between the students and the locals, the University and the town, the visitors and the residents, and the historic environment and future needs.

There were 515 responses to the Place Standard survey and the chart below shows that the things people are most concerned about (that scored worst) are housing (2.84), facilities (3.78) and buildings (3.74). Numerous ideas were recorded and these have been factored into the project suggestions.

The diagram shows the St Andrews Community Council area. The least deprived data zones are depicted in dark blue and the most deprived would be depicted in dark red. Around 2,470 people in the area live within data zones which rank very slightly within the most deprived 50%. However, when we look at some of the measures for this, there is some underlying deprivation. 47% of the area's population live within the most deprived 20% of data zones for housing in Scotland. Despite the relative wealth there is a disparity between often wealthier retirees and local residents who struggle to stay here.



Place Standard Survey: Overall Ratings

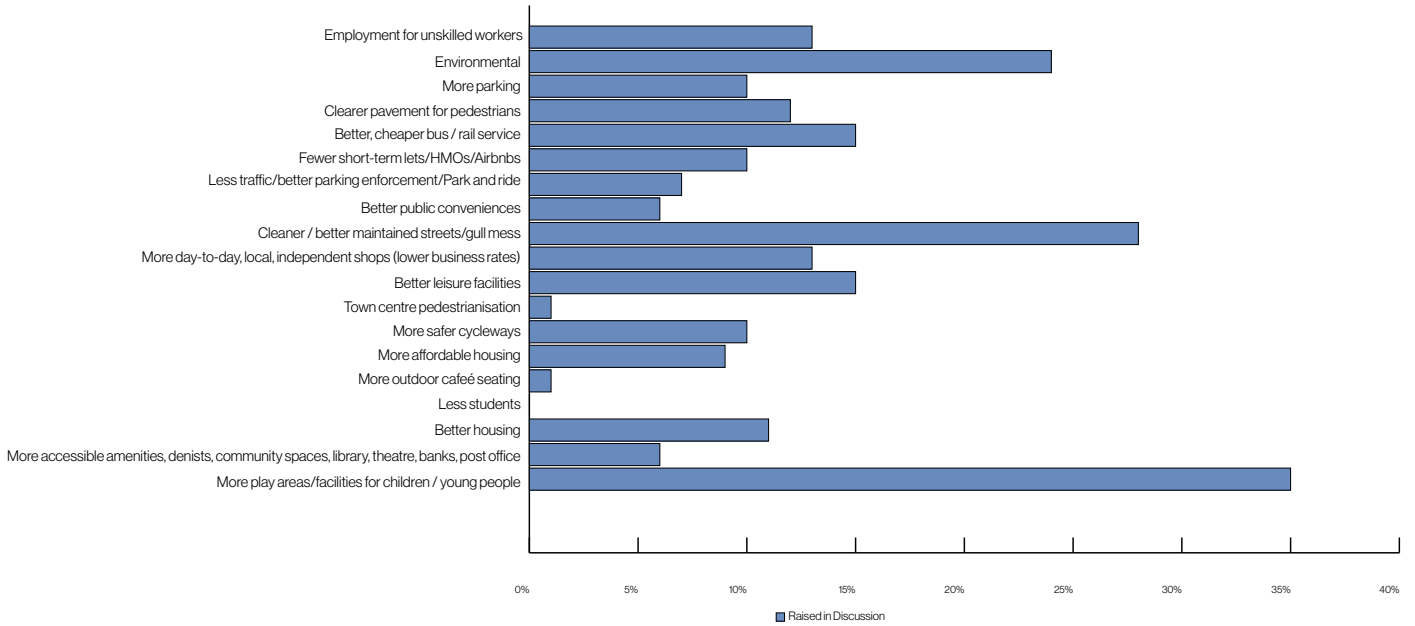


Place Standard score where 1 is low and 7 is high



The focus groups across five different sectors that complemented this, indicated a strong demand for more play areas for children and young people, a better maintained streetscape and an improved environment. Beyond this top three, people were interested in transport, better leisure facilities and better housing options. Loss of hospital and health services emerged as a key issue in conversation.

Overall in-person - What three things would you change about St. Andrews in the next 10 years?



# What People Told us: Our Direction of Travel

04

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We have identified what emerged directly from local people, from all the research. This was the direction of travel that we took to the six thematic open meetings to agree the actions articulated in section.





# Themes

You Said	We aim to
Theme 1 - A Connected and Accessible Place	
<p>There is a desire to reduce congestion while having good affordable links both within St Andrews and across Fife and beyond.</p>	<p>We will consider how innovative community transport and an effective road, paths and cycle lane infrastructure could better meet the gaps in public transport and connect neighbourhoods and streets. This will make it easier to get around the communities of St Andrews and the local area.</p>
Theme 2 - A Place with Housing For all	
<p>It is hard for young people and young families to afford to live here because of the prevalence of second homes, the volume of holiday accommodation, how family homes are split for flats and the price of private housing. It is also becoming challenging for students.</p>	<p>We will protect and create affordable homes for local young people and families so they can stay here. Our community needs to have the right mix of housing for people at all stages of their lives.</p>
Theme 3 An Integrated Place	
<p>The various communities and sub-communities in St Andrews can have their own agendas and it can be hard to find common ground to come together.</p>	<p>We will deliberately create ways in which people of all ages, backgrounds and circumstances can come together to create greater understanding.</p>
Theme 4 - A Climate Friendly Place with a Just Transition to Net Zero	
<p>We value our natural space and want to protect it for future generations in the light of climate change and extreme weather. We want to mitigate that change as well as adapt to it. We value our heritage and the historic built environment.</p> <p>We need to conserve and protect our important natural and historic environment but there are sustainable ways in which we can use that asset to our advantage. There is a clear interest in working towards being a more carbon neutral community. Coastal erosion is a growing issue with threats emerging at West Sands and Eden Estuary. There is a threat likely to the harbour in the future. Although Fife Council is assisting to investigate the issues, there is no Council funding for repairs.</p>	<p>We will work with the community, University, Fife Council, Fife Coast and Countryside Trust, Historic Environment Scotland and businesses to put a plan in place to protect the various elements of the natural and historic environment from the beach to the green space, cathedral to the Old Course.</p> <p>We will investigate if there are enterprising opportunities in the natural environment. Projects will be set out to improve flood mitigation measures.</p>
Theme 5 - A Place with Fit for Purpose Community Facilities across the Town	
<p>It is hard to secure community spaces because buildings are rarely available in the town and are often purchased commercially very quickly.</p> <p>We value the community assets we have and know they will need to be protected, sustained and well used.</p>	<p>We will create a plan to secure ownership or use of facilities in the town for wider community benefit.</p>
Theme 6 - An Entrepreneurial Place	
<p>There is a need to develop more opportunities to work and start new businesses in a way that fits with our unique economy based largely on tourism, golf and the University. This means maximising sustainable community led tourism while also diversifying a local economy. We can use our natural assets more to be a more sustainable community. The University has plans in the area of innovation and efforts are needed to secure community benefit.</p>	<p>We will provide the conditions in which new and existing enterprises can start and flourish to generate local community wealth. This may include working in partnership with ideas emerging from the University.</p>

# Our Vision and Our Plan

05

## 5.1 Our Vision For The Future

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From the consultation responses a strong vision of the future for the St Andrews community emerges. This is not a vision which just addresses challenges but one that values and builds on the community's strengths. The vision is for everyone, regardless of personal circumstances. This is the kind of place that the people who live there want it to be.

**“St Andrews will use its 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.”**

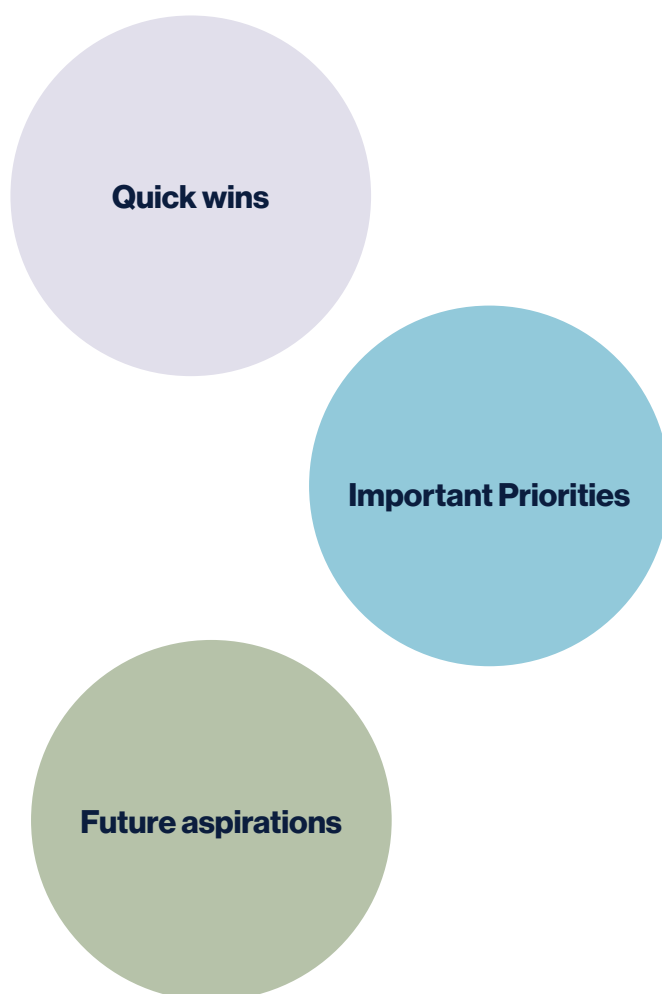


## 5.2 Priority Themes For Action

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The responses and engagement with the people and organisations in the town have helped us identify the challenges that we have in achieving this vision and the actions we should undertake to work towards achieving that vision.

They require combinations of actions by Fife Council, other agencies, by local organisations and by the community itself and in many areas funding will need to be secured. In some instances, further feasibility studies are required to see whether and how ideas are viable. These are set out in the six Priority Themes for Action. They are prioritised as follows:





## What We Found Out

- The research indicated a desire to reduce congestion (traffic has increased substantially post pandemic) and to more sustainable transport in a town centre with limited space.
- 37% of households have no car in St Andrews (which will include students) compared with 31% across Scotland. 20% of households in St Andrews own two or more cars, which is less than across both Fife (30.4% and Scotland (27.2%).
- In the Active Way consultation, 73% were supportive of the concept of low traffic neighbourhoods. 75% were strongly supportive of better active travel paths.
- There are proposals for Active Way routes.
- In the travel times analysis, it was indicated that easy travel by bus is limited to the town centre and harder to reach places outwith St Andrews. The train station is 6 miles away and transport to Leuchars is poor and expensive.
- The South Street consultation showed a desire to de-clutter the pavements to allow safe space for pedestrian passage and public realm maintenance.

## Key Policy Fit

Local Transport Strategy for Fife 2023-33<sup>1</sup>

South Street Consultation<sup>2</sup>

Active Way consultation<sup>3</sup>

Transport Scotland's Active Travel Framework<sup>4</sup>

National Transport Strategy to create a sustainable, inclusive, safe and accessible transport system helping deliver a healthier, fairer and more prosperous Scotland for communities, businesses and visitors.<sup>5</sup>

<sup>1</sup> <https://www.fife.gov.uk/consultations/old-consultations/have-your-say-on-the-proposed-local-transport-strategy-for-fife-2023-2033>

<sup>2</sup> <https://www.fife.gov.uk/news/2023/results-of-local-consultation-on-st-andrews-south-street-shared>

<sup>3</sup> <https://theactiveway.org.uk/2023/02/16/map-based-consultation-results>

<sup>4</sup> <https://www.transport.gov.scot/media/47158/sct09190900361.pdf>

<sup>5</sup> <https://www.transport.gov.scot/our-approach/national-transport-strategy>

## How We Will Achieve it : Our Priority Projects

### Traffic, Town Centre and Parking

1. Commission a Town Centre Circulation Plan so that any changes can take place within a holistic plan for the town.
2. 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 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.
4. Support the implementation of a 20mph restriction, pedestrian crossings and traffic calming measures.
5. Investigate a charge to HGVs to move them away from the town.
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).

### Active Travel

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.
8. Publicly available EV charging point in South Street and other places in the town. There are none currently in residential streets.
9. A walkway/pavement/cycle path from Strathkinness to St Andrews down the High Road.

### Public Transport

10. Support for the StARLink rail project.
11. Better bus routes across Fife and into Tayside.
12. Lobby for smarter bus times to link to train times at Leuchars

## What We Found Out

- It is felt that new housing tends to be aimed at retirees of wealthier resident or second home owners rather than young families.
- Housing was the biggest concern in the place standard survey. Having students in the town centres pushes those locals with a low income to the periphery (increasing commuting and putting pressure on traffic in the town).
- There is a demand from young adults who were born and brought up here to get housing.
- The majority of housing is in the higher bands, meaning that they may not be affordable for local young people. Only 16.2% of dwellings in the area are in the two most affordable bands compared to 43.8% of dwellings nationally.
- There is a very high proportion of dwellings in St Andrews in the most expensive council tax bands. 31.9% are Council Tax band F to H dwellings, compared to 13.1% in Scotland.
- The SIMD figures show that there is deprivation locally in relation to the access to housing domain, with 5,174 people living in a data zone which is ranked in the most deprived 10% for access to services. A further 3,377 people live within the most deprived 10-20% of data zones in Scotland. Taken together, this shows that 47% of the area's population live within the most deprived 20% of data zones for housing in Scotland.
- 80% of Fife HMOs are here due to the student population which skews the housing sector – there is a shortage of affordable housing in the town and no clear plans by Fife Council to build such housing.
- Better and more affordable housing was the top demand from students. It also emerged as a priority in the community based focus groups. Many properties formerly let to students are now being used as short term lets.
- Housing developments are planned in St Andrews West (over 900), Craigtoun (370) and Kilrymont but these are not focused on affordable housing so harder to secure land has been used for largely premium housing. Even student accommodation is unaffordable for most.

## Key Policy Fit

Policy H4 on p41 of the Fife Plan for 30% affordable housing to be a pre-condition for every development.

The Northeast Fife Local Strategic Assessment 2022.<sup>6</sup>

Fife Local Housing Development Strategy.<sup>7</sup>

Fife Plan.<sup>8</sup>

Housing to 2040 national strategy putting people and communities first.

## How We Will Achieve it: Our Priority Projects

1. Commission a Housing Needs and Demand Analysis and undertake a site options appraisal in consultation with the community.
2. Establish a control zone for short term lets and ensure there are fewer HMOs in the town.
3. Establish a rent control zone when sanctioned by the Scottish Government
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.
5. Retirement/student combined community living concept.

<sup>6</sup> [https://know.fife.scot/\\_data/assets/pdf\\_file/0020/363341/LSA-2022-NEFife-v2.pdf](https://know.fife.scot/_data/assets/pdf_file/0020/363341/LSA-2022-NEFife-v2.pdf)

<sup>7</sup> <https://www.fife.gov.uk/kb/docs/articles/housing/local-housing-strategy>

<sup>8</sup> <https://fife-consult.objective.co.uk/kse/event/30240/section/4395822>

<sup>9</sup> <https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2021/03/housing-2040-2/documents/housing-2040/housing-2040/govscot%3Adocument/housing-2040.pdf>



# Theme 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.

What We Found Out	
<ul style="list-style-type: none"><li>• People enjoy the café culture of the town although this is currently limited to the town centre and the harbour, and could be expanded but are very aware that there is huge disparity and disconnection between visitors and local people, students and residents Golf/University and the rest of the town. There is a qpreponderance of retail chains and a lack of bespoke local businesses.</li><li>• Largely due to the students, this is a highly diverse community with 24.2% being born outwith the UK compared with 9.7% nationally. 49.2% of the population of St Andrews identifies as White British; the Scotland average is 84%. However, the research indicated that there is minimal integration with the local population so the town doesn't get the benefit of this cultural richness.</li><li>• There is a perception that by comparison with other towns in Fife, St Andrews is a wealthy place and doesn't need support. However, there is hidden deprivation and a gulf between rich and poor. 48.2% of children are from relative low-income families (Scotland average = 54.0%).</li><li>• Biggest demand from students was for hangout spaces and affordable places to meet friends but which could accommodate non-students.</li></ul>	
Key Policy Fit	
A Connected Scotland: our strategy for tackling social isolation and loneliness and building stronger social connections <sup>10</sup>	
How We Will Achieve it: Our Priority Projects	
1.	Good bookable meeting and co-working places across the town where locals and students can mix.
2.	A community wide communication plan to increase information flow.
3.	Creating street furniture in the town centre that stimulates people meeting informally.
4.	Outdoor gyms around the community, expanding existing provision and a programme of playpark development over time including East Sands.
5.	Enhance and extend community allotments jointly funded and developed by students and local people who have no gardens to encourage growing.
6.	Negotiation with the University to open up spaces they are purchasing that can be lost to the community.
7.	Enhance and publicise a student/local mentoring and volunteering scheme.
8.	Create a common booking system across all town facilities.

<sup>10</sup> <https://www.gov.scot/publications/connected-scotland-strategy-tackling-social-isolation-loneliness-building-stronger-social-connections/>

# Theme 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.

What We Found Out	
•	There are 30 hectares of green space in St Andrews (6.3% compared with 0.17% across Scotland) but much of it will be inaccessible (golf courses).
•	Green space and the environment was the highest valued element identified during the place standard survey work.
•	A major issue in St Andrews is that third parties control all the extensive and unique space, some of which limit access to local people.
•	Net Zero is a key issue nationally and cuts across the strategy.
•	The focus groups and respondents to the South Street consultation indicated a strong demand for a better maintained streetscape and an improved public realm.
•	Good advice on reducing emissions and promoting sustainable living is already undertaken by Standen.
•	Research with local people indicated a concern about an aging and poorly maintained infrastructure with heritage assets needing investments and potholes and paving needing dealt with.
Key Policy Fit	
	St Andrews was assessed as a Potentially Vulnerable Area in 2018 SEPA report <sup>11</sup>
	Scottish Government Emission targets (Climate Change (Emissions Reduction Targets) (Scotland) Act 2019) <sup>12</sup>
	Our Past Our Future : Historic Environment Strategy for Scotland <sup>13</sup>
	St Andrews Conservation Area Appraisal and Management Plan (2010) <sup>14</sup>
	University studies and priorities <sup>15</sup>
How We Will Achieve it: Our Priority Projects	
Net Zero	
1.	Investigate a Local Energy Plan that opens up renewable solutions for everyone.
2.	More tree planting across the town in consultation with Fife Council.
3.	We will ensure that any retrofitting will be sensitive to the 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.
5.	Undertake an analysis of demand to plan for increased electricity and sewerage capability and infrastructure for the town.
6.	Reconsider ban on PV panels in conservation areas.

<sup>11</sup> [https://www.sepa.org.uk/media/375826/frm-in-scotland-pva-2018\\_consultation-outcome-report.pdf](https://www.sepa.org.uk/media/375826/frm-in-scotland-pva-2018_consultation-outcome-report.pdf)

<sup>12</sup> <https://www.legislation.gov.uk/asp/2019/15/enacted>

<sup>13</sup> <https://www.historicenvironment.scot/our-past-our-future/>

<sup>14</sup> [https://www.fife.gov.uk/\\_data/assets/pdf\\_file/0023/297221/St-Andrews-Final\\_With\\_Warning-102023.pdf](https://www.fife.gov.uk/_data/assets/pdf_file/0023/297221/St-Andrews-Final_With_Warning-102023.pdf)

<sup>15</sup> <https://www.st-andrews.ac.uk/earth-sciences/research/themes/>

## The Built and Natural Environment

7. Study to assess the scale and nature of future flooding and coastal erosion and consideration of mitigation schemes, particularly by the sea.
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.
9. More tree planting (e.g. Woodburn Park).
10. Preserve publicly accessible garden/green areas (e.g. Greyfriars gardens, Lade Braes).
11. Clean up Castle Sands tidal pool and Kinnessburn.
12. Establishment of dog free times at beach areas.
13. Enhance Scooniehill Park and all parks in residential areas.
14. Later in the plan we will establish appropriate flood mitigation schemes.

# Theme 5 - A Place with Fit for Purpose Community Facilities

We 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.

What We Found Out	
•	There is a concern in the research for deteriorating facilities as well as the fact that facilities are bought up quickly by the University or developers.
•	In a place where property is in high demand in the private, tourism and University sectors, it is challenging to source assets for community use. The town centre is a conservation area.
•	Facilities and buildings were high areas of concern reflected in the Place Standard survey.
•	There are constraints developing projects in a conservation area.
•	During the focus group work, facilities for children and young people was the highest demand from younger people themselves.
•	In the student ideas work, after accommodation, the most popular ideas were "More hangout spaces that don't involve buying anything (not coffee shops)" and "affordable places to meet friends." The place standard research with local people agreed that there is a lack of accessible meeting places.
•	The new Madras Secondary School opened in 2021 with high quality facilities as a community use school. However, it is still on the outskirts of the town and can be limiting and expensive for the community to access.
•	Leisure emerged as an important priority in the focus groups
•	The hospital is under-used and a plan should be created to develop an innovative health and social care service.
Key Strategic Fit	
	Community Empowerment <sup>16</sup>
	Town Centre First principle <sup>17</sup>
How We Will Achieve it: Our Priority Projects	
1.	Initiate a feasibility study to identify potential community assets in the town.
2.	Upgrade the playparks at Lade Braes, Scoonie hill, Bogward and Shoolbraids, Hutchison Court, Learmonth Place and Spinkie Den.
3.	Create a banking and postal hub.
4.	Ensure access to facilities for local people.
5.	Upgrade plan for Station Park pitches.
6.	Insist on the community being consulted when a facility is changing hands.
7.	Open up University buildings to a greater extent for community use, especially sports facilities.

<sup>16</sup> <https://www.gov.scot/publications/community-empowerment-scotland-act-summary/>

<sup>17</sup> <https://www.gov.scot/policies/regeneration/town-centre-regeneration/>



What We Found Out	
<ul style="list-style-type: none"> <li>The economy is dominated by tourism and by the university, which in turn drives a particular town centre economy. There is a need to diversify to allow innovation to happen. The biggest employment sectors are Education (29% of people in employment), Accommodation and food services (18% of people in employment) and Retail (11% of people in employment). In St Andrews Community Council area, a very small minority of jobs are in the public sector (7.1%). This is much lower than both Fife and Scotland where there are over three times as many public sector jobs.</li> <li>Fife Council Strategy references business and science parks - e.g. at Guardbridge, which, although outside St Andrews, is controlled by the University.</li> <li>In comparison with the academic feel of the place, 29% of local young people reach higher education compared with 36.5% across Scotland and 16.2% go to Further Education compared with a national average of 27.7%. N.B., although part of the community, most pupils at the High School don't live within the St Andrews boundary.</li> <li>41.1% are economically active in the town compared with 69% nationally (this will partly relate to the student population and number of retirees). Full and part time employment is lower than the national average.</li> <li>There is a significant disparity in wealth across the town.</li> <li>As of August 2023, 0.6% of working-age people in the St Andrews Community Council area claim unemployment benefits, which is much less than the Scotland average (3.2%). 1.3% of people in St Andrews receive these incapacity benefits, less than the 5.4% nationally (February 2023). This is related to the student population.</li> <li>The University has announced a £13m investment in a new research centre at the Eden Campus to look into decarbonisation.</li> <li>A business park is to be included in the St Andrews West development.</li> </ul>	
Key Policy Fit	
Fife Plan <sup>18</sup>	
Fife Economic Strategy 2023-30 <sup>19</sup>	
Plan4Fife update post pandemic <sup>20</sup>	
National Strategy for Economic Transformation <sup>21</sup>	
Community Wealth Building and impending legislation <sup>22</sup>	
10 Year Social Enterprise Strategy <sup>23</sup>	
The Wellbeing Economy <sup>24</sup>	
How We Will Achieve it: Our Priority Projects	
1.	Research into specific opportunities for the town to diversify the economy.
2.	Space will be found to set up co-working and enterprise space with support.
3.	Better engagement with the business community through joint meetings and initiatives and the consideration of establishing a Community Improvement District.
4.	Incentives for and investments in opening up locally owned shops run by local people.
5.	Plan to use empty shops as pop up offerings.

<sup>18</sup> <https://www.fife.gov.uk/kb/docs/articles/planning-and-building2/planning/development-plan-and-planning-guidance/local-development-plan-fifeplan>

<sup>19</sup> <https://fifetourismpartnership.org/about-us/strategy/#::-text=Fife%20Economic%20Strategy%202023%2D30,Investing%20in%20Business%20Premises%20%26%20Infrastructure>

<sup>20</sup> <https://our.fife.scot/plan4fife/plan-for-fife-2021-24>

<sup>21</sup> <https://www.gov.scot/publications/scotlands-national-strategy-economic-transformation/>

<sup>22</sup> <https://www.gov.scot/policies/cities-regions/community-wealth-building/>

<sup>23</sup> <https://www.gov.scot/publications/scotlands-social-enterprise-strategy-2016-2026/>

<sup>24</sup> <https://www.gov.scot/groups/wellbeing-economy-governments-wego/#::-text=Overview,future%20generations%20first%20and%20foremost>

## 5.4 How the Plan will be overseen and monitored

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The Community Council will continue to be the lead body that oversees the plan but it is vital that there is an active, resourced, representative group that proactively retains a watching brief over the implementation of the plan.

This includes ensuring Fife Council responsibilities are undertaken as well as supporting the delivery of projects the community and local agencies are responsible for. This will oversee the success of the plan but will also be responsible for reviewing it as it may need to be adjusted as time goes by to respond to changes in the local environment, many of which we will not be able to envisage just now. We want the plan to be clear and agreed but there may be opportunities that emerge that will require us to be nimble This will include encouraging on-going community involvement, volunteering and activism.

We believe that a Development officer will be vital to help that process and will commit to seeking funding for such a post. A lead partner will need to be found to employ that person. A St Andrews Local Place Plan Oversight Group will be created.



## Purpose of the oversight group

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The purpose of the LPP oversight group is to oversee the implementation of the St Andrews Local Place Plan and ensure successful projects are delivered under the vision and the six thematic areas.

## Structure

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The LPP oversight group will evolve to have its own identify, although in the medium term will not be a separate legal instrument.

## Leadership

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A strong chair needs to be secured that is a driving force, a relationship builder, a connector and an influencer. There will be a formal recruitment undertaken to source this person. That recruitment process will be designed and led by the current LPP steering group (under the auspices of the Community Council) with a chair recruitment pack.

## Membership of the Oversight Group

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There will be a maximum of twelve people on the oversight group. Three will be Community Council Members, Six will represent organisations (this is to be determined but can include the University, the Business Improvement District, St Andrews Environmental Network, other community groups, Madras College and so on). Finally, two will be individual residents and one space will be retained for a student rep. It is acknowledged that this is a target that may not be realistic to secure in the short term. The community needs a better and more engaging relationship with the University.

## Powers

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The LPP oversight group will;

- Keep the plan up to date and amend it where required
- Liaise with Fife Council about planning related implementation
- Stimulate / support organisations to take on the actions identified in the Plan
- Promote the plan
- Review progress
- Monitor the impact of the LPP potentially through (commissioning) external impact assessors.

## Project Sub-groups

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Time limited project specific sub-groups will be established by the oversight group. These will operate while substantial projects are running. Sub-groups will be chaired by a member of the oversight group but will attract talent interested in that particular subject area.

## St Andrews Forum

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A St Andrews Community Forum will be developed to ensure broad influence and wider accountability. This group will meet twice a year to discuss the progress of the LPP, feed in ideas to the oversight group and make suggestions for the future. This group is open and has no maximum number. The identified community anchor organisations will be invited but an open invitation will be made to local interested, students etc. This ensures that the wider community have a chance to be kept up to date.

## Development Officer Role

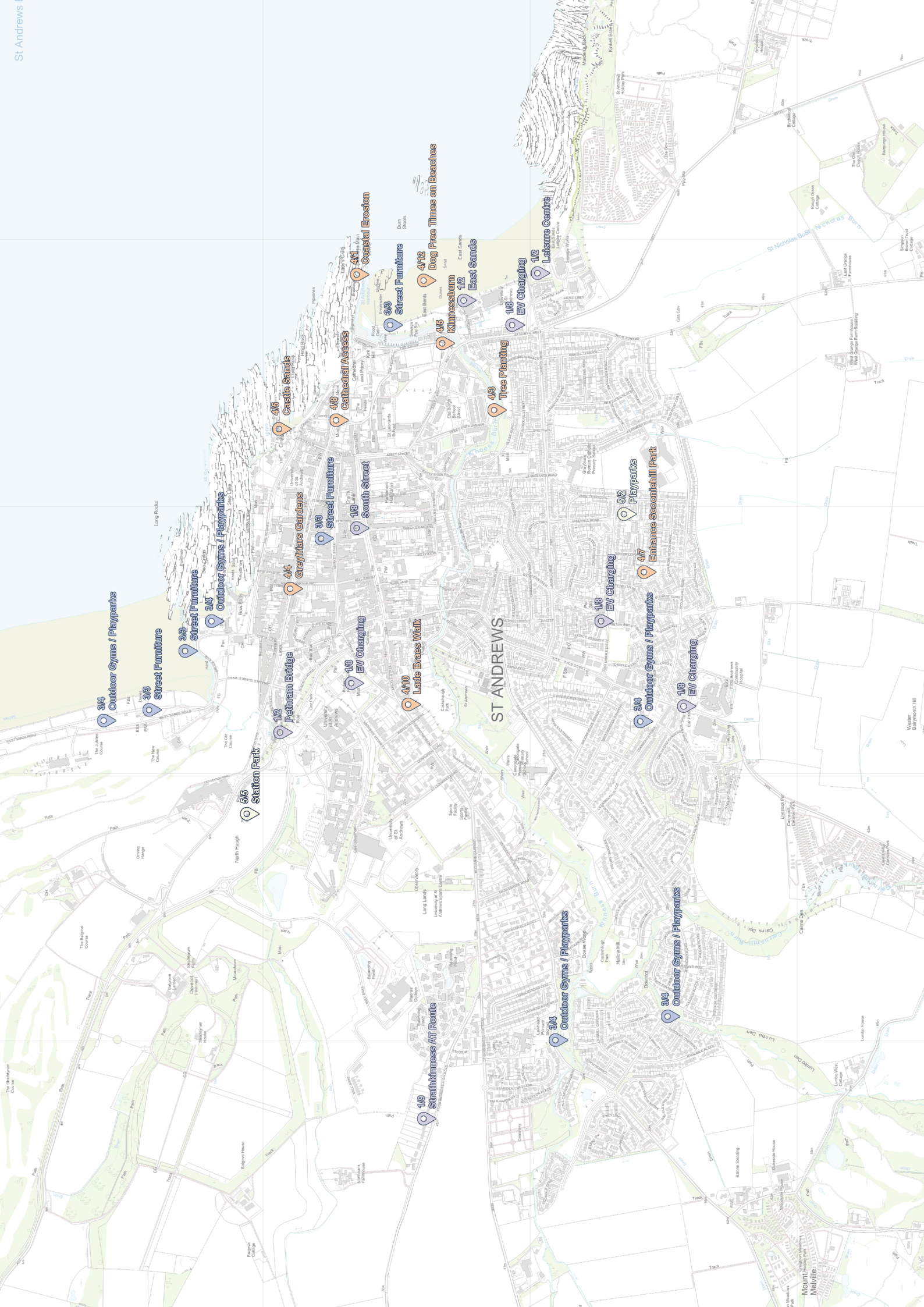
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There is a commitment to source funding for a Development Officer who will be employed by one of the anchor organisations as they will have an appropriate legal entity. This person, or combination of individual and consultancy support will also require an additional resource budget to be agreed. Funding may be secured from local funds such as the St Andrews Community Trust, matched with national funds such as the Lottery Community Fund.

# Mapping

06





3/4 Outdoor Gyms / Playparks

3/3 Street Furniture

3/3 Street Furniture

3/4 Outdoor Gyms / Playparks

5/5 Station Park

1/2 Petham Bridge

4/4 Greyfriars Gardens

3/3 Street Furniture

4/5 Castle Sands

4/8 Cathedral Access

1/3 South Street

1/3 EV Charging

4/10 Lade Brass Walk

1/3 Strathness AT Route

1/3 EV Charging

3/4 Outdoor Gyms / Playparks

1/3 EV Charging

5/2 Playparks

4/7 Enhance Seconhill Park

3/4 Outdoor Gyms / Playparks

1/3 EV Charging

3/3 Street Furniture

4/12 Dog Free Times on Beaches

4/5 Kinnessburn

1/2 East Sands

1/3 Tree Planting

1/3 EV Charging

1/2 Leisure Centre

ST ANDREWS

# Compliance – Fit with National and Regional Strategy

07

# 7.1 Core compliance

This includes a statement about our suggested amendments to the most recent Local Development Plan.

Key Strategies	How we Have Considered them	
<p>Fife Local Development Plan adopted in 2017<sup>25</sup></p>	<p>This sets out a vision for “People, Economy and Place” rooted in the thinking of Patrick Geddes. The Steering Group in St Andrews is aligned with this vision, seeing the economic and place based development of the town as a route to making life better for the people who live, study and visit here.</p>	
	<p>North East Fife Local Strategic Assessment 2022</p>	<p>We want North East Fife to be a place where all residents enjoy a good quality of life, tourists are keen to visit, and opportunity exists for all. We want to join up communities, providing opportunities for all age groups and building on the vibrant community spirit that exists. We want to promote and increase access to our assets and facilities, including our natural heritage and renowned tourist attractions, with the resulting benefits spread across the area.</p>
	<p>Fifeplan 2014-2026<sup>26</sup>            St Andrews section lists the following developments:</p> <ul style="list-style-type: none"> <li>• St Andrews West for 1090 houses and includes requirement for road link between A91 and Craigtoun Road, energy generation and space for community assets</li> <li>• Grange Road – 50 houses for University</li> <li>• New Park School – 21 houses – private sector</li> <li>• St Leonards – 240 houses – Private Sector</li> <li>• St Leonards Lodge – business</li> <li>• Strathtyrum – Employment/hotel</li> <li>• Fleming Place, Kinnessburn &amp; Park Street – conservation area extension Fife Council</li> <li>• Hepburn Gardens - conservation area extension Fife Council</li> <li>• West Sands – visitor centre. Fife Coast &amp; Countryside Trust</li> <li>• Botanic Gardens – University &amp; Friends of Botanic Gardens</li> <li>• East Sands development – Fife Council, University, Crown Estate, Harbour Trust &amp; Private Sector.</li> </ul>	<ul style="list-style-type: none"> <li>• St Andrews West (STA 001) Planning permissions have been granted across the Strategic Development Area sites and development has commenced. The new Madras College and related link road are built and operational.</li> <li>• Grange Road (STA 002) Planning application (ref: 17/03554/FULL) approved for erection of 61 dwellings, for use as accommodation for University of St Andrews.</li> <li>• New Park School (STA 003) This site has been developed for housing.</li> <li>• St Leonards (STA006) This site is now mostly complete. An application for a hotel and student accommodation (18/02977/FULL) has commenced on the remaining part of the site.</li> <li>• St Leonards Lodge (STA 007) This site has been developed for employment uses.</li> <li>• Strathtyrum (STA 008) Employment/hotel allocation – no known progress on this proposal.</li> <li>• Fleming Place, Kinnessburn &amp; Park Street (STA 009) The extension to this conservation area has been completed.</li> <li>• Hepburn Gardens (STA 010) The extension to this conservation area has been completed.</li> <li>• West Sands (STA 011) Refurbishments have been carried out to the existing facility. The associated planning application indicated aspirations to replace the building in future.</li> <li>• Botanic Gardens (STA 012) The plan proposal identifies an opportunity for sensitive small-scale development without specifying what form that might take. Development has come forward through planning application 19/02648/FULL which included new community and workshop facilities.</li> <li>• East Sands (STA 014) The new Gatty Marine Laboratory has been completed. More recently consent has been granted to redevelop Albany Park principally for new student accommodation.</li> </ul>
<p>National Planning Framework 4            There are six overarching spatial principles:</p> <ol style="list-style-type: none"> <li>1. Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.</li> <li>2. Conserving and recycling assets. We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.</li> <li>3. Local living. We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.</li> <li>4. Compact urban growth. We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.</li> <li>5. Rebalanced development. We will target development to create opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand.</li> <li>6. Rural revitalisation. We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.</li> </ol>		<ol style="list-style-type: none"> <li>1. Our “Climate Friendly Place” thematic area will address the just transition to net zero but that strategic perspective percolates through all the themes from ensuring transport solutions keep net zero in mind to creating a local rather than only a visitor economy.</li> <li>2. We understand the importance of embedded carbon and have no immediate aspiration to build new. We value our assets from the Cathedral to the town centre. This is emphasised under our “A Place Fit for Purpose” theme.</li> <li>3. Our plan has a vision for creating a suite of appropriate social and affordable housing to create a sustainable local community under our “Housing for All” theme. Finding a site for this is more challenging.</li> <li>4. Our “Sustainable Environment” theme will commit to protecting and enhancing the natural environment.</li> <li>5. Our “Entrepreneurial Place” thematic area sets out a range of interventions to maximise investment in the area. Although there are limited sites of decline this can mean that they are not necessarily developed to meet community need.</li> <li>6. Although a town, St Andrews is embedded in the rural East Neuk of Fife and will have a cascading economic impact.</li> </ol>

<sup>25</sup> <https://fife-consult.objective.co.uk/kse/event/30240/section/4395822>

<sup>26</sup> <https://fife-consult.objective.co.uk/kse/event/30240/section/1485787273123#1485787273123>

## 7.2 Cross Cutting Strategic Fit

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The St Andrews Local Place Plan fits well with the following national strategies:

### **Community Wealth Building**

We fit through a desire for more community ownership of existing and new assets in an area which is a challenge for this. We want to build the community up to be ready for anchor organisation local spend while ensuring a quality workforce in an area of reducing numbers of working population.

### **Community Empowerment**

We are committed to community control of assets and services.

### **EDI**

Equality, diversity and inclusion is crucial to us. In an area where there is a strong student population and a settled residential population who are often relatively comfortable, we want to include everyone of all backgrounds and circumstances.

### **Just Transition to Net Zero**

Although a thematic area in itself, the drive to net zero is also a cross cutting theme across all thematic areas.



# Afterword with contact details

The people of St Andrews are proud that we are at the forefront of Local Place Plans in Scotland, influencing the next Local Development Plan of Fife Council and influencing decisions about the land and assets that are important to us.

Because of large land and asset owners such as the University, it is not as easy here as it is in other communities to identify developable land and assets but we are excited to set out a collaborative vision for the town that will transform it for the better. It has been hard work and it has been led by St Andrews residents themselves, which is testament to the capacity of the town and the desire to create a strong resilient community.

The process itself has been positive. We have spoken to many hundreds of people, gone to where people are, from residential homes to community facilities to schools and it has been a real privilege to get some detailed knowledge of the place where we stay and the people who share it with us. It is clear that we have huge assets but that some people feel left out. Our economy is strong but it needs to be future proofed for the change that is facing us. This has led to a clear, detailed and ambitious plan that the people of St Andrews can stand behind.

From the start we have emphasised that we want to invest in the natural and heritage assets we have and in the streetscape we are proud of, to make this a better place, rather than find the problems. We believe we have done that and are presenting a plan that is positive and inclusive. It is not a speculative wish list, but a thoughtful plan with fundable and sustainable projects.

But we know that this will not happen without hard work and external support and resources. We are committed to implementing this plan proactively over the next few years. While Fife Council has planning responsibility, locally this will be led by the new Oversight Group who will help implement projects locally while working in a close and evolving partnership with Fife Council to see planning related projects come to fruition.

In a changing environment, not least massive changes coming with climate change, which could negatively impact on our community, this is a real opportunity to invest in St Andrews as a vibrant, living, sustainable, resilient local place. It will have opportunities for everyone and not just the few.

We want to thank the residents, businesses and organisations of St Andrews who gave their time and ideas. We want to particularly thank the steering group of the Community Council who spent huge amounts of time throughout the process and we want to recognise the big anchor institutions in the town who gave their view in a positive way.

Keep an eye on the St Andrews Community Council website for more developments.

<https://www.standrewscommunitycouncil.co.uk/>

And if you want to contact us directly, just email: [rbstacc@gmail.com](mailto:rbstacc@gmail.com)

**The Local Place Plan Steering Group**

