



## THE ROYAL BURGH OF ST ANDREWS COMMUNITY COUNCIL

23rd July 2014

Attention: Ms. Elspeth Cook  
Development Central  
Enterprise, Planning and Protective Services  
Fife Council  
Kingdom House  
Glenrothes KY7 5LY

Dear Ms. Cook,

**14/02249/ARC - Application Required by Condition for the erection of a secondary school  
(Class 10) with associated facilities including access, car parking/bus stance, playing fields,  
regrading of land and alterations to path  
Land To The North Of Pipeland Farm Largo Road St Andrews Fife**

The Royal Burgh of St. Andrews Community Council (StACC) wishes to lodge an OBJECTION to the above noted planning application.

From our previous OBJECTION to planning application 13/02583, the StACC still OBJECTS to the proposed development for the following reasons detailed in that objection:

1. Significantly Contrary to the Development Plan (Both TayPlan and the St. Andrews and East Fife Local Plan), in that it breaches Policies 2B, 2E, 3 and 6, and Action Plan Item 17 of the TayPlan, and Paragraphs 18 and 75 and Policies E1, E15, E17, E18, and E19 of the St. Andrews and East Fife Local Plan.
2. There is nothing in the local plan that allows the development of this building in the St. Andrews Green Belt.
3. Scottish Planning Policy (2010) was taken into account by the Reporters for the Local Plan, and the Reporters specifically stated that this area should not be built upon.
4. The Alison Grant Landscape Study, commissioned by Fife Council, also indicates that this area should not be built upon. Alison Grant stated that "Development is inappropriate because of its





potential impact on the landscape character, scenic quality or visual attributes of St. Andrews and its setting."

5. Excessive Budget on additional items. Inadequate Budget for the school.

The StACC objects to the excessive and non-educational additional costs that are associated with the proposed building of the school at Pipeland Farm. Examples of these costs are:

- a. Excessive Cost of the Land
  - b. Removal of Gas-Main
  - c. Excavation of the Southern Hillside
  - d. High Quality Building Materials required for a building in Green Belt.
6. Traffic Issues on Largo Road have not been fully assessed. The proposal does not take into account any increased traffic from the western development when it has been built. In particular the analysis of the Traffic Assessment by Dr. Goudie in February is of particular concern to the StACC, as he clearly demonstrates that Largo Road will not be able to cope with the additional traffic.
7. The StACC believes the proximity to mobile phone masts on the southern hillside may be detrimental to children's health. Studies have shown that mobile phone masts should not be located close to schools, and this advice has been ignored.
8. Flooding and Flooding Risk on Jamie Anderson Place, Lamberton Place, Scooniehill Road, Largo Road and the Kinnessburn will be increased.
9. Pipeland Farm is north facing and near the top of the Southern Hillside. It will be very exposed to poor weather conditions from north, east and west, which will be bad for children's health.
10. Light Pollution will impact on neighbouring properties, having the floodlight pitches so close to and so many metres above the properties on Jamie Anderson Place and Lamberton Place.
11. The StACC also notes the lack of swimming pool (which Kilrymont has) and insufficient sporting facilities for a school of this size.





12. Detrimental Impact on Neighbouring Hospital - particularly the Hospice ward. The school proposal will also mean that the hospital's ability to expand is removed. Given the plans for the Western Development, the StACC thinks this is unwise.
13. Increased rather than decreased bussing costs and time - Greenhouse gas issues. Climate Change Scotland Act 2010
14. Scottish Natural Heritage advice that the school should be moved further down the slope has been ignored.
15. Scottish Environment Protection Agency concerns have not been addressed by the planning application.
16. An EIA Comparative Assessment of all the sites in and around St. Andrews should be conducted.

In addition to all of the previous items that the StACC objected to the following additional points, which the StACC do not believe provide the best education for our children should be noted:

#### **17. Lack of Educational Benefits**

As noted by some of the members on the StACC, people have suggested that their children will learn better in a new school building. This is not proven. Kilrymont was new, less than fifty years ago. With new methods of communication, who can say what will be needed in fifty years. It has also been suggested that the Pipeland site will help to deliver the new curriculum. Conversations with current teachers have indicated that this not the case in a school such as Dundee High School.

While the StACC appreciate that there should be financial benefits of having the school on a single-site, and that there will be less travel between the sites for staff, the StACC can find no other benefits of positioning the school on Pipeland Farm.

There are no material considerations in favour of this proposal. The Pipeland Farm site has no obvious advantages. It has many disadvantages as noted above, that can be removed by the selection of a different site in the St. Andrews area.





### **18. Quality of Finishing Materials**

The StACC objects to the poor quality concrete and bronze aluminium finish that is proposed for the new school. Policies E3 and E4 of the Adopted Local Plan for St. Andrews and North East Fife clearly states that buildings in such sensitive areas must have a higher quality of finish. Fife Council clearly stated that this was a requirement in this and other sensitive locations that were considered for the new school. These materials will not blend in with the neighbouring hospital.

### **19. Increase on School Role**

Nothing in this proposal makes any allowance for the Army units that are soon to be stationed at the Leuchars base. This will bring in another 1000 personnel and their families, adding further pressure on the number of pupils at the school, as well as requiring more bussing and allowances for cars.

### **20. Proposed height of the new development**

The StACC objects to the height of the new development being above the 50 Metre AOD contour line. At 58 Metres AOD, the building is much higher than any other development near the southern hillside of St. Andrews. It will have a significant impact on the landscape setting of the town.

### **21. Public Right of Way**

The StACC objects to the public right of way passing through the middle of the proposed school site with such a poor fencing proposal. A 1.2 metre high wire fence with a beech hedge around it will not stop any intruder or protect the school children from any user of the public right of way. Better security provision separating the school grounds from the public right of way should be implemented.

### **22. Insufficient Sports Facilities**

The StACC also notes and supports Sport Scotland's Assessment that there is insufficient gymnasium space and insufficient outdoor sports facilities. This will necessitate the need to keep





Station Park for some sports activities, which we understand will make this proposal a "split site". The criteria for rejecting other sites within the Royal Burgh was to avoid a split site.

### **23. Increased Flood Risk and impact on neighbouring properties**

The StACC notes and objects to the latest flooding assessments presented by the applicant. These indicate significantly larger quantities of water run-off from the site, and from above the site. This will be too large for the current proposal to cope with, resulting in an increased risk of flooding on Lamberton Place and Jamie Anderson Place.

### **24. Parking Spaces for Hospital**

Finally the StACC objects to the positioning of the new 25 parking spaces for the hospital. It is entirely inappropriate for the school proposal to contain hospital parking.

It is very clear to the members of the StACC that these spaces will simply become an overflow drop-off and parking area for the school to avoid any congestion within the school grounds. It is unacceptable that such parking spaces are placed on the school grounds. The StACC has great concerns that the whole of the Community Hospital Parking Area becomes a quick and easy drop-off point for parents to drop their children at the school.

For all of the above reasons, the StACC requests that this Application Required by Condition should be rejected in its' entirety.

Please can you acknowledge safe receipt of this letter,

Yours sincerely,



Howard Greenwell  
Chair  
Royal Burgh of St. Andrews  
Community Council



cc: St. Andrews Community Council  
Cllr. Frances Melville  
Cllr. Dorothea Morrison  
Cllr. Keith McCartney  
Cllr. Brian Thomson