

CRITERIA	FACTORS TO BE CONSIDERED
Education Impact	<p>How does the site impact on the delivery of high quality Education:</p> <ul style="list-style-type: none"> • Does it support the BIG 8 priority of improved Educational Attainment and Achievement for All? • Ability or otherwise to deliver the Curriculum for Excellence? • Short term effects of relocation/decant?
Community Impact	<p>How does the site impact on the delivery of high quality Community Use:</p> <ul style="list-style-type: none"> • Does it support the BIG 8 priority of improving Sport, Leisure & Cultural Opportunities?
Deliverability	<p>Are there any factors that would affect the timely delivery of a School with regard to:</p> <ul style="list-style-type: none"> • Build-ability? • Cost?
Site Ownership	<p>Is the site owned by Fife Council? If not would there be any legal difficulty in acquiring all or part of the site and how would this impact on:</p> <ul style="list-style-type: none"> • Time? • Cost?
Planning Constraints	<p>Any known contradiction with the St Andrews LP, St Andrews & East Fife LP and the Tay Coast Local Plan:</p> <ul style="list-style-type: none"> • Would a School development be supported by Planning and would there be any impact on programme?
Transport Issues	<p>Does the site have any issues with:</p> <ul style="list-style-type: none"> • Existing traffic network arrangements? • Proposed traffic network arrangements? • Safer routes to School policy?
Site Topography	<p>Does the site cause any difficulty in terms:</p> <ul style="list-style-type: none"> • Levels? • Steep slopes? • Accessibility?
Site Area/Shape	<p>Is the development of the site restricted by:</p> <ul style="list-style-type: none"> • Shape? • Area/Size?
Environment & Existing Services	<p>Is the site adversely affected by:</p> <ul style="list-style-type: none"> • Noise levels? • Prevailing weather conditions? • Coastal location? • Availability of utilities? • Flooding?
Economic Impact	<p>Would there be any medium/long-term Economic Impact, for example:</p> <ul style="list-style-type: none"> • Would the development support or discourage economic growth in any way? • Loss or creation of employment land or opportunities?

MADRAS COLLEGE, ST ANDREWS

Summary of 2009 Site Evaluation Exercise, based on preference for developing on a single location within St Andrews, to suit a secondary school of 1700 pupil capacity

The requirement to review potential school sites, prior to undertaking a full business case (OBC), was initiated at a time when the School Estate Development Programme (SEDP) was establishing its key priorities, including Madras, and the new Local Plan proposals were in a phase of active consultation.

In early 2009, SEDP programme board delegated the review task to a cross-service group of council officers, led by Corporate Asset Management (CAM), as follows:

Education Service	Ian Jones John McLaughlin
Community Services CAM	Andy Herd David Aitken Ian Nicol (Chair) Tom Nisbet
Property Services Planning	Bruce Kennedy Cathy Kinnear Bill Lindsay
Transportation	Dave Frew Richard Simmons

<u>Date</u>	<u>Event</u>
March 2009	Initial meeting of cross-service, in-house appraisal team: <ul style="list-style-type: none">• cross-service approach established• long-list of potential sites formed• evaluation methodology established• agree all sites to be scored• any “deal breaker” constraints to be identified
March 2009	Second meeting of ditto: <ul style="list-style-type: none">• long list agreed<ul style="list-style-type: none">○ Kilrymont○ South Street○ Station Park○ University North Haugh○ University Lang Lands○ University Playing Fields○ Pipe Lands○ Craigtoun Road○ Strathkinness High Road○ Strathtyrum Estate• evaluation matrix agreed

- criteria agreed
- raw scores agreed
- relative weightings agreed
- initial scoring completed (for all 10 sites)
- site issues recorded

April 2009

Third meeting of ditto:

- proposed amendments to initial scoring discussed
- 6 sites excluded from matrix on pass/fail criteria
- initial scoring finalised

June 2009

Report to Schools Programme Board, comprising:

- short progress report (attached)
- final scored matrix - 2 sites only remaining - further review ongoing pre-OBC
- pros and cons of 2 sites listed
- plan sketches of 2 sites
- extract from local plan re potential university site(s)
- report approved

For the purpose of providing the detailed outcomes in a concise manner, at this time, a matrix is appended which shows the score for each location at the point at which they were “dropped” (2 sites survived the full selection process) together with a commentary of the key issues raised at each and a brief description of the criteria used.

Encl/

MADRAS COLLEGE, ST ANDREWS – SITE SELECTION COMMENTARY

Introduction

This commentary paper describes the main discussion points and scores arising from the initial meetings of a cross-service site selection group set up to review potential school sites located within St Andrews. At subsequent meetings of this group, it was agreed that certain issues raised, in effect, excluded certain sites from further consideration if time, quality and cost parameters were to be satisfied. This process resulted in only two viable site development options being taken forward to the Madras College business case – Kilrymont Refurbishment and University (Lang Lands) New Build.

	Site Option	Commentary
1	Kilrymont	Council ownership. Currently within walking distance of much of St Andrews population. B listed building – re-use is sustainable approach - challenges re development and/or demolition – may impact on deliverability. Continued concern re (school bus) traffic congestion. Limited area means retention and use of Station Park playing fields for major matches/events. Potential to increase biodiversity. Education issues re school disruption during construction and long-term co-location with surrounding housing.
2	South Street	Council ownership. Historic site of school in heart of town within walking distance of facilities. Public transport links. Re-use of A listed building - challenges re development. Conservation Area. Subsequent cost of any acceptable building. Great concern re increased (school bus) traffic congestion. Limited site area re people/user volume means retention and use of Station Park playing fields for all outdoor sports provision - i.e. split site. Education Service has some issues re builderwork disruption.
3	Station Park	Council ownership. Peripheral site re pedestrian access. Some issues re existing services and environment. Fundamental planning concerns re protected open space, flooding, landscape, gateway view to town. Public transport links. Public reaction – lengthy consultation process may impact on deliverability. Subsequent cost of any acceptable building. Potential to increase biodiversity.
4	University (North Haugh)	Direct links to University facilities. Isolated until development proceeds - issue re deliverability by 2012 - requires new distributor road to be built for satisfactory permanent access and subject to negotiations with University. Traffic congestion in university campus until new road constructed. Some Potential entrance to town/community hub utilising park and ride and public transport. Peripheral site re pedestrian access. Restricted school site area. Subsequent cost of any acceptable building. Potential noise intrusion from A91 and new distributor road. Sheltered. Existing trees and escarpment - potential to increase biodiversity but issues re removing existing pond and arboretum. Education Service has issues re travel distance to joint use (University) sports facilities - excessive/impractical class changeover during normal school day.


5	University (Lang Lands)	Direct links to University facilities. Isolated until development proceeds - issue re deliverability by 2012 - requires new distributor road to be built for satisfactory permanent access and subject to negotiations with University and development partners (land owner) plus farmland subject to existing agricultural lease. Direct links to University facilities. Traffic congestion through town until new road constructed. Unrestricted and exposed site. Some issues re existing services and environment. Adjacencies potentially acceptable to Education. Potential to increase biodiversity.
6	University (Playing Fields)	Direct links to University facilities. Requirement for replacing lost playing fields (prior to build?). Issue re deliverability by 2012 - requires new distributor road to be built for satisfactory permanent access and subject to acquisition negotiations with University. Probable height restriction. Sheltered. Traffic congestion through town. Impact on local residents - public reaction/planning concerns - lengthy consultation process may further impact on deliverability. Adjacencies potentially acceptable to Education. Potential to increase biodiversity. Some issues re existing services and environment.
7	Pipelands (east of new hospital)	Peripheral site - traffic congestion through town. Issue re deliverability by 2012 - access via unadopted distributor road to NHS PPP Project and subject to negotiations with current land owner/occupier. Planning concerns re developing to south of town. Potential to increase biodiversity. Public transport links via new hospital.
8	Craigtoun Road	Poor links to town and population. Deliverability by 2012 - requires new distributor road to be built for satisfactory permanent access and subject to negotiations with existing land owner. Does not utilise potential links with University. Traffic congestion until new road constructed.
9	Strathkinness High Road	Poor links to town and population. Deliverability by 2012 - requires new distributor road to be built for satisfactory permanent access and subject to negotiations with existing land owner. Potential to increase biodiversity. Traffic congestion and HGV restrictions until new road constructed.
10	Strathtyrum Estate	Peripheral site. Poor links to town and population. Some flooding. Deliverability by 2012 - subject to negotiations with existing land owner. Restricted site area. Subsequent cost of any acceptable building. Potential to increase biodiversity.

Option Ref	SITES	Development Constraints		Deliverability re Oct 2012		Education Impact		Community Impact		Deliver- ability		Site Ownership		Planning Constraints		Transport Issues		Site Topography		Site Area/Shape		Environment and Existing Services		Economic Impact		Total Score Percent
		Pass	Fail	Pass	Fail	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	
1	Kilrymont	x		x		2	6	3	9	3	6	4	8	3	6	2	6	4	4	3	6	3	9	2	2	70
2	South Street		x	x		2	6	3	9	3	6	4	8	3	6	1	3	4	4	2	4	4	12	3	3	69
3	Station Park		x	x		4	12	3	9	2	4	4	8	1	2	3	9	3	3	4	8	2	6	2	2	72
4	University (North Haugh)	x			x	2	6	3	9	2	4	2	4	4	8	4	12	2	2	2	4	2	6	2	2	65
5	University (Lang Lands)	x		x		4	12	3	9	2	4	2	4	4	8	3	9	3	3	4	8	1	3	3	3	72
6	University (Playing Fields)		x	x		4	12	3	9	2	4	2	4	2	4	3	9	4	4	4	8	1	3	3	3	68
7	Pipelands	x			x	4	12	3	9	1	2	1	2	2	4	2	6	3	3	4	8	2	6	1	1	60
8	Craigtoun Road	x			x	4	12	2	6	1	2	2	4	2	4	2	6	3	3	4	8	1	3	2	2	57
9	Strathkinness High Road	x			x	4	12	2	6	1	2	2	4	2	4	1	3	2	2	4	8	1	3	1	1	51
10	Strathyrum Estate		x		x	3	9	2	6	1	2	1	2	2	4	3	9	2	2	3	6	2	6	1	1	53

Notes:
 _The evaluation matrix comprises an agreed set of options on the LH column and an agreed set of relevant criteria/factors across the top.
 _Once raw scores are applied, the spreadsheet which underlies this matrix automatically calculates the overall results/scores.
 _The matrix is scored, first, by agreeing and applying the relative weightings (using 1-3 scale)of the criteria being examined e.g. education could be x 3, whereas site area couldbe x 2.
 _The evaluators next consider and record whether or not there are any significant development constraints (deal breakers) threatening the viability of options.
 _Next, the criteria are scored in turn (using 1-4 scale) against each option under column A - column B automatically calculates the weighted multiplier.
 _Lastly, the overall score automatically appears at the RH column as a percentage/100

Key to Raw Scores (A):
 1 = Poor
 2 = Some Issues
 3 = Acceptable
 4 = Excellent

Key to Weighted Scores (B):
 x 1 = Desirable
 x 2 = Important
 x 3 = Crucial

Key to Shaded Grids:
 final selection
 de-selected 310309
 de-selected 220609