

Canongate, St Andrews

Community Consultation

RESEARCH

Proposals Background

Morrison Community Care Group (MCCG) is proposing a 60-bed community care home to the west of Canongate in St Andrews.

Our proposed site is located in a primarily residential area to the west of Canongate, between existing residential developments at Newmill Gardens to the north and Priory Gardens to the south.

This care home is needed to help ensure that St Andrews has the capacity to meet the needs of an ageing population.

There is limited availability and choice of care homes locally to meet this demand, in particular, meeting new Care Inspectorate standards and the needs of the elderly.

As well as contributing to local housing need, the proposed development also has the potential to generate several other social benefits, including:

- Reducing GP visits
- Reducing hospital admissions
- Releasing family housing, freeing up under-occupied family-sized homes

Website:

<https://mccgstandrews.co.uk/>



The Site and the Context



Aerial view of existing site



1. Pathways formed towards Newmill gardens to the left and Priory Gardens to the right



2. View of hedgerow forming boundary around site from Priory Gardens

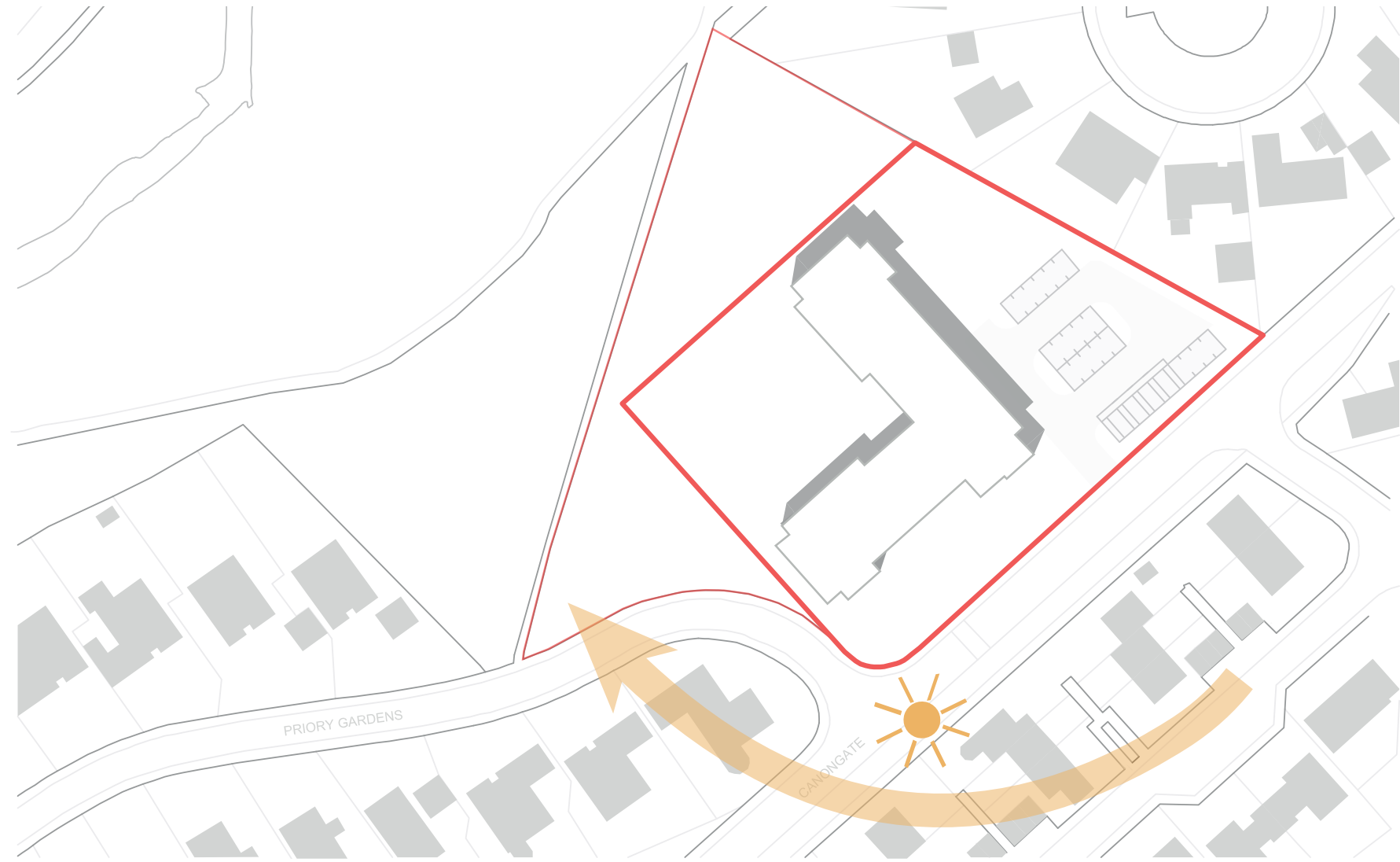


3. Pathways formed through the site towards Kinness Burn



4. View looking North East towards houses on Newmill Gardens

Site Analysis



Topography and Sun Path

The building can comfortably sit in the centre of the site, with one of the wings extending westward. This arrangement preserves as much open space as possible along the Kinness Burn corridor, allowing the existing levels and topography to tie naturally into the proposed levels. The site slopes gently from the south-west corner down toward the north-east. There are excellent views to the north, overlooking the Kinness Burn corridor. Views to the south, across Canongate, are reasonable. Views to the east and west will be protected to avoid compromising the privacy of neighbouring back gardens. Along Canongate, the land slopes approximately 1.5 m from west to east.



Green Space

The site is currently covered by grassland and is enclosed by species-poor hedging, which will be retained wherever possible and protected from damage during construction. The wider Kinness Burn corridor contains a mixed woodland. A proposal for the upgrading and maintenance of this woodland would accompany the development proposals. No development is planned within the Kinness Burn corridor.

Canongate, St Andrews

Community Consultation

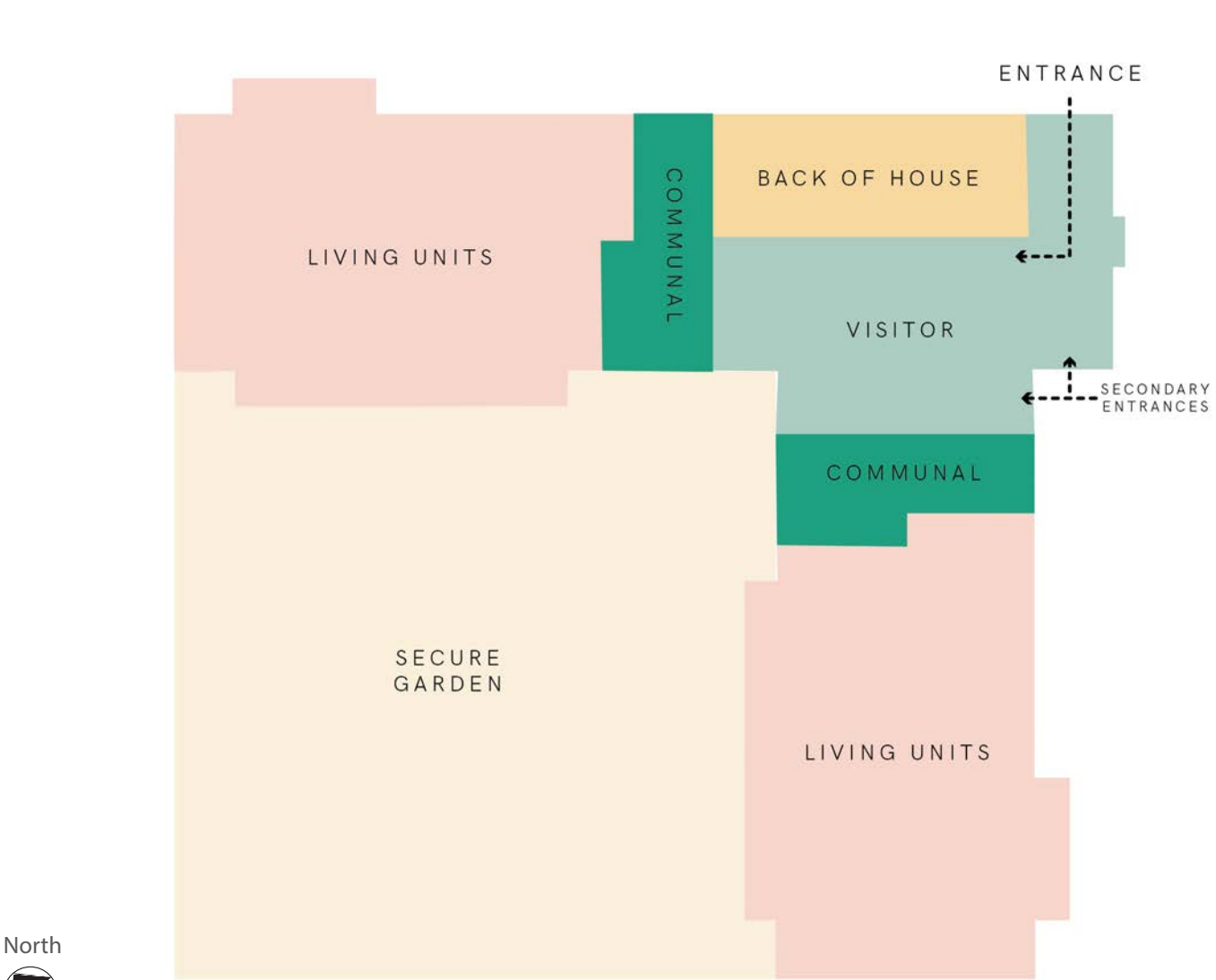
PROPOSAL



Proposal CGI



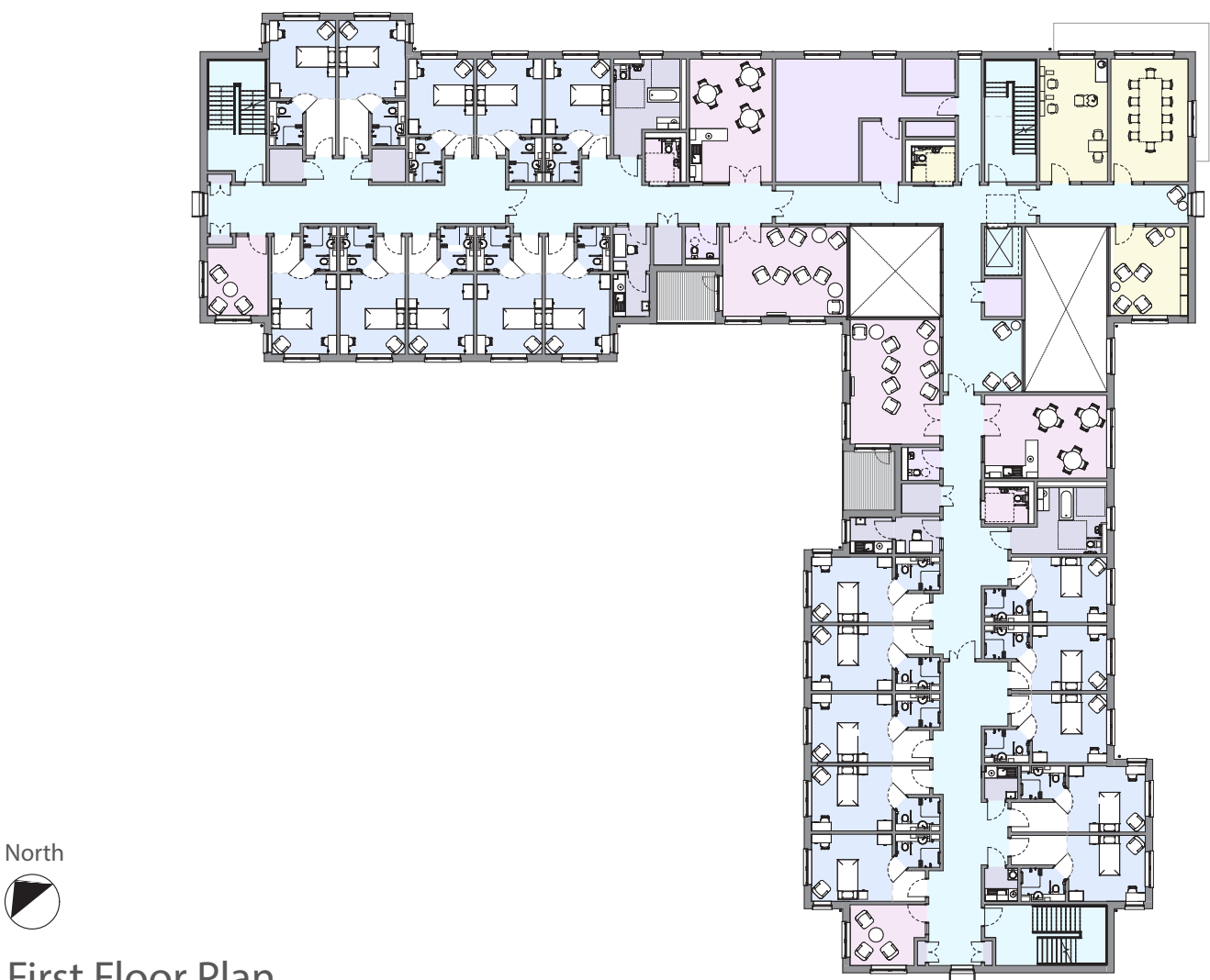
Local Context



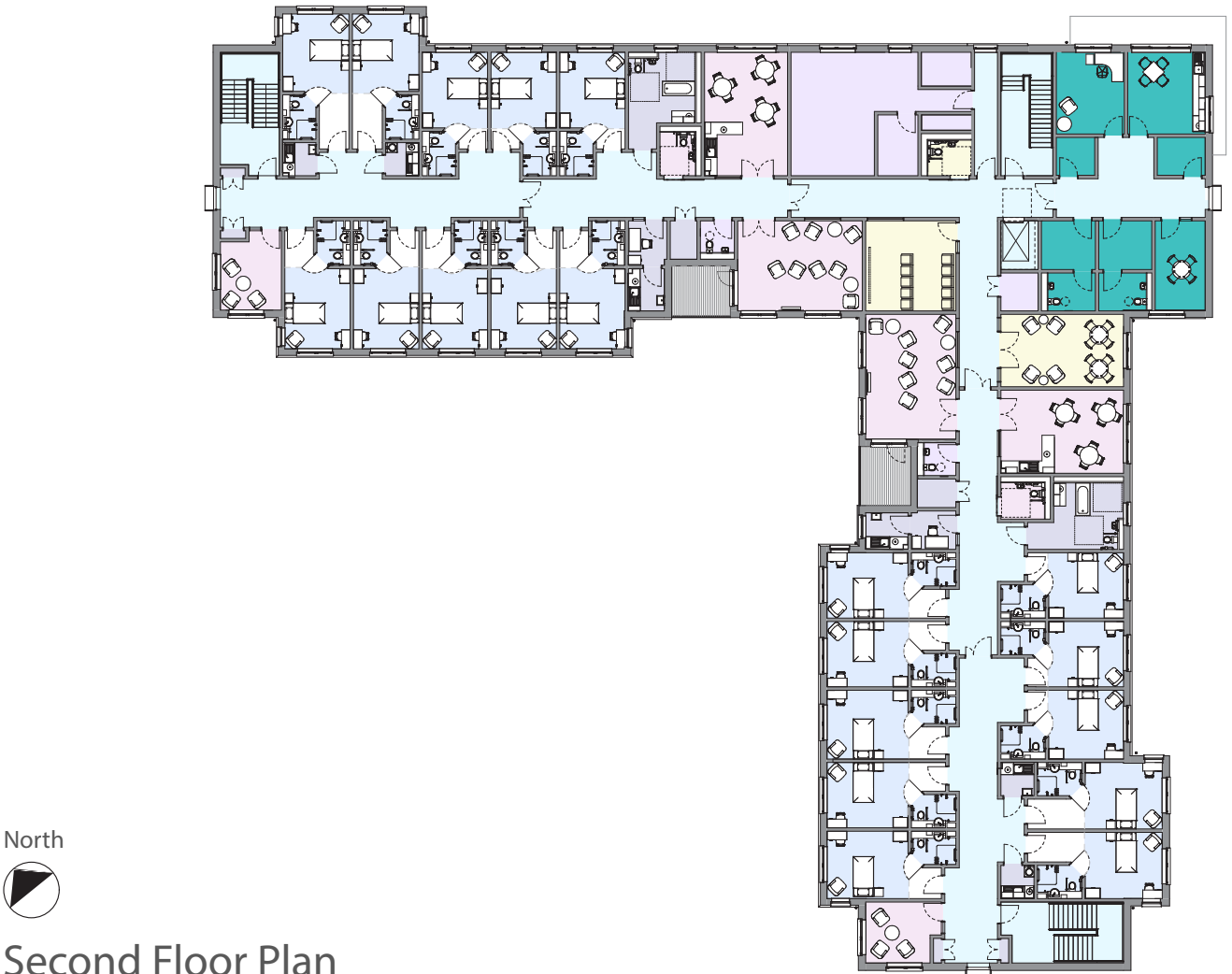
Spatial Arrangement



Site Plan



First Floor Plan



Second Floor Plan



What Could It Look Like?
Proposal Rendered Images

Canongate, St Andrews

Community Consultation

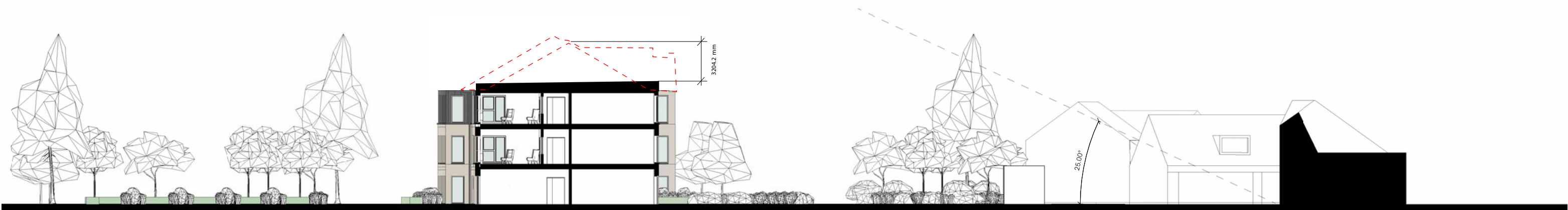
PROPOSAL



Section A



Section B



Section C

Response to Massing

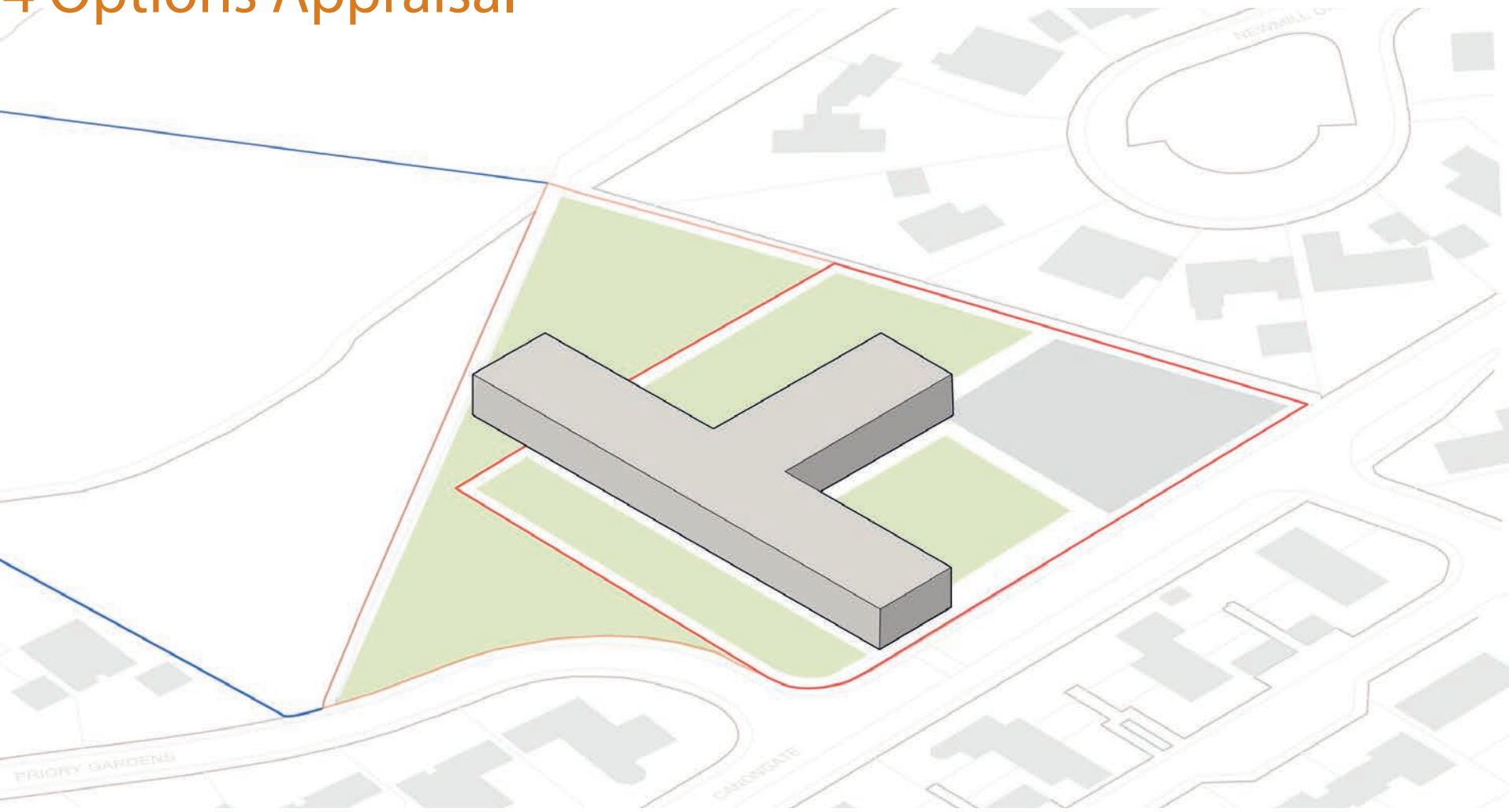


4-Storey Option

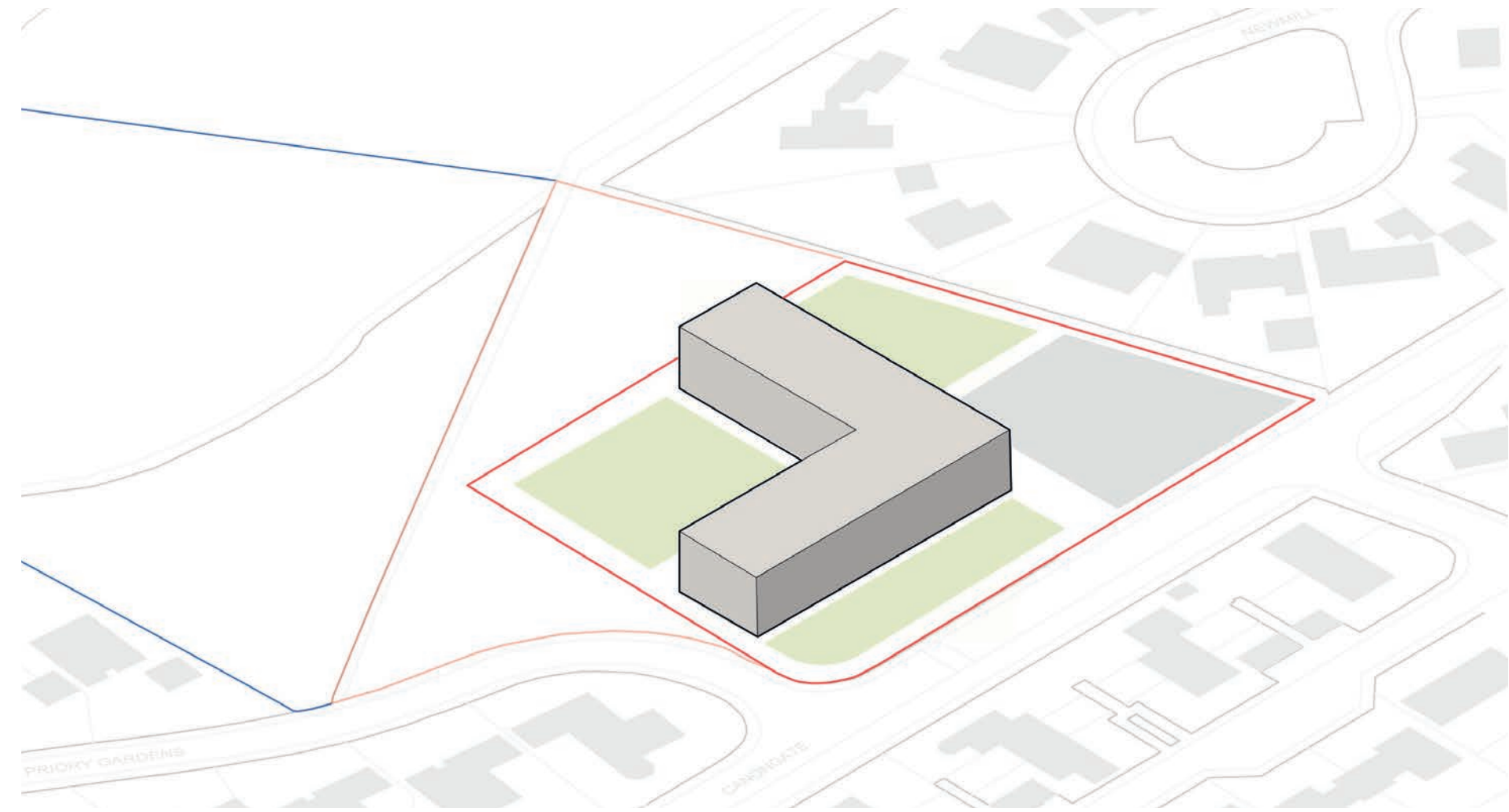


3-Storey Option

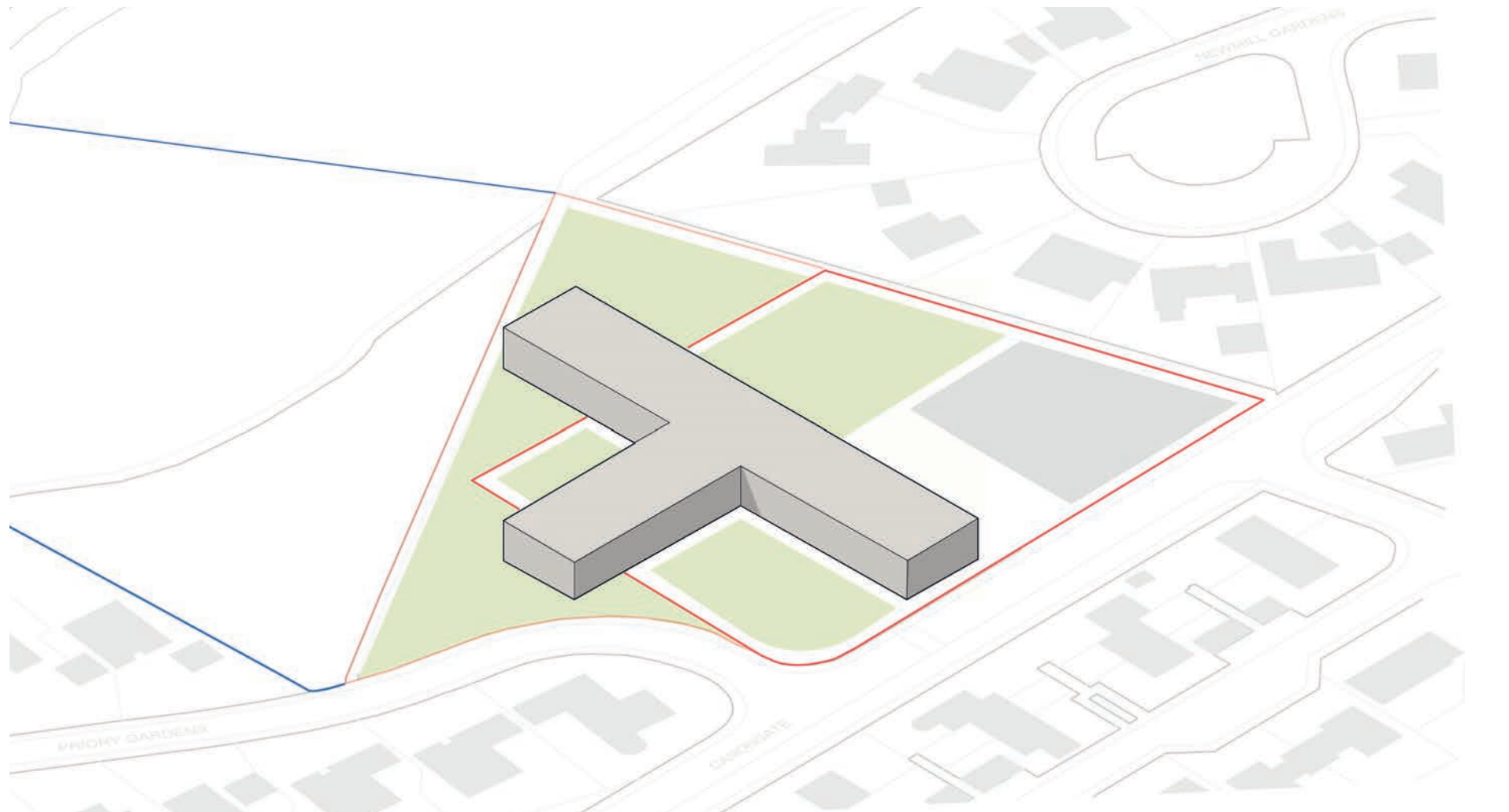
4 Options Appraisal



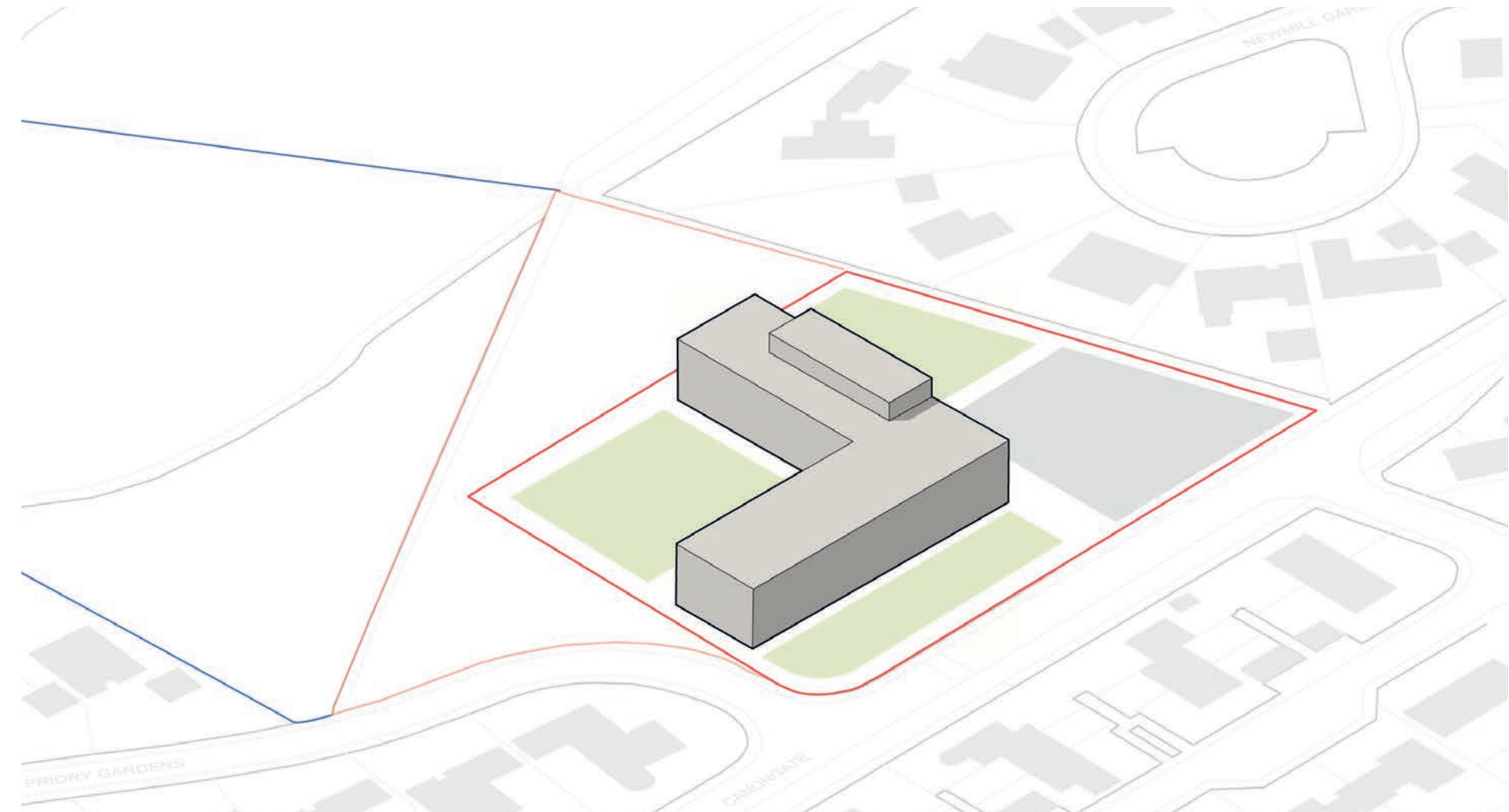
2 Storey Option 1



3 Storey Option



2 Storey Option 2



3.5 Storey Option

Canongate, St Andrews

Community Consultation

Event No. 1

A public consultation event took place on Wednesday 4th February 2026, 3pm-7pm at SPACE St Andrews, Kilrymont Road, St Andrews, KY16 8DE.

The consultation event allowed residents, stakeholders and other interested parties to learn more about the proposed care home and share their thoughts and concerns.

Members of the local community and local elected members were involved.

In total we had a substantial number of attendees to the event. A second event is planned for the third of March.

Website:

<https://mccgstandrews.co.uk/>



Our proposed care home is needed to help ensure that St Andrews has capacity to meet the needs of an ageing population.

Proposed improvements to the land to the rear of the care home are to be included in any consent. This will see the formation of infrastructure such as footpaths and potentially, a play park.

The plans are currently in early stages of development and MCCG plan on submitting a planning application to Fife Council in Q1 2026, following a period of community consultation.

Consultation
As a responsible developer, MCCG believe that community consultation is vital to the success of every project.

While there is no requirement for pre-application consultation on this development – given that it is a local application – we are keen to engage with the local community and key stakeholders to assist us in shaping the proposals. We held our first consultation event on 4th February 2026 which was well-attended by local residents.

A second consultation event is now planned to take place on **Tuesday 3rd March 2026, 3pm-7pm at SPACE St Andrews, Kilrymont Road, St Andrews, KY16 8DE.**

The consultation event will allow residents, stakeholders and other interested parties to learn more about the proposed care home and share their thoughts and concerns. Exhibition boards will be available to view and the developer and project team will be on hand to answer any questions.

Exhibition material detailing the proposed development will be uploaded to the website at 9am on 3rd March 2026.

Comments on the proposal can be made at the public event, via the feedback form on the project website www.mccgstandrews.co.uk by email on hello@mccgstandrews.co.uk or by post to Orbit Communications, 42 Charlotte Square, Edinburgh EH2 4HQ.

Feedback will be open until **Tuesday 17th March 2026.**

For further information please
contact us on: **0131 202 3259** or at
hello@mccgstandrews.co.uk

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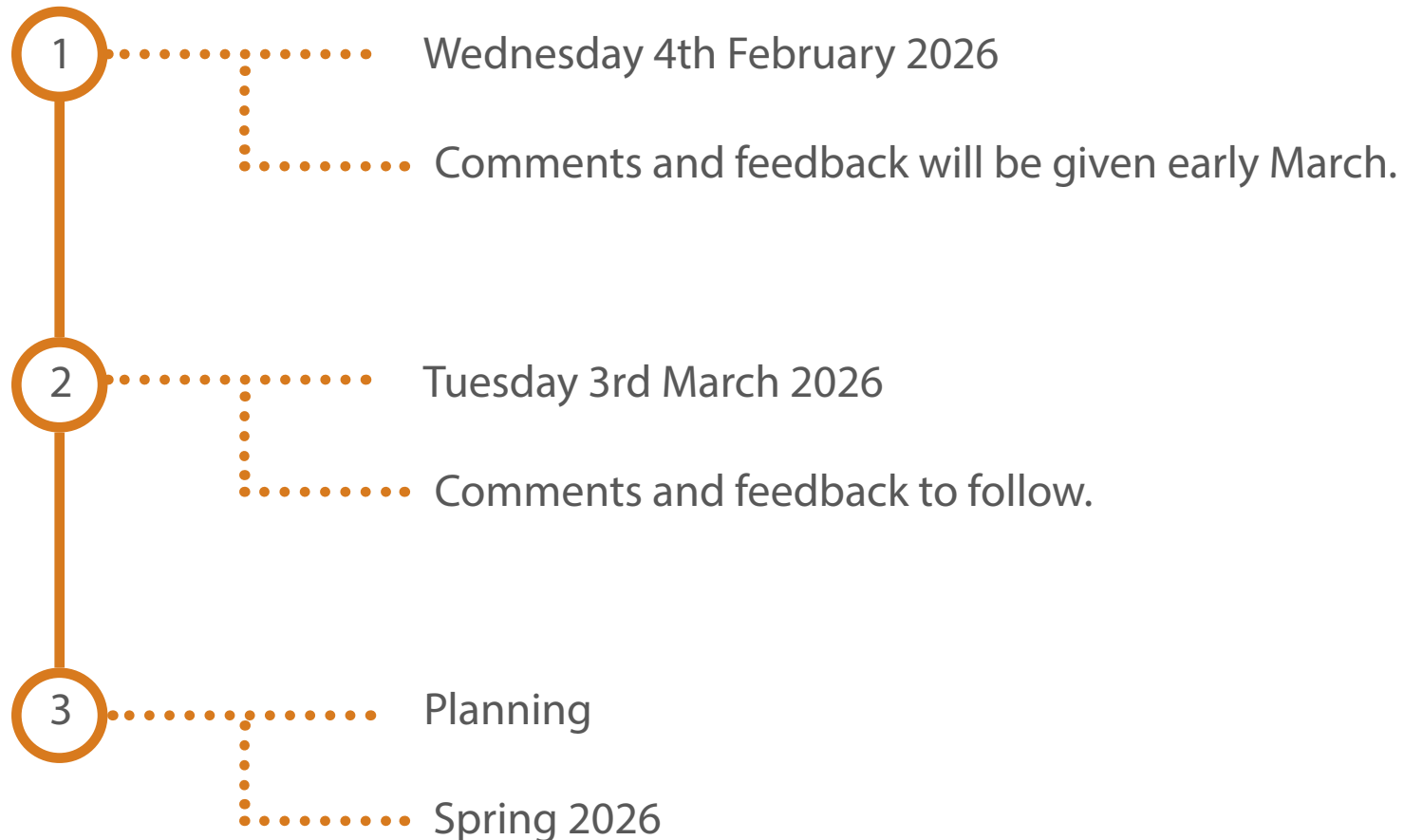
Event No. 2 Flyer

FAQs

Who owns the land?	The Land remains under the ownership of New Park Educational Trust Ltd. Should planning permission be approved, MCCG will purchase the care home site only (the area indicated in the red line boundary).
Will your site occupy the full space of Kinness Burn?	No. Our proposals show that the development only occupies a small part of the green space along the Braes, and the remaining land will be available for public use once the project is completed. There are no plans to restrict access to the Lade Braes and existing paths and desire lines are maintained in our design.
What impact will this development have on traffic in the area, particularly around the site entrance?	- The traffic assessment indicates minimal impact, given the low number of cars linked to the development. The effect on the school will be negligible since peak operating times do not overlap. - Setbacks have been designed in line with Fife Council policies, and a full vehicle traffic analysis has been completed for the layouts.
Will the car park be big enough?	- The data and traffic assessment confirm that the parking provided will meet the needs of the care home. - This Care Home and based on similar Care Homes like one In Dalgety Bay generally shows
Will the site lead to loss of greenspace?	- Habitat surveys of the grass space indicate it is of low habitat value; a detailed survey was conducted by Wild Surveys. We recognize the importance of the Glade within St Andrews' green space and have no plans to alter it. There are no plans to restrict access to the Lade Braes and existing paths and desire lines are maintained in our design. - We appreciate that local primary school children currently use this area as part of outdoor learning activities. The local primary school has been invited to participate in the consultation process and would be welcomed to help plan the landscape improvements and use the new pond and wildflower areas.
Why is this care home needed when others in the area – like the Morar development – are not yet fully occupied?	The Morar Development has recently been finished and it can take around 2-3 years for new care homes to reach full occupancy. MCGG's needs-based assessment identified a need for 75 En-Suite/Wet Room beds within a 10km radius of the proposed development. Our proposed development will provide 60 of these beds
Concerns over the height of the building.	The building heights and massing have been reduced in response to comments provided during our public consultation process. To lower any further would mean extending footprint which would then take up greater open space.
Will you be able to recruit the necessary staff to operate the care home?	While staffing is a challenge for all businesses currently, the operator has an experienced team and the resources necessary to manage these challenges.
Will the project include the restoration of a bus route along the Canongate?	While reinstating bus routes is not within our project's scope, we will share your feedback with the Council to support the restoration of the bus route along the full length of Canongate. We encourage all visitors, staff, and building users to use bus services whenever possible, supporting our goal to reduce carbon emissions in the development's design.
Has the planning application been submitted?	No. This event is the second as part of our pre-application consultation process following an earlier event on 4th February. We are open to feedback on our proposals until 17th March. We will then analyse all feedback before submitting our application before the end of March. Once the planning application is submitted, there will be an opportunity to make formal representations to Fife Council.

Timeline

Events:



Consultation Boards Used in Event 1

Canongate, St Andrews

Community Consultation

CONSULTATION



Hillside Care Home



Almondside Care Home



Dalgetty Bay



Greenlawmains Care Home

MCCG

“A vision to craft architecture that creates only positive impact to the community and the environment.”

The Group are working to tackle the shortage of care beds in the UK and Ireland by building purpose built homes which have a positive effect on people who need care - but in doing so we are considerate to the planet at every turn and are currently working towards carbon neutrality.

In the Groups’ drive towards Net Zero, sustainable solutions are embedded in our approach from design to build. The steps we are taking towards reducing our environmental impact include:

- Designing warm, energy efficient care homes.
- Utilising LZCT & renewable technologies for the generation of heating & hot water.
- Utilising some of the most advanced off-site manufacturing techniques in the UK.

The Groups’ ethos over the last 30 years, has always been to provide quality personalised care in a home like place. The Group has continuously strived to create and maintain environments which will allow Service Users to maintain their rights and independence; as well as always striving for innovation ranging from the latest computerised technology to their complimentary therapist Dr Mitchell, whose background is in

research into Dementia.

This was recognised on a national scale when Abbotsford House Care Home was crowned best care home in the UK at the UK Caring awards on 8 December 2017. The awards recognise excellence, innovation and achievement in all corners of the industry. This accolade was also recognised by parliament, ‘Motion S5M-09792: Rona Mackay, Strathkelvin and Bearsden, Scottish National Party, Date Lodged: 08/01/2018. As well as on a global scale last year, the Group won Best Community Care Provider in the World.

Paul Sokhi states: “Our 30 years’ experience in the industry has shown us that people want to have fun in their old age and we want to encourage this through design and environment. By encouraging people out of the often-lonely surroundings of their own homes into an environment where there is a vibrant community, we hope to give residents and their families an extra lease of life. We understand that people age at different rates and at different times, and as such we have a quick responsive, highly trained care and clinical team on site that allows our facilities to be a home for life in every sense of the word.”

New Park Educational Trust

The New Park Educational Trust is a charity regulated by OSCR (the Scottish Charity Regulator - registration number SC000431) with the charitable purpose of the advancement of education for public benefit, the beneficiaries being children and young people. The Trustees are legally obliged to operate in a manner consistent with the charitable purpose.

Ownership of the playing fields of the former New Park School does not in itself enable the fulfilment of the purpose. This is achieved by making grants and donations which enable the Trust to support educational activities aligned to its purpose.

One aspect of the Morrison’s design is the amount of community land that would be left once the care home and its landscaping have been completed. A significant portion of the playing field will be retained by the Trust, leaving plenty of space for recreational use, as well as providing access to the woodland area and the Lade Braes.

Materiality

The use of low-carbon, renewable, and locally sourced materials ensures energy efficiency, durability, comfort, and accessibility, fostering a sustainable and resilient approach to later living.

- Low-carbon and Renewable Materials
- Wellbeing
- High-Performance Insulation
- Thermal Mass Materials
- Non-toxic Finish
- Biophilic Design

Dementia Design

Creating safe, comfortable, and engaging environments that support cognitive function, independence, and well-being.

- Low-carbon and Renewable Materials
- Wellbeing
- High-Performance Insulation
- Thermal Mass Materials
- Non-toxic Finish
- Biophilic Design
- Durable and Accessible Elements

Accessibility

Accessibility is essential in later living environments to ensure safety, independence, and quality of life for residents. Thoughtful design enables people to navigate spaces comfortably and with dignity.

- Promoting Independence
- Enhancing Safety
- Supporting Cognitive & Sensory Needs
- Encouraging Social Inclusion
- Future proofing for Changing Needs

Biophilic Design

Biophilic design in later living environments enhances well-being, reduces stress, and fosters a deep connection to nature, improving residents’ overall quality of life.

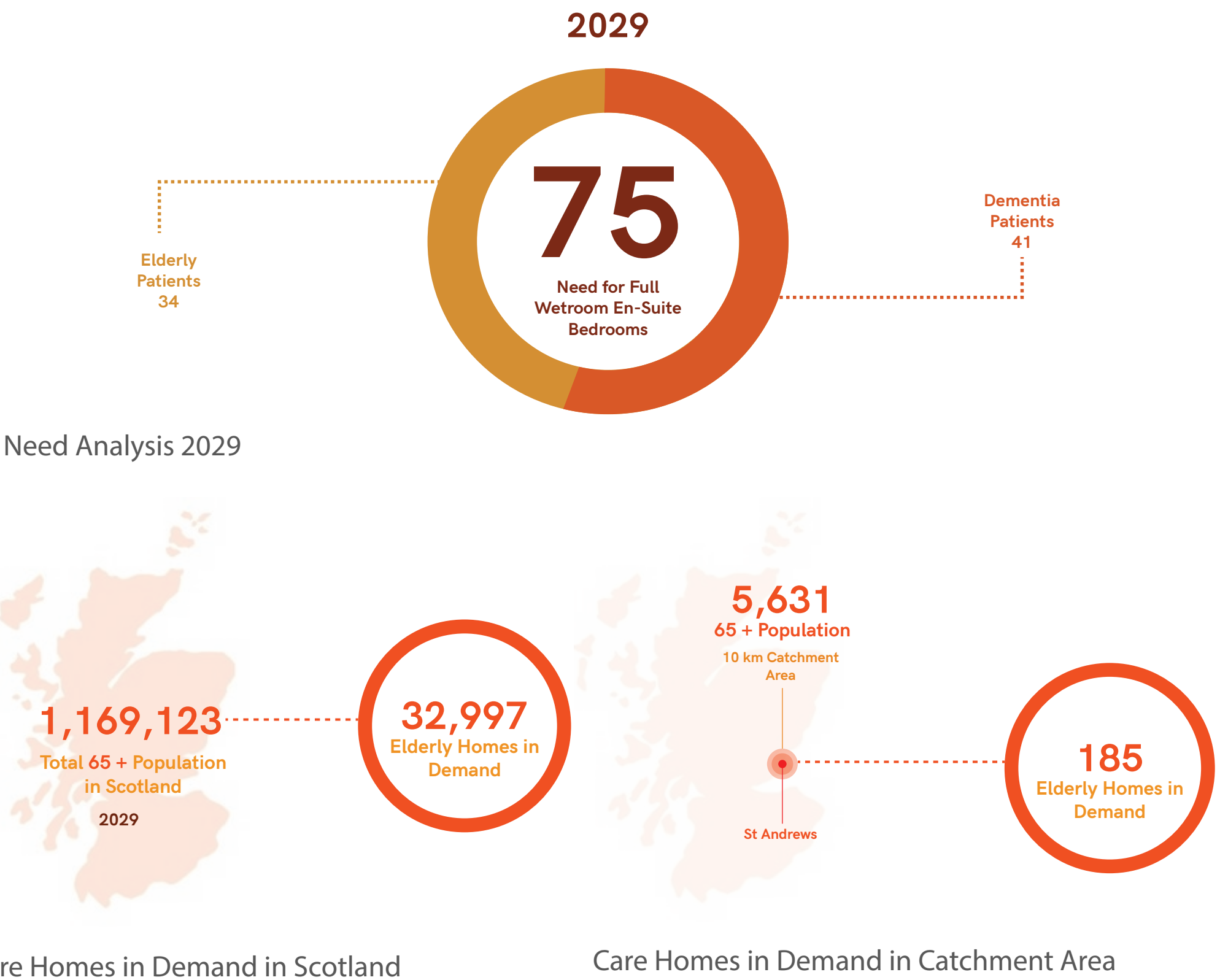
- Improved Mental & Physical Health
- Enhanced Social Interaction
- Increased Comfort & Relaxation
- Better Wayfinding & Orientation
- Sustainability & Energy Efficiency
- Sense of place

Analysis

Headline Statistics			
	Year	Total Population 65+ Population	Elderly Care Home Demand
Scotland Population	2029	1,169,423	32,997
	2034	1,294,542	37,183
	2039	1,386,669	43,432
		65+ Population	Elderly Care Home Demand
Market Catchment Population (10km)	2029	5,631	185
	2034	6,136	220
	2039	6,395	243

Need Analysis				
Year of Assessment	2029	The earliest the development with plans approved could be developed and operational		
Category of Care	All Beds		Dedicated dementia	
Assessment	Market Catchment (10km)	Fife LA	Market Catchment (10km)	Fife LA
Demand				
Bed/dementia need FC 2029	185	2,670	76	1,103
Bed/dementia need FC 2039	243	3,505	100	1,448
Supply				
Elderly en-suite	170	2,451	65	296
Elderly wetrooms	110	1,134	35	90
Planned wetrooms	0	144	0	72
Total en-suite supply	170	2,595	65	368
Total wetroom supply	110	1,278	35	162
Need Analysis				
FC 2029				
Full wetroom en-suite bedrooms (full market standard)	75	1,392	41	941
FC 2039				
Full wetroom en-suite bedrooms (full market standard)	133	2,227	65	1,286

Population Forecast Tables



Canongate, St Andrews

Community Consultation

The Green Corridor

The site is zoned within the adopted Fifeplan (2017) as part of a large area of open space corridor that stretches and focused on Hallows Hill Park to the West across to the Botanic Gardens and Cockshaugh Park to the East.

The land falls within the settlement boundary of St Andrews so adheres to Part A of LDP Policy 1 in terms of Development Principle. As with all applications the proposal will then be assessed by a range of policies contained within the National Planning Framework (NPF) 4 and the Fifeplan (Local Development Plan - LDP).

These include, amongst others, NPF 4 Policy 16-‘Quality Homes’ (Part c) where Care Homes are denoted and supported within settlements. Then there are further policies contained within the LDP including the likes of: LDP Policy 1 ‘Development Principles’, Policy ‘Homes’, Policy 10 ‘Amenity’ and Policy 13 ‘Natural Environment and Access’.

The forthcoming Planning Application package will contain a range of supporting reports and drawings that will outline and assess the proposal against the associated policies.

A balanced review and judgement, weighing up the various applicable policies and material considerations, then would be undertaken by Fife Council’s Planning Department and who will ultimately determine the overall acceptability of the proposal.



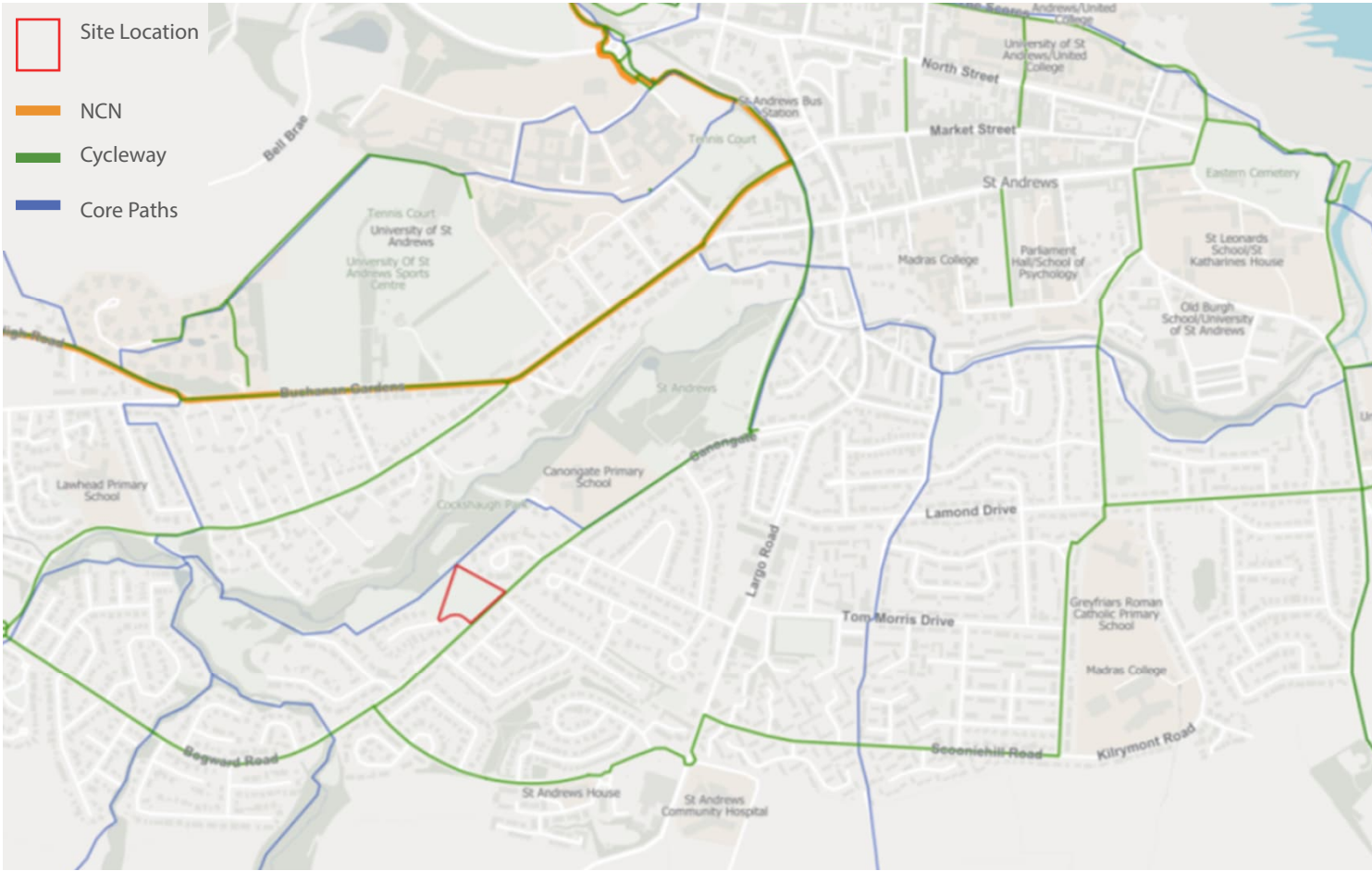
LDP Map Showing Green Corridor

Site Development

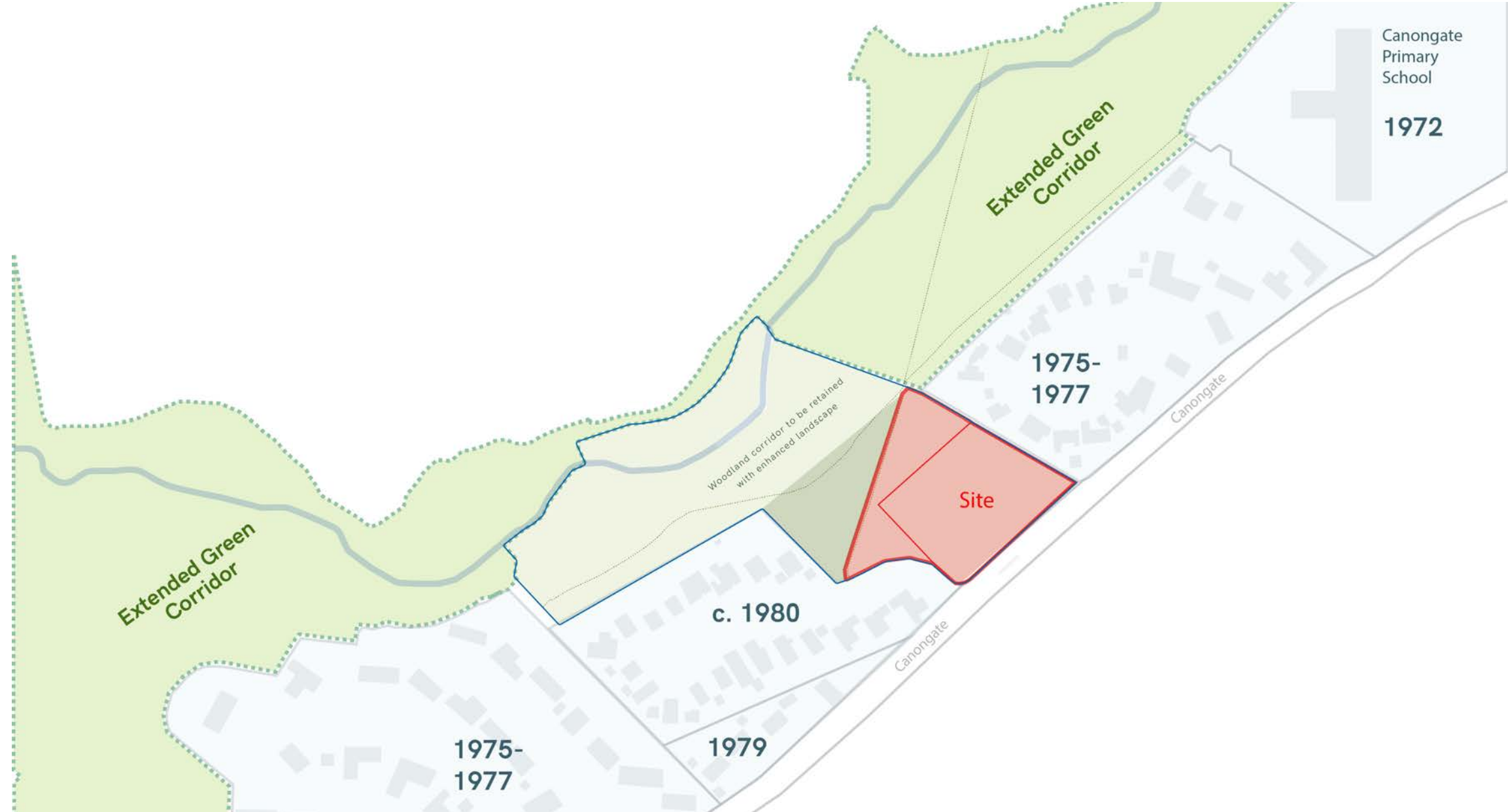


Context

Transport



Walking and Cycling Routes



Site Infill

Policy

NPF4: Policy 16 (Part c-vi)

Care Homes

Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;
- ii. accessible, adaptable and wheelchair accessible homes;
- iii. build to rent;
- iv. affordable homes;
- v. a range of sizes of homes such as those for larger families;
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. homes for people undertaking further and higher education; and
- viii. homes for other specialist groups such as service personnel.

The Council, in consultation with other appropriate organisations, will seek to ensure that there is a justified distribution of nursing and residential care provision based on assessed local health and social care needs throughout Fife.

Such Provision, covering both new development and change of use, should be in or adjacent to existing predominantly residential areas, but should not lead to a concentration of such facilities. The establishment of residentially based care in the community facilities in other areas will only be supported where a good residential environment can be assured and where there are no other locations available, or where other special circumstances prevail.

All proposals must:

1. Have good access to community facilities, emergency services and public transport.
2. Provide a good residential environment.
3. Be of a scale and character appropriate to the surrounding area; and
4. Have suitable access for elderly people and those with mobility problems

There should be no land uses in the surrounding area that would adversely impact on the amenity of the proposed facility.

Public Transport Map



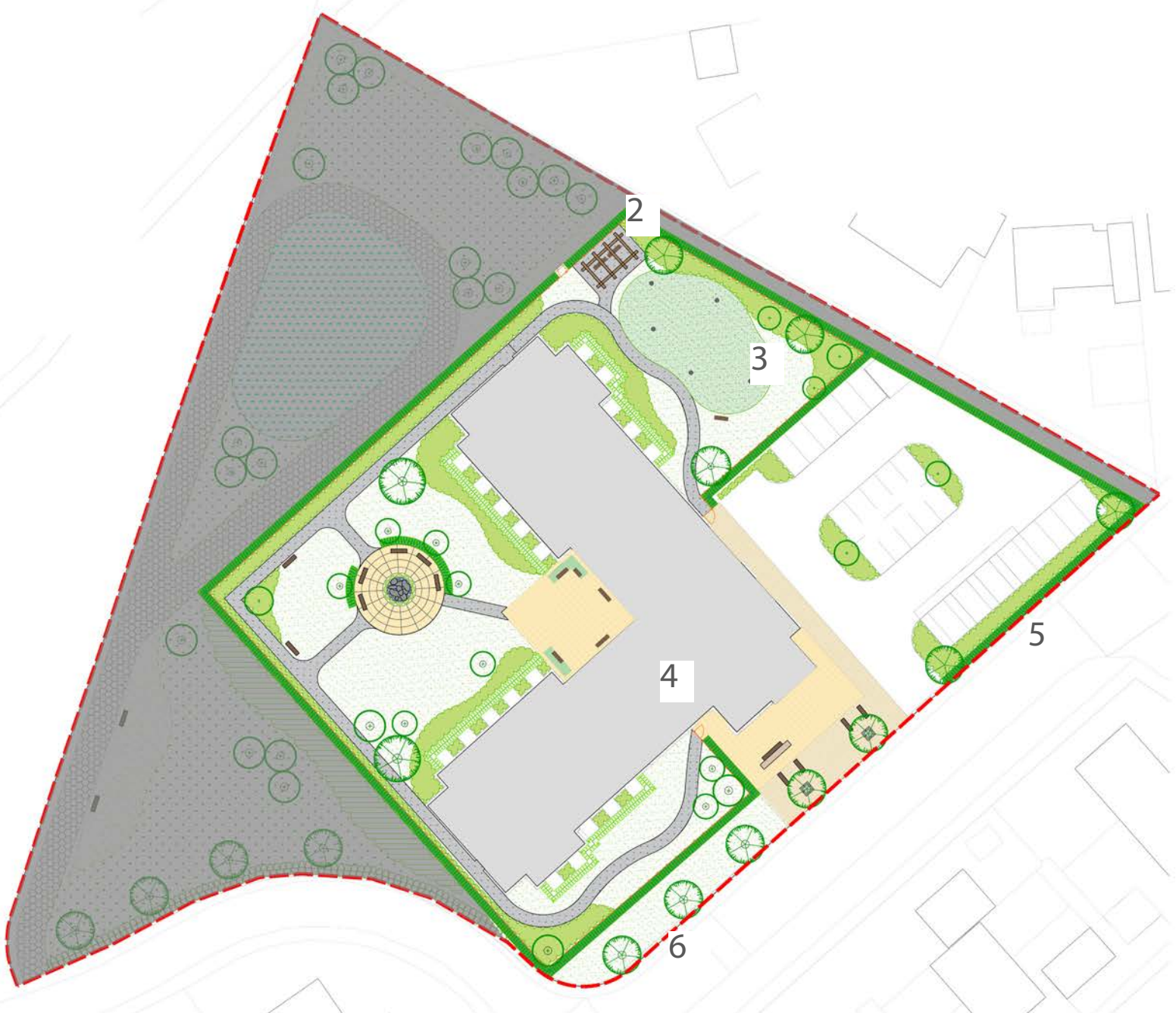
Masterplan



- LEGEND
- Proposed focal point tree planting in 1m diameter weed free circle
 - Proposed semi mature tree planting in 1m diameter weed free circle
 - Proposed tree planting in hard landscape
 - Proposed formal low hedge planting to patios
 - Proposed native boundary hedge planting
 - Proposed ornamental shrub planting
 - Proposed close mown amenity grass
 - Proposed putting green with 5 holes
 - Concrete slab paving
 - Concrete block paving
 - Sealed gravel path
 - Proposed rocky water feature
 - Proposed pergola
 - Proposed benches
 - Proposed signage with seating
 - Proposed raised planters with benches
 - Proposed boundary fencing with gates
 - Site boundary



Wider Landscape Plan



Site Landscape Plan

Parking

- 1 - SuDs with wet meadow grass planting. Opportunities: Insects, pollinators, birds and amphibians.
- 2- Logs for natural play area.
- 3 - Native tree planting. Opportunities: Bird and bat boxes should be erected on trees.
- 4- Development footprint - Care home development. Opportunities: Hedgehog highways/ holes in the fences for commuting.
- 5- Hedging.
- 6- Native hedgerows to be planted as part of removal of species poor Cypress hedge.

- Opportunities: Areas for hedgehog to refuge, forage and commute.
- 7- Cypress hedge to be retained. Opportunities: Add more naive rich understorey species for pollinators and birds.
- 8- Native shrub planting. Opportunities: Foraging birds.
- 9- Wildflower meadow grass planting scheme
- 10- Reinforced grass for maintenance access to SuDs.



Shift Staff Range	People (15 - 24 People)	Car Park - Required Spaces (Typical Day)
Staff Parking	15 People (Max)	15
Staff Public Transport/ Cycle/ Walk	9 People (Max)	0
Visitor/ Disabled Parking	Varies	5
Total Parking Used (Maximum required on a Typical Day)		20
Total Parking Available		22

Shift Staff Range	People (15 - 24 People)	Car Park - Required Spaces (Typical Day)
Staff Parking	15 People (Max)	15
Staff Public Transport/ Cycle/ Walk	9 People (Max)	0
Visitor/ Disabled Parking	Varies	5
Total Parking Used (Maximum required on a Typical Day)		20
Total Parking Available		24

- Comparator Site : Dalgety Bay - Care Home
- Larger facility than proposed at 68 Unit/ Bedspaces
 - Existing car park provides 22 Spaces (lower than proposed)
 - Located in an area with similar public transport and active travel accessibility
 - No off-site car parking issues observed
- Proposed: St Andrews – Care Home
- Smaller than Comparator Site at proposed 60 Unit/ Bedspaces
 - Larger Car Park than Comparator Site proposed at 24 car parking spaces
 - Located on Canongate which provides active travel infrastructure (cycle lanes) and access to key bus services
 - Cycle Paring and EV charging spaces provided in excess of Fife Council standards
 - Applicant commitment to preparation and upkeep of site Travel Plan to promote, assess and monitor sustainable travel choices.