

# Blairgowrie & Rattray Local Place Plan 2025–2035

**Our  
Voice**

Prepared by:  
**Blairgowrie & Rattray Development Trust**

Local Place Plan  
15th April, 2025



*Working towards a brighter future*





# Contents

3	<b>Foreword</b>
4	<b>LPP Background</b>
5	<b>Our Purpose</b>
6	<b>Our Proposal</b>
7	<b>INTRODUCTION</b>
11	<b>OUR PROPOSED LDP3</b>
16	<b>COMMUNITY ASPIRATIONS</b>
30	<b>LPP BOUNDARIES &amp; MAPS</b>
34	<b>THEMES, PRIORITIES &amp; ACTIONS</b>
74	<b>VISION</b>
76	<b>MAKING IT HAPPEN</b>
78	<b>APPENDIX</b>
	1. List of References
	2. Checklist
	3. Full list of Survey Comments

Images:

Front cover: Kelly McIntyre/Page 2: Our Heritage Blairgowrie & Rattray



# Foreword

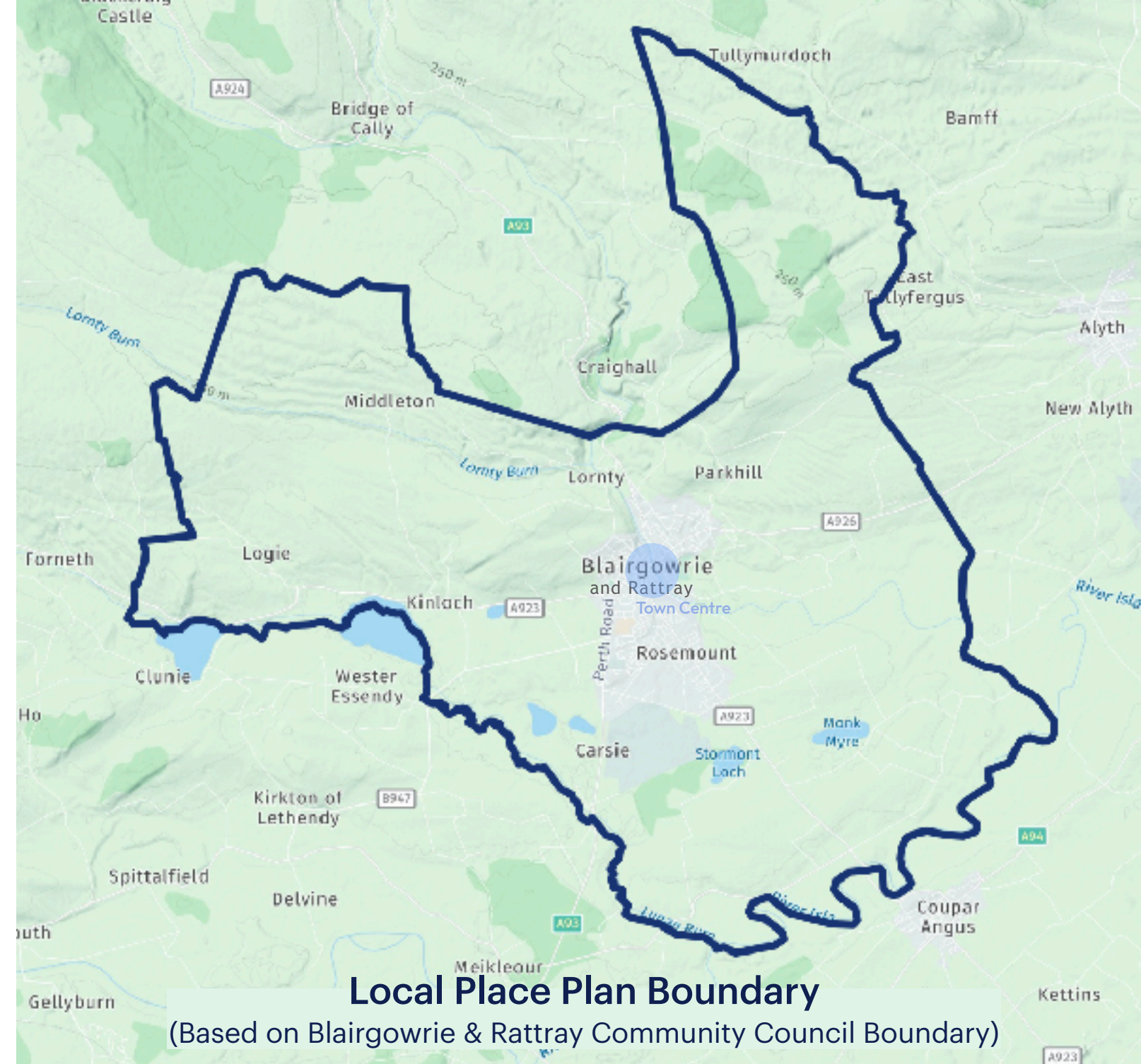
Blairgowrie and Rattray, the largest town in Perthshire, is steeped in history dating back to the Neolithic times. Sitting at the foot of the Grampian Mountains and positioned on the mighty River Ercht, we are blessed with a magnificent landscape and moderate climate that once served our renowned soft fruit industry well. Best of all, is the community spirit and resilience of our people that has developed over the centuries and it remains the beating heart of our town today, with more than 2,000 volunteers and local businesses making a positive difference.

However, Blairgowrie and Rattray faces many challenges: - we've seen a significant decline in our town centre, lost opportunities for our young people, while a lack of government and private sector investment has held the town back from realising its potential. We need to make bold changes. Thankfully, our community is ready to face those challenges, but we need support from the public and private sectors to make change happen.

This Local Place Plan is the ideal opportunity to facilitate positive change. It is very much a product of our hard working community's vision to create a vibrant, thriving town for visitors and locals alike.

We are grateful for the diverse range of experience within our community that helped create this Local Place Plan. A vast number of local people have worked tirelessly to produce this meaningful document and continue to work towards our town's brighter future.

**Linda Tait**  
**Chair, Blairgowrie & Rattray Development Trust**



This Local Place Plan has been created with extensive input from the Blairgowrie and Rattray community and contains our community's collective vision for an economically, ecologically and socially thriving future.

The LPP was developed from our community action plan and comprehensive follow up engagement throughout 2024

**Blairgowrie & Rattray Development Trust is the community body that has prepared the Local Place Plan. Blairgowrie & Rattray Development Trust is a constituted organisation.**



# Local Place Plans Background

Local Place Plans are a critical part of the Scottish Government's wider work on planning reform and implementation of the Planning (Scotland) Act 2019, which includes steps to reduce conflict, improve community engagement and build public trust in planning matters.

They provide an opportunity for a community led, collaborative approach to creating great local places, and set both the tone and the agenda for a community's future. Local Place Plans support aspirations to tackle the big challenges to strengthen Scotland's future, such as responding to the global climate emergency, enhancing and using local resources responsibly and tackling inequalities.

It is vital that people have the opportunity to engage meaningfully and have a voice and a positive impact in the planning and development of their neighbourhoods.

The results of the Local Place Plan process are powerful: significantly enhanced engagement in development planning and an empowered community that plays an active role in defining its future. Local Place Plans provide a road map for a community's vision for its future development.

Local Place Plans are aspirational, and, in our case, data- and input-driven to be actionable. Our proposals show what the future of land use and development and the preservation of greenspace could look like.

Once completed and registered by the planning authority, Local Place Plans are taken into account in the preparation of the relevant Local Development Plan. They are a way for communities, working with local authorities and other public sector organisations, to bring forward proposals that reflect national and local policies, plans and outcomes making it easier to effect change.

The Place Principle promotes a shared understanding of our natural assets and our local interests and talents. Its implementation encourages working collaboratively to create a thriving environment, a successful economic area and a sustainable community for residents of all ages to enjoy now and for decades to come. The Blairgowrie and Rattray community shares that goal.

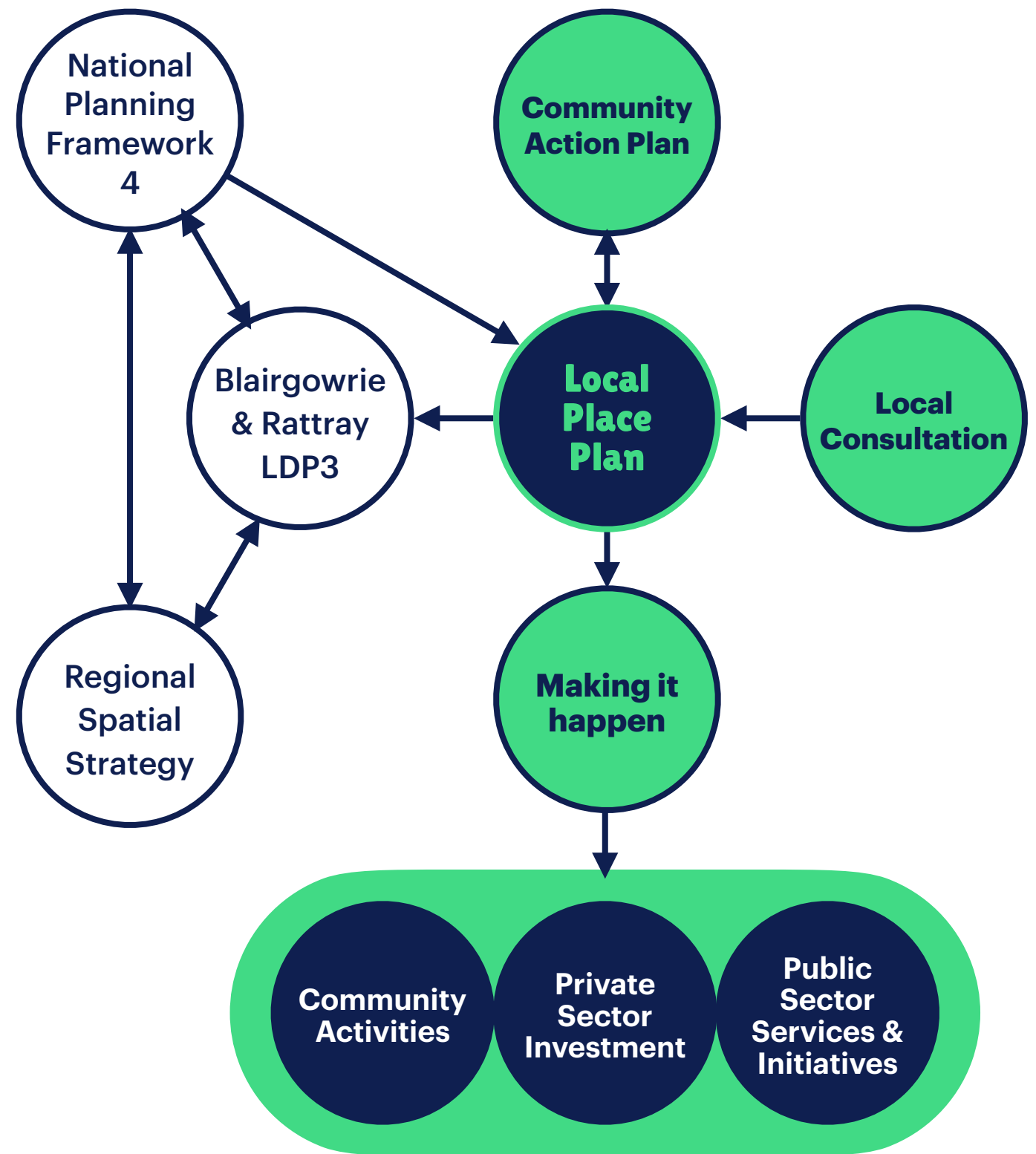


# Our Purpose

*To provide an up-to-date statement of current issues we face and our aspirations for the future and to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area.*

We aim to:

- Express the community's vision; and the priorities and actions to deliver that vision collaboratively with other partners
- Inform the ongoing review of the Local Development Plan being led by Perth and Kinross Council
- Inform public service delivery and investment by Perth & Kinross Council, Transport Scotland and other community planning partners
- Guide investment and action by local landowners, businesses and community organisations



The plan is a living document covering a 10 year period. It will be updated as required and reviewed annually. Delivering the aspirations of the plan will require collaboration with public bodies, private sector and local community working together towards our common purpose.



# Our Proposal

This Local Place Plan is a compelling look to the future of Blairgowrie & Rattray. This proposal for the use of land and buildings was created and is submitted by our community and on behalf of residents - current and future.

The land and buildings referred to throughout the document are highlighted in the maps and categorised by theme. The suggested uses for the buildings and land are also explained within each theme.

The overall goal is to create a sustainable, connected and vibrant community that meets the needs of residents and visitors while preserving the natural environment.

*Prepared by:*

***Blairgowrie & Rattray Development Trust Limited***

*Company number SC341257*





# INTRODUCTION

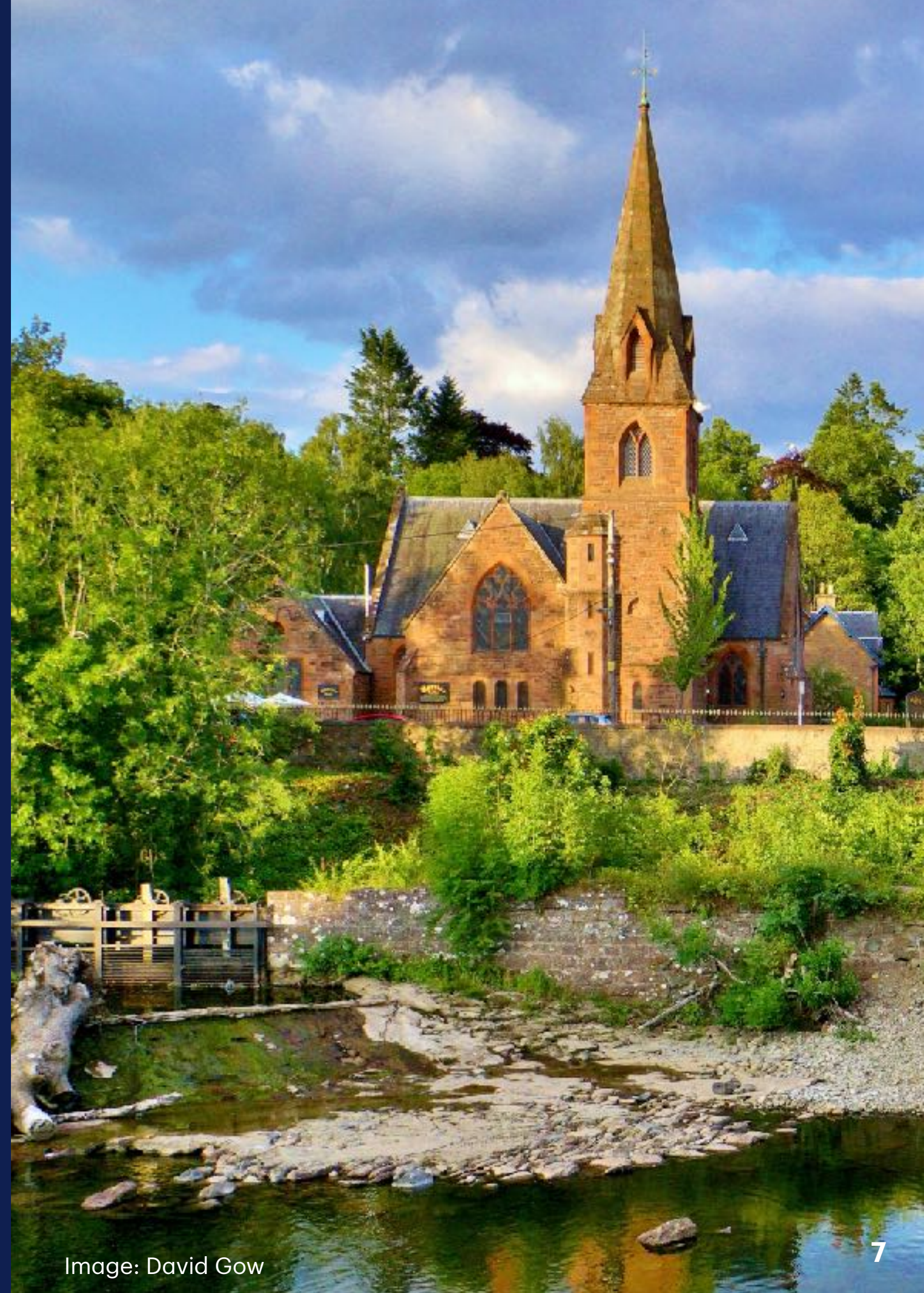


Image: David Gow



# About Us

**Blairgowrie and Rattray** is the largest town in Perthshire with a population of close to 10,000 people and an impressive community spirit with more than 2,000 volunteers and 150+ community groups.

The town forms a large hub for Eastern Perthshire, providing a focal point and services for the wider Strathmore area. We have an array of independent shops, including butchers, pharmacies, bookstores, jewellers and delis as well as restaurants and coffee shops, supermarkets, and a farmers' market on the last Saturday of the month.

Blairgowrie and Rattray is home to more than 220 local businesses and services as well as the headquarters of a number of national businesses including Castle Water, Graham Environmental Services and the A. Proctor Group.

With the River Ericht flowing through the town, and an abundance of natural recreation opportunities, beautiful scenery and landmark heritage buildings, Blairgowrie and Rattray has a huge amount to offer. It is known as the 'Berry Toon' due to its history and position in the heart of Scotland's fruit farming district and the remains of the 14 spinning mills that once provided employment for thousands of people can be seen on a walk along the popular river bank.

It is also famed as the 'Gateway to the Cairngorms', with the UK's largest national park just 14 miles up the A93 towards Braemar through the sweeping vistas of Glenshee. Glenshee Ski Centre, Scotland's most extensive ski and snowboarding area, is only 40 minutes away by car.

Blairgowrie Golf Club and its three world-renowned courses is a destination for golf aficionados keen to sample parkland golf at its best. The Rosemount Course was recently voted the eighth best parkland course in the British Isles (Golf Monthly) while the former European Tour venue is a perennial top 100 course in Great Britain & Ireland (Today's Golfer).

The town is surrounded by magnificent landscapes, featuring long rambling walks taking in moorland terrain, grassy and forested hills, historic tracks and many Munros. The 64-mile Catechan Trail, which starts and ends in Blairgowrie and Rattray, is renowned as one of Scotland's great walking trails

Blairgowrie and Rattray has a strong community-led approach to taking care of our people. In recognition of being the largest town in Perthshire our community is seeking enhanced government support, and we are working hard to achieve this.





The Knockie by Ian Downs



The Wellmeadow



River Erich



Delicatessen



Blairgowrie Golf Club



Braemar Day



Hill Kirk by David Gow



Davie Park Pond



Keathbank Mill



# Key Demographics



**10k** Population (2022)

**5k** Working

**3k** Over 65



**4.6k** Households

**4k** < 20 Minute Walk

**68%** Owner Occupied

**900** New Houses Planned



**77.5%** Car Ownership

**46.5%** With One Car

**30 minutes** Drive to Perth & Dundee



**80** Independent Shops/Cafés

**3** Supermarkets

**140** Service Businesses

**155** Tourist Beds

**3,000** Jobs



**150** Community Groups

**3** Primary Schools

**1** High School

**1** Cottage Hospital

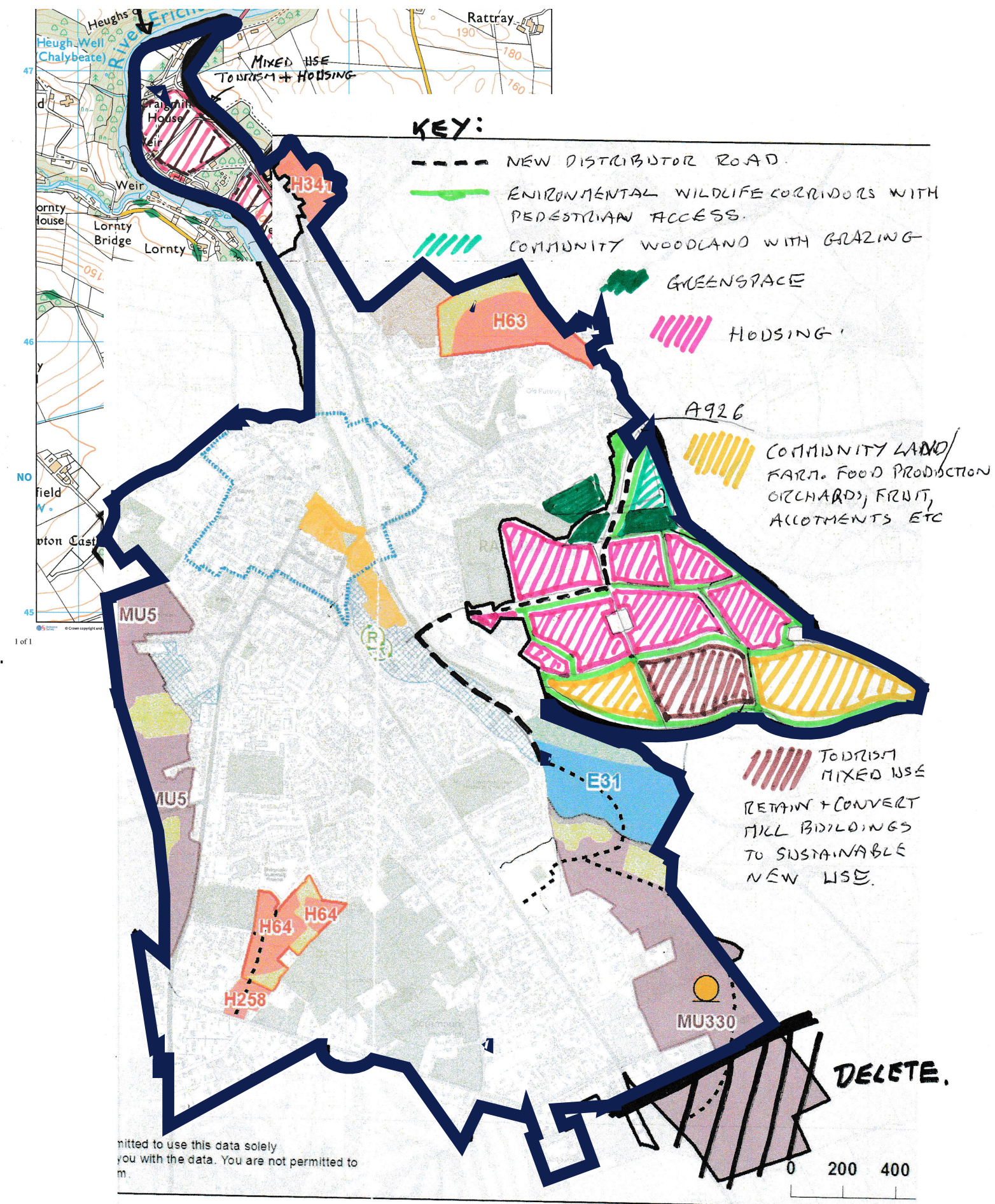
**2** Doctor Surgeries

**2** Pharmacies



# OUR PROPOSED LDP3

The ideas and suggestions for the use of the land noted in the LPP came from a mix of comments from the community and national guidance (NPF4). Other than asking the landowners permission to include their land, they were specifically kept out of this process to remove any conflict of interest.





# Reasons for Amending the Local Development Plan

## **Town Centre First Approach**

In line with current national policies, development in the future requires focus on encouraging, promoting and facilitating revitalisation of the town centre. The Town Centre First approach helps towns adapt positively to long-term economic, environmental and societal changes.

## **Local Living and 20-Minute Neighbourhoods**

Current policy encourages local living and 20-minute neighbourhoods. However, the Local Development Plan 2 (LDP2) has promoted development sites at the far periphery of the town despite there being better opportunities that would satisfy this policy and that of the Town Centre First approach. A more compact town is the longer-term aim.

## **Specific Land Use Designation**

The LDP requires statutory supply of housing and economic land. However, a much wider specific land use designation is required to satisfy the need for potential tourism growth potential, environmental and greenspace provision and community land use (whether that is a community farm, woodland or grazing).

## **Improve the Town's Infrastructure**

A more specific approach is required to focus attention on the need to improve the town's core infrastructure and encourage development to take place. This would involve encouraging other agencies to consider the increased strain on essential services such as medical and dentistry provision.

## **Developer Contribution**

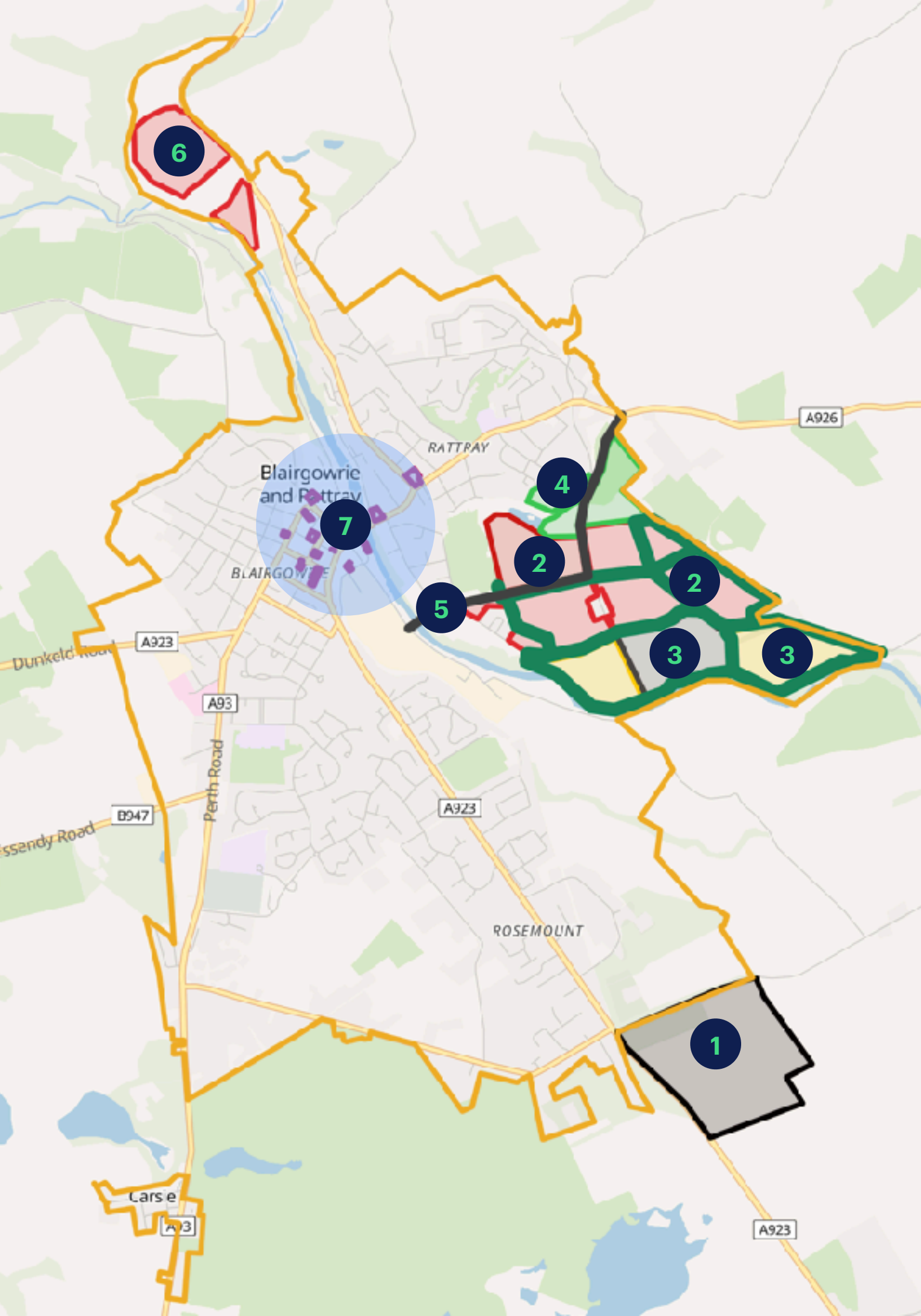
Blairgowrie and Rattray is the largest town in Perth and Kinross but has lacked sufficient investment in the past. A developer contribution requirement such as a Community Investment Fund needs to be put in place for all future developments to help redress the past lack of investment.

## **Maximum Number of Housing Units**

Guide numbers of housing units for each development site should be the maximum number expected in future detailed planning applications and should be adhered to by developers in order to avoid considerable community concerns.



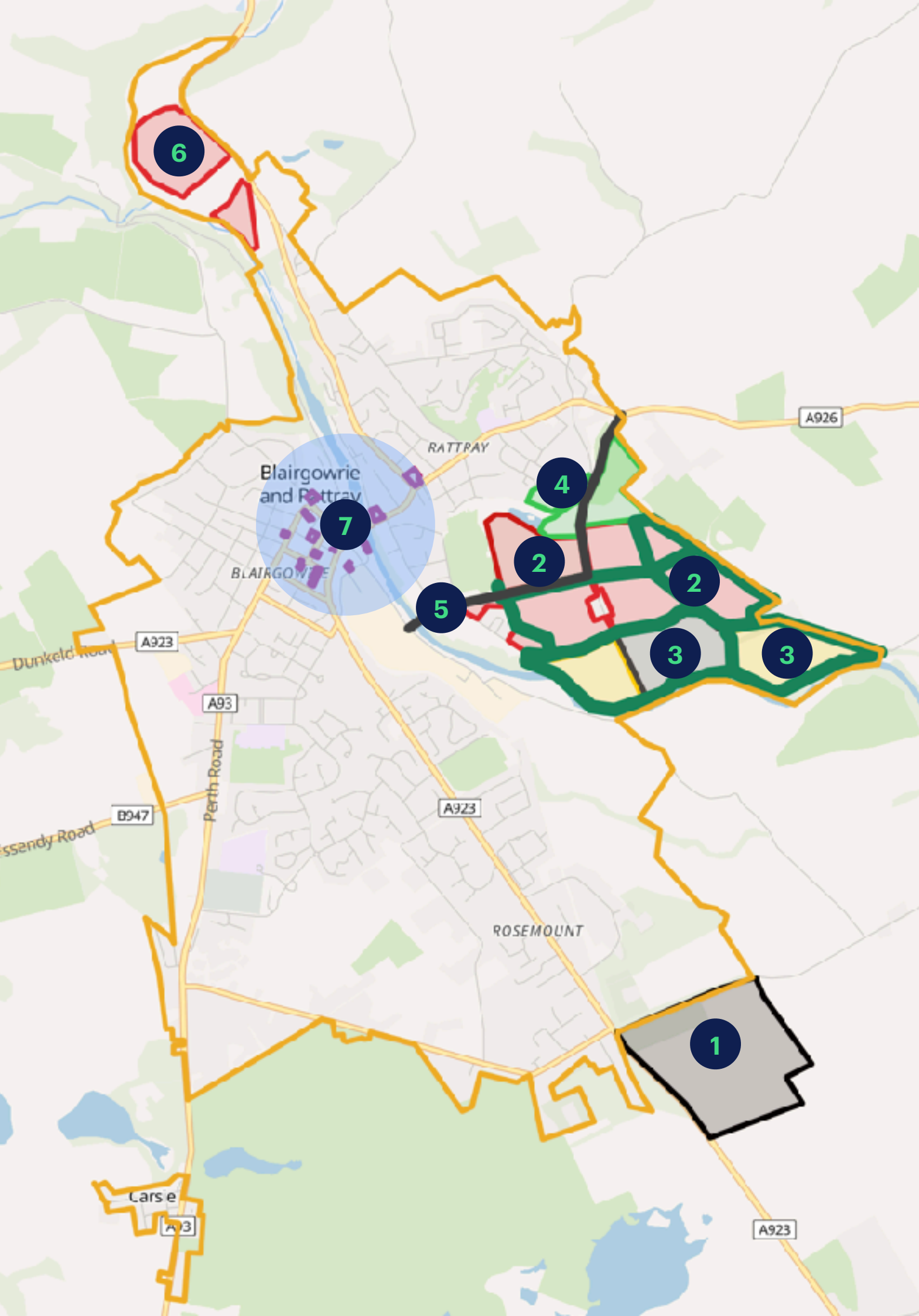
# Our Proposed LDP3 Recommendations



- 1 Remove the area south of Parkhead Road in the current MU330 development area in LDP2, thus preserving the more natural southern town boundary and relocate the provision to the proposed sites at Ashgrove.
- 2 A new mixed use development area, "Ashgrove," which is north of the River Erich and bounded by Rattray Burn to the northeast and the town to the west. This would include housing of all tenures designed in an environmentally sympathetic way, preserving as many of the current natural wildlife and established walking corridors as possible.
- 3 The land to the south of Ashgrove Road is proposed as being for mixed development - the existing mill and surroundings being a visitor attraction with the remainder community land/farm, primarily used for food production such as an orchard, soft fruit, allotments, etc.
- 4 To the north of the proposed housing site is a greenspace and community woodland buffer that connects the area in Davie Park and Loon Braes to the countryside to the east of Rattray.



# Our Proposed LDP3 Recommendations



- 5** A new distributor road running from the A926 (Blairgowrie to Alyth road) is proposed to service the site and to connect to a new bridge over the River Erich that would, in due course, connect to the proposed distributor road in MU330. This would give an alternative through-route removing some traffic from the town centre and providing resilience in case the current bridge is compromised in any way. The consultation process highlighted a clear need to relieve the current congestion through Rattray High Street. The bridge would also provides better access to the town for the new residents of Ashgrove to walk or cycle to shops and other key town centre facilities.

Landowners have been consulted on these proposals and are comfortable with them.

- 6** It is proposed that the area to the north of Rattray, Bramblebank, which used to be within the old town boundary, be re-included in LDP3. The land, which is from Craighall Bridge south, bounded by the River Erich and the A93, is on the Snow Road tourist route and is well-placed for visitor development opportunities as well as low density housing. The landowner has been consulted on this proposal and is comfortable with it.
- 7** LDP3 should focus on the need to redevelop the town centre as a first port of call for new development proposals.



# Our Proposed LDP3 Recommendations

- 8 LDP3 should clearly indicate the number of housing units on any development site as being the maximum number of units to be included in any subsequent planning application.
- 9 LDP3 should include a condition for all future developments that a contribution will be made to the town's Community Investment Fund (to be established). This would be similar to the condition in place in the current LDP2 for Auchterarder. The fund would be held by the town's Development Trust for reinvestment in projects to help revitalise the town.
- 10 LDP3 should include a condition to ensure that landlords maintain their properties to a good standard and are energy efficient.
- 11 LDP3 should ensure that the Local Place Plan is included in the planning process and consultation with the town. With regards to residential development, this should include the type, density and design of housing and fit with the environment.
- 12 LDP3 should ensure no further housing is approved in Blairgowrie and Rattray until an infrastructure study has been undertaken by the Development Trust on behalf of the community. The results should then be used to ensure any and all future developments can be supported.
- 13 LDP3 should include a policy on reducing light levels at night - including the Tesco sign when the store is closed.



# COMMUNITY ASPIRATIONS



Any initial comments?  
Are you interested in working through the project?  
Please fill in Survey  
Future workshop & meeting dates:  
17 Sept / 22 Oct / 12 Nov / 10 Dec  
Take pack away, review and send comments to admin  
NEXT MEETING: Tuesday, 17th Sept. 2024 @ 6.00pm



# BLAIRGOWRIE & RATTRAY



## COMMUNITY ACTION PLAN 2021-2026



## Our Community Action Plan

Our Community Action Plan (CAP) captured the ideas and aspirations of our community in 2018 and was updated in 2021. This was the logical place to begin gathering evidence to create our Local Place Plan.

Six themes emerged from the CAP which we used as anchoring pillars during the LPP community engagement in 2024.

They are:

- Economy & Tourism
- Housing & Infrastructure
- Transport & Accessibility
- Health, Recreation & Wellbeing
- Green and Blue Spaces & Biodiversity
- Climate Change & Resilience



# From our Community Action Plan

What our community **likes** about Blairgowrie & Rattray:

**47%** People & Community Spirit

**46%** Environment

**38%** Location

**32%** Nature of the Place

**31%** Local Economy

**15%** Community Activities & Groups

**3%** Transport & Roads

**2%** Heritage

What our community **dislikes** about Blairgowrie & Rattray:

**36%** Town Appearance & Environment

**32%** Local Economy

**29%** Roads, Traffic & Parking

**25%** Community Facilities & Events

**21%** Housing Developments & Infrastructure

**12%** Transport & Access to services

**11%** Community Safety & Behaviour

# Some quotes from our community...

*"It is a very friendly place to live. I feel it is a community-led town"*

*"I love the community spirit Blairgowrie has"*

*"The superb countryside, rural atmosphere, great walks, cycle paths"*

*"The river/ riverside walks"*

*"The best of both worlds. Countryside and shops on your doorstep as well as being central"*

*"Many volunteers and groups make such a difference to the town"*

***"Some of the shops/buildings are in bad repair and bring down the overall look of the town"***

***"Development schemes harm the beauty and wildlife of Blairgowrie"***

***"Lack of facilities, shops, parking and entertainment venues force everyone to travel"***

***"Building so many more houses when the facilities are just not there for local people"***

***"It feels like PKC does not spend as much in Blairgowrie on infrastructure especially as we are Perthshire's largest town"***



# Our Community Action Plan Key Feedback

## Economy & Tourism

- Encourage use of empty shops
- Improve shopfronts
- Improve street furniture, bins & signs
- Wayfinding needed for places of interest
- Artwork in town centre
- Development of venues required
- Co-working space required
- Develop Town Hall
- More accommodation needed

## Housing & Infrastructure

- Rattray health services
- Improve broadband & wifi
- School parking Is a problem
- Town design & development needed
- Cycle/pedestrian bridge needed
- Improve access to health services

## Transport & Accessibility

- Bus services | Rattray bus stop improvements
- Cyclist & pedestrian friendly
- Develop paths & cycle paths
- Explore train service
- Parking strategy
- Rattray High Street safety
- Transport action plan required
- Install more bike storage
- Pedestrian bridge needed

## Health, Recreation & Wellbeing

- Develop community hub
- Indoor activities
- Improve parks
- Rattray health services
- Recreational facilities
- Cyclist & pedestrian friendly
- Davie Park development
- Community Hospital

## Green spaces & Biodiversity

- Improve parks
- Davie Park development
- Continue Rattray Community Garden
- Riverside development

## Climate Change & resilience

- Develop and support renewable energy initiatives
- Cyclist & pedestrian friendly

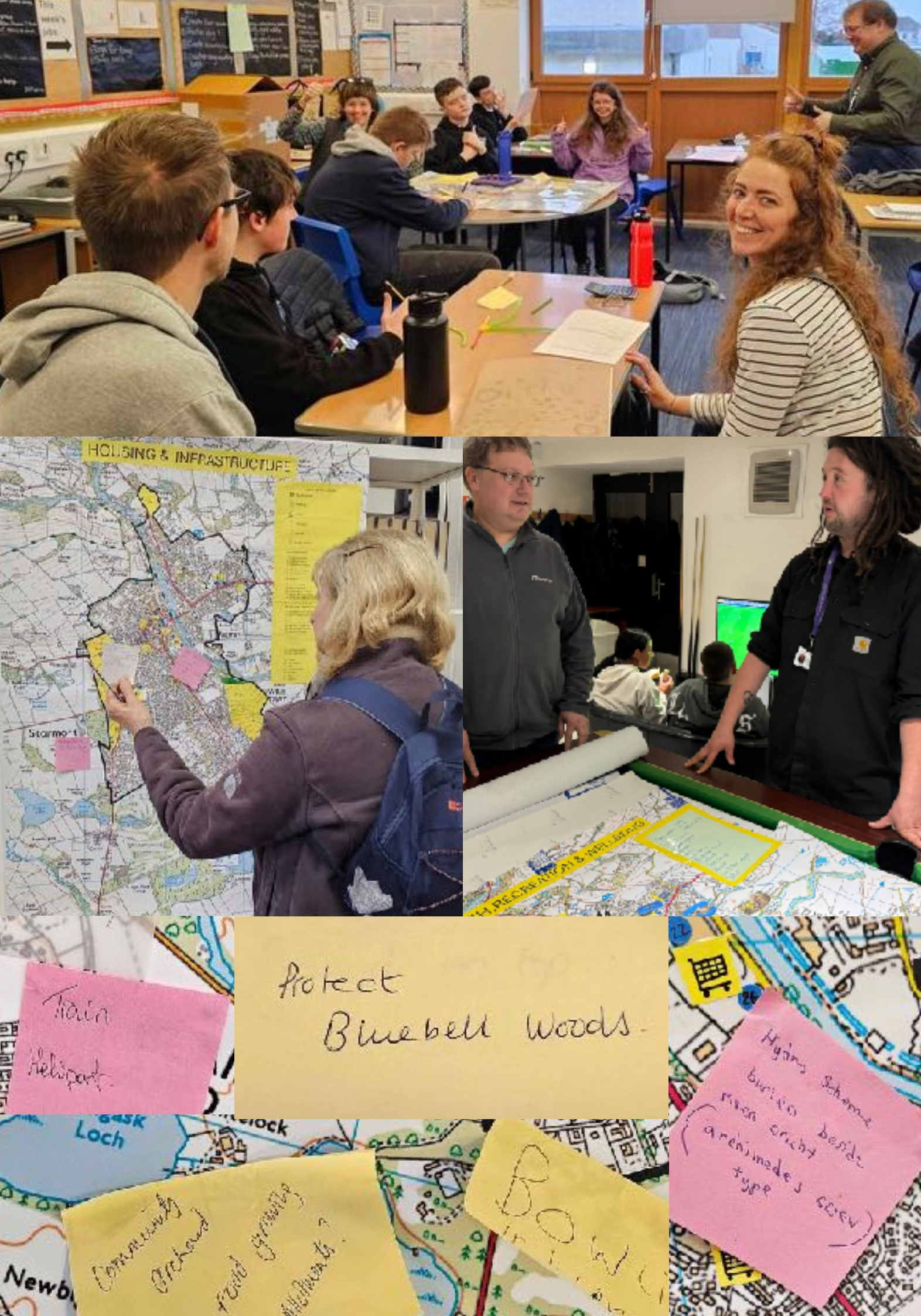


# Community Engagement 2024-25

To capture the thoughts and ideas from our community we undertook the following activities:

- Created and publicised an online survey and made it available on our website, [discoverblairgowrie.co.uk](https://discoverblairgowrie.co.uk)
- Produced paper surveys that were available in businesses, Blairgowrie library, with the maps and at other public events
- Placed information and survey details in two editions of the local Hub Magazine
- A large map was printed for each of the six themes identified and what we have at the moment was plotted
- These maps were then used to encourage discussion both at organised events and drop-in sessions
- Attended two public events (Highland Games and Farmers Market) with the maps
- Held four public meetings
- Organised seven drop-in sessions at the library, SCYD, Blairgowrie High School, St. Catharine's Hall
- Made the maps available in public places for five weeks at the library, SCYD and BARI building
- Held eight working group meetings
- Spoke about the Local Place Plan at numerous public meetings between August and December 2024

Over 1,200 comments were received – see Appendix 3 for the complete list.







Library Drop-in



# Community Engagement 2024-25 Key Feedback

## Housing & Infrastructure

- Increase health and dental services
- Better mix of town centre living and developments
- Developments should be built to fit the natural environment
- Safe wheel and walk pathways around/across and through town
- Hospital with A&E
- Increase solar panels on housing
- Look at road/path layout and consider pedestrianising the High Street
- No new developments until we baseline infrastructure capacity
- No more high-density developments

## Economy & Tourism

- Increase variety of shops
- Increase number of cafés and restaurants and improve the opening hours
- Improve look of town centre/attraction/themes
- Information Centre and better signage to places of interest
- Heritage Centre/Trail
- Vibrant events/festival spaces
- Co-working space
- Hotel (designer/destination hotel)



# Community Engagement 2024-25 Key Feedback

## Transport & Accessibility

- Increase bus services/transport links around town and to neighbouring towns/glens
- Create safe wheel and pedestrian friendly routes to increase active travel opportunities
- Improve car parks and signage to car parks
- Explore train service
- Secure bike locking spaces
- Consistent and enforced speed limit
- Wheel and pedestrian bridge
- Car clubs
- Walk and wheel route map

## Health, Recreation & Wellbeing

- Develop community hub for all ages
- Indoor activities – laser tag/ice skating/soft play/escape rooms/arcades etc
- Another skate park
- Cycle and wheel routes
- Mountain bike trails
- parkrun
- Running tracks
- Spaces for young to meet
- Building for spiritual wellbeing
- Recreational facilities
- Gig venues/open mic/music/dance studios
- Outdoor events/festival spaces
- Cycle hub



# Community Engagement 2024-25 Key Feedback

## Green and Blue Spaces & Biodiversity

- Improve play parks
- Increase nature corridors
- Increase community food growing spaces
- Develop the riverside with multi-functional and environmentally beneficial improvements
- Eco-tourism/river/nature trails
- Create wildlife areas
- Community woodlands
- Wild food/foraging trails
- Nature walks and nature reserve
- Biodiversity friendly lighting

## Climate Change & Resilience

- Provide renewable energy
- Increase Electric Vehicle charging points
- Car share spots
- More solar on roofs and solar farms
- Small hydro scheme
- Retrofit town centre buildings for mixed use – housing/hospitality/retail/health centre/entertainment
- Review pedestrian danger spots and make safe
- “No Idling” signage at park and drop



# Community Local Place Plan Steering Group



**Lesley McDonald**

BRDT Operations Officer  
Business, Sustainability  
& Environment



**Steve Johnson**

BRDT Development Officer  
Engineer, Finance, Website  
& Communications



**Linda Tait**

BRDT Trustee  
Retail & Hospitality  
Design & Development



**Stuart Nichol**

Volunteer  
Architect  
Planning Authority



**Leith Hill**

BRDT Trustee  
Business Consultant &  
Executive Coach



**Peter Thomson**

BRDT Trustee  
Business / Land owner  
Fruit Farmer



**Maddie Thomson**

Volunteer  
Digital Marketing  
Planning



**Nathan Jamieson**

Volunteer  
Energy, Sustainability  
Environment & Climate  
Resilience



**Jamie-Louise Morrison**

Volunteer  
Climate and Sustainability  
Blairgowrie & Rattray  
Community Council



# Local Councillors' Local Place Plan Support

## Caroline Shiers

Conservative Local Councillor

"Thank you to Blairgowrie and Rattray Development Trust for ensuring the communities of Blairgowrie and Rattray can have their voices heard in the future planning of the town.

"It has been encouraging to see them ensuring everyone from the young to the young at heart have their views captured as part of the Local Place Plan process. I look forward to seeing all the views captured and using this to help inform future decision making."

### Community Councils Consulted:

Blairgowrie and Rattray  
Alyth  
Coupar Angus  
Mount Blair

Spittalfield and District – no community council established as confirmed by C. Grant, Senior Elections and Community Council Officer, PKC on 5 Feb 2025.

## Bob Brawn

Conservative Local Councillor

"The Blairgowrie and Rattray Local Place Plan has been created following an extensive public consultation exercise including as many residents as possible, along with several meetings to update progress. All has been driven by the Development Trust.

"This Plan outlines the way in which residents would like to see the town develop over the coming years, looking at its existing assets and infrastructure, to best adapt to future needs and allow it to be the best it can be.

"Furthermore, it looks to lay out how the town can fulfil its obligation to provide future housing and where that housing should ideally be sited. Once submitted, the Plan should play a part in the development of the next Local Development Plan being produced by Perth and Kinross Council and due in 2027."

## Tom McEwan

SNP Local Councillor

"Local Place Plans are an extremely important part of the jigsaw that makes up community development and engagement with the Council and bodies external to local government.

"These plans describe the aspirations of a community and where pressures around infrastructure and local resources can be identified and prioritised.

"Local Place Plans can be essential to a town or groups within a town's ability to attract funding and support and have at their heart the drive to make our local communities better for all."



# Level and Nature of Community Support

Throughout the consultation process we were pleasantly surprised at the amount of engagement from local residents and the variety of people who chose to comment. Having spoken with many people in person and know many people who have filled in the survey form, we are confident in saying we have received interest and comment from many age groups, lifestyles and walks of life across our town.

Engagement was positive, supportive and plentiful in the number of ideas put forward – 1200 comments in all. In person sessions at the library, public events, Strathmore Centre for Youth Development (SCYD) and high school saw engagement from all ages.

Feedback received was all positive (see examples on next page) bar one comment about a potential conflict of interest which has been addressed.

The overall sense from the process and resulting document has been extremely positive, supportive and garnered a real and encouraging desire to build on the plan and together, begin implementation.

## Local Place Plan Public Presentation

29th March 2025

We went through the Local Place Plan page by page explaining relevant points and encouraged discussion of which there was a fair amount. The Local Place Plan content was supported throughout although most were sceptical about how much would be taken on by the LDP.

At the end of the presentation, which lasted 1 hour and 40 minutes with the discussions, those present gave a round of applause to show their appreciation and support. There were 21 People in attendance.



# Examples of Support during the Information Notice Period

## **Email** (16th March, 2025)

*Wow. What a fantastic effort with the Local Place Plan! Hard to find fault with any of the proposals.*

*We moved to Blairgowrie 2 years ago, but given the rapid decline in both the town centre and public transport in that short a period of time we were definitely planning on moving away before we retired in a few years time.*

*The Local Place Plan has given us renewed hope for the town we initially fell in love with, and gives us lots of reasons to stay. A dental practice that actively took NHS patients (rather than the current years long local wait list or schlep through to Dundee) would be a boon.*

*The railway connection should be the #1 priority — it would make Blairgowrie accessible for all, not just those that can afford a car. Getting Stagecoach to reinstate bus services it removed comes a close second although PKC taking buses into public ownership as in Edinburgh would probably be a better, cheaper solution — perhaps creating a local TfP — Transport for Perthshire to manage them.*

*We'd love to be more involved if possible — please let us know how we can help the Trust in achieving the better Blairgowrie outlined in the LPP.*

## **Email** (25th March, 2025)

*Thanks very much for the invitation, but we will be unavailable to attend. However the Plan has been read several times and meets with our wholehearted support.*

*Well done to all those who have contributed to this document over the years of development.*

## **WhatsApp Message** (7th March, 2025)

*Hello, I read the local place plan on my journey home - nice job! Let me know how I can help implement 😊*

## **Potential Conflict of Interest:**

It was brought to our attention there was a question asked of a potential conflict of interest due to two members of the Local Place Plan working group being landowners, however, as stated in the plan, landowners were excluded from discussions on the use of potential land used for development. Thus, removing any conflict of interest.

One of the aims of the Local Place Plan process is to encourage community engagement; be that property or landowners as well as residents and developers. This allows all stakeholders to obtain a clear picture of the towns' desires and resources to help inform the next Local Development Plan process.



# Community Engagement Calendar 2024-25

## Community Sessions

### 2024

<b>19th Aug</b>	Initial public launch meeting
<b>2nd Sep</b>	Highland Games stand
<b>17th Sep</b>	Steering group meeting
<b>27th Sep</b>	Boundary sub-committee meeting
<b>28th Sep</b>	Farmers Market stand
<b>4th Oct</b>	Drop-in at SCYD - young people's views
<b>12th Oct</b>	Drop-in at SCYD - young people's views
<b>17th Oct</b>	Boundary sub-committee meeting
<b>22nd Oct</b>	Steering group meeting
<b>30th Oct</b>	Open Spaces forum
<b>1st Nov</b>	Drop-in at Blairgowrie Library
<b>5th Nov</b>	Drop-in at Blairgowrie Library
<b>8th Nov</b>	Drop-in at Blairgowrie High School
<b>9th Nov</b>	Drop-in at St. Catharine's
<b>14th Nov</b>	Drop-in at Blairgowrie High School

## Map Tour

Blairgowrie & Rattray Highland Games  
Blairgowrie Library  
Farmers Market (Wellmeadow)  
BARI Building  
SCYD Youth Centre  
Climate Cafe  
Local Schools

<b>18th Nov</b>	Community progress review
<b>9th Dec</b>	Community review draft
<b>2025</b>	
<b>13th Jan</b>	Working group meeting
<b>16th Jan</b>	Meeting with PKC Planning
<b>19th Jan</b>	Steering group meeting
<b>3rd Feb</b>	Steering group meeting draft review
<b>12th Feb</b>	Steering group meeting document review
<b>21st Feb</b>	Complete document
<b>24th Feb</b>	Submission-ready document review
<b>28th Feb</b>	Issue for consultation
<b>28th Mar</b>	End of consultation
<b>29th Mar</b>	Steering group review and implementation
<b>29th Mar</b>	Public presentation of document for registration
<b>4th Apr</b>	Local Place Plan Registration

## Surveys

Around Town  
Business Survey  
Hub Magazine (QR code provided)  
Online



# LOCAL PLACE PLAN BOUNDARY & MAPS

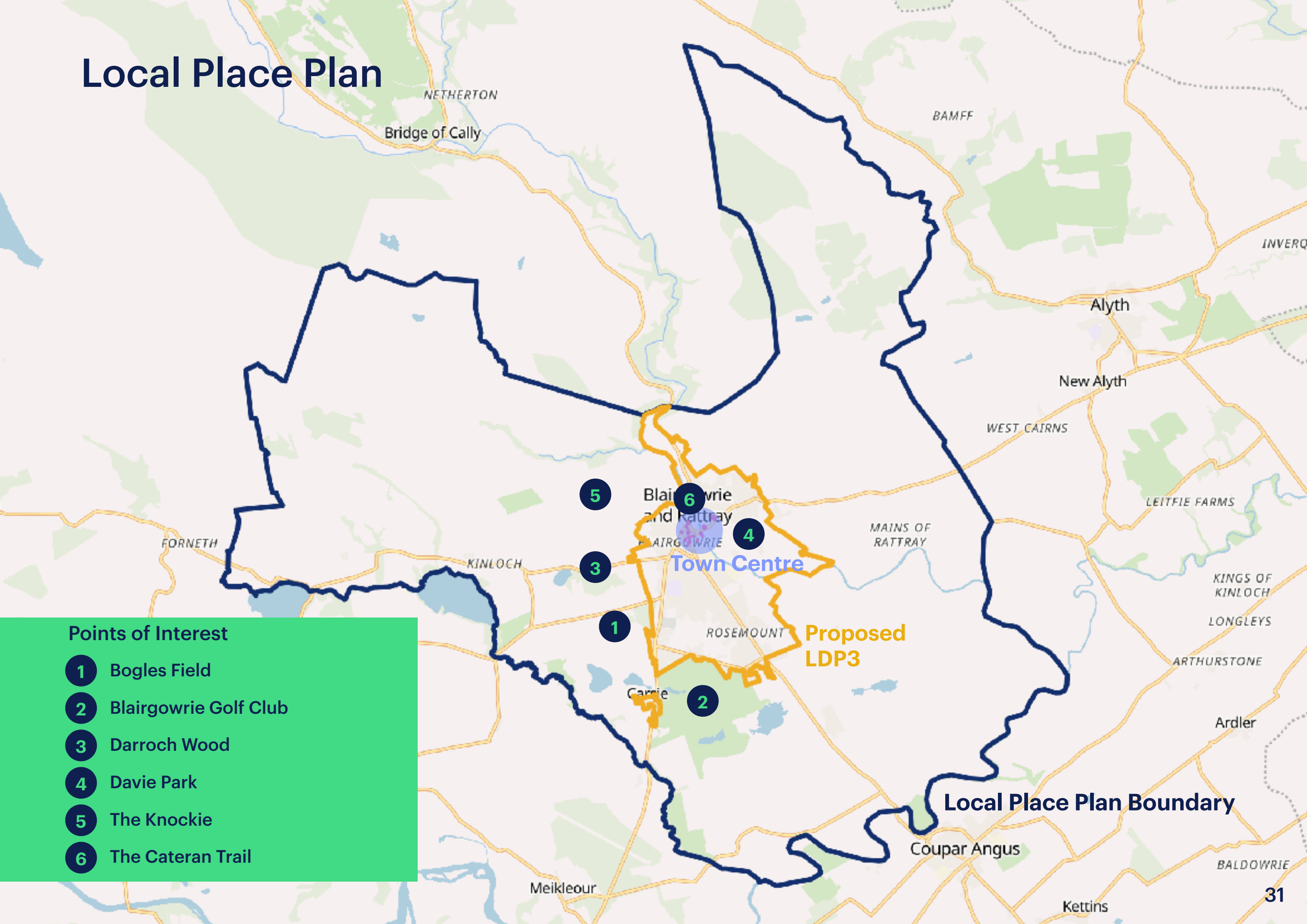


Being the largest town in Perth and Kinross, Blairgowrie and Rattray requires consideration of our town centre as well as the wider Local Place Plan boundary, therefore our approach to our Local Place Plan reflects this.

We have set out the communities' requirements for a revised LDP3 settlement boundary along with new proposals and policy changes to be taken into consideration for the upcoming LDP3.



# Local Place Plan



## Points of Interest

- 1 Bogles Field
- 2 Blairgowrie Golf Club
- 3 Darroch Wood
- 4 Davie Park
- 5 The Knockie
- 6 The Cateran Trail

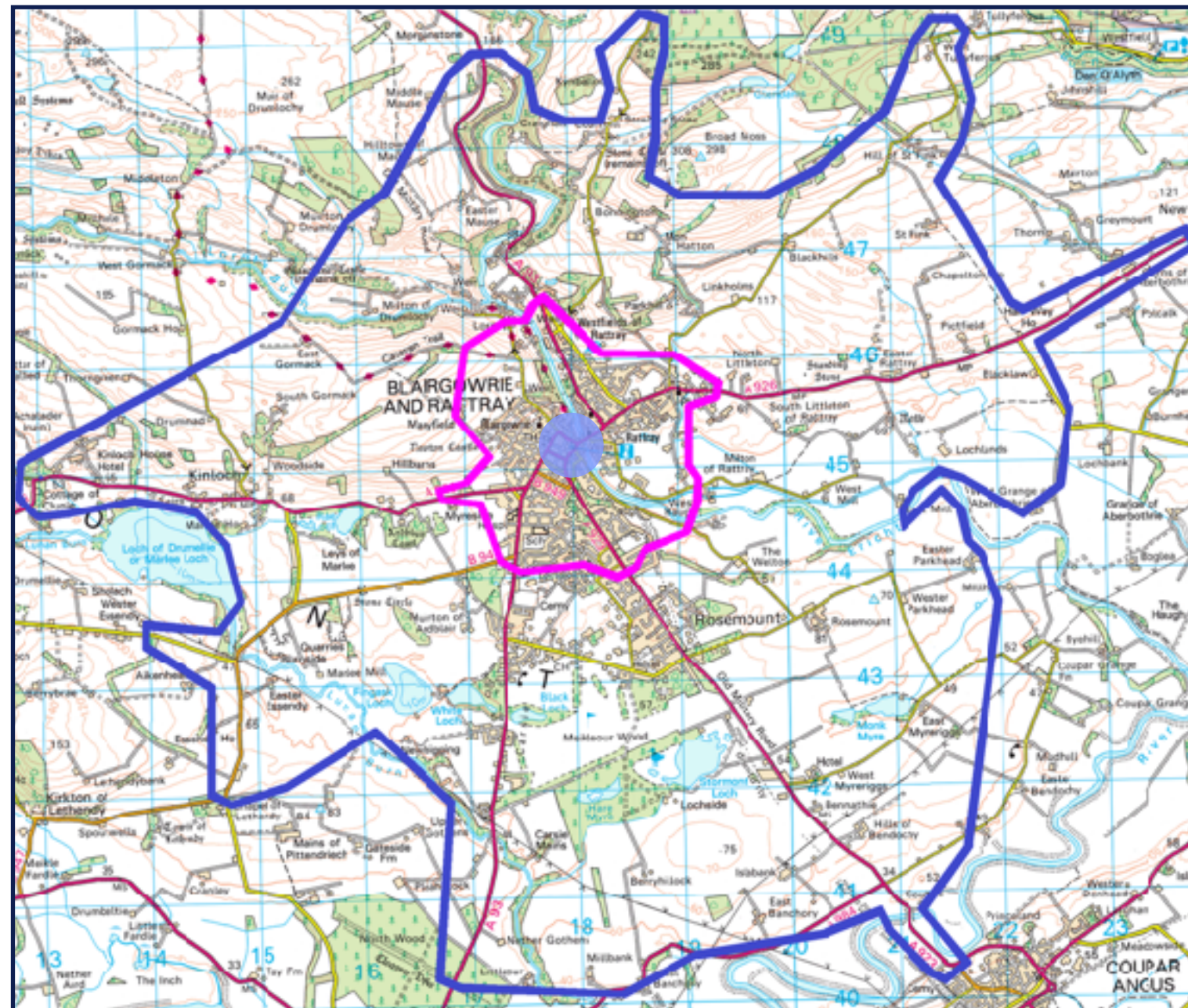
Local Place Plan Boundary

Proposed  
LDP3

Town Centre






# Local Living and 20-Minute Neighbourhoods



Map used with permission from Perth and Kinross Council

## LEGEND

-  Town Centre
-  20 Minutes Walking
-  20 Minutes Cycling

## Policy 15

### **Local living and 20-minute neighbourhoods.**

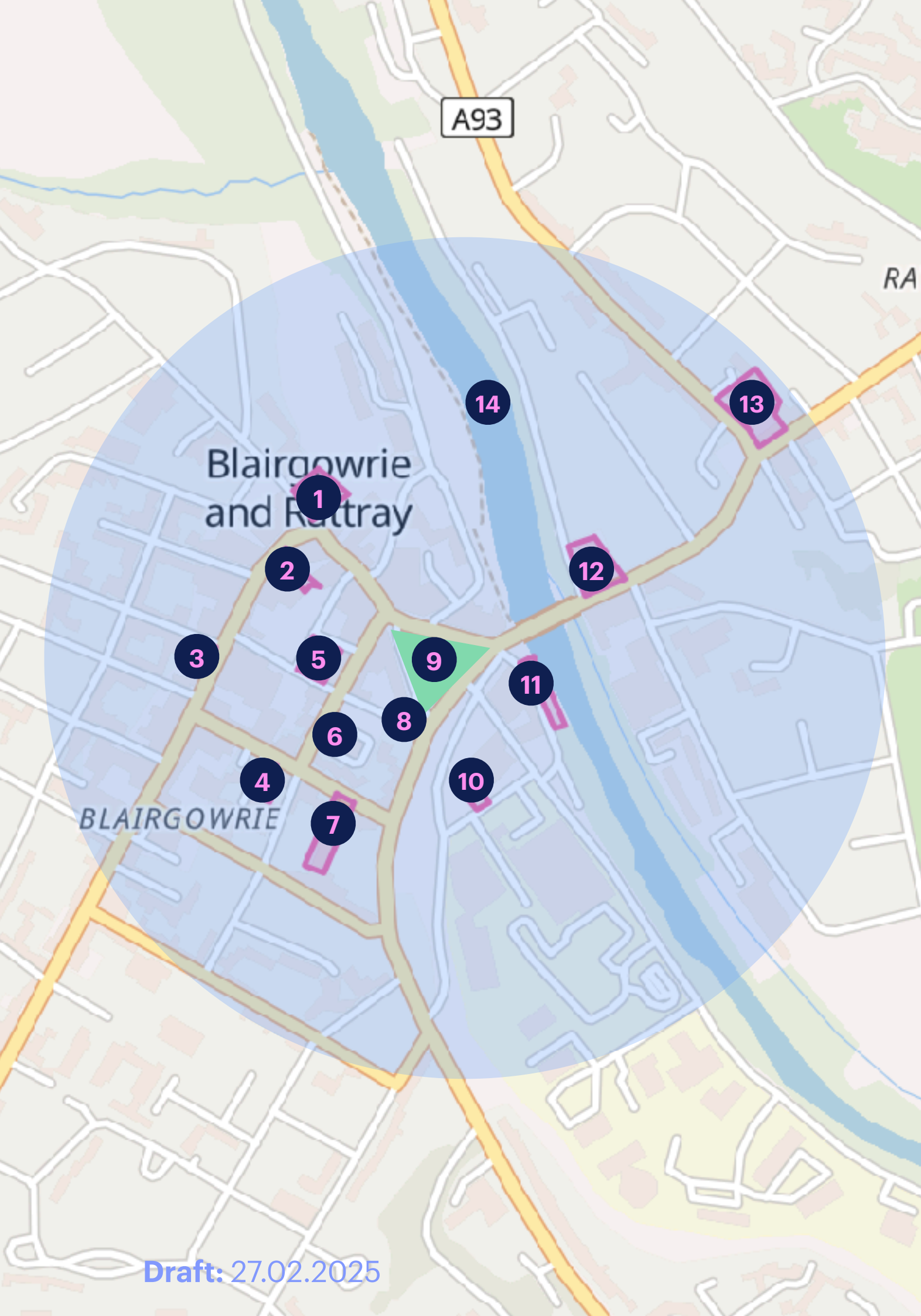
*To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.*

**85% of households in Blairgowrie and Rattray live within a 20-minute walking distance of the town centre. Enhancing our town centre is crucial to achieving the benefits of a 20-minute neighbourhood.**



# Town Centre

Being the largest town in Perth and Kinross, Blairgowrie and Rattray requires consideration of our town centre as well as the wider Local Place Plan boundary, therefore our approach to our Local Place Plan reflects this.



- 1 The Royal Hotel (vacant)
- 2 M&Co (vacant)
- 3 BARI Building
- 4 Howes Auction House
- 5 Police Station
- 6 46 Leslie Street
- 7 St Mary's South Church (vacant/risk register)
- 8 Public Toilets
- 9 Wellmeadow
- 10 Old Co-op Building
- 11 Tannage Street Building
- 12 Little's Restaurant (vacant)
- 13 Former housing office, Rattray
- 14 River Erich



# THEMES, PRIORITIES & ACTIONS





# Our Themes

## Housing & Infrastructure

Making sure our healthcare, education, transportation and other services develop capacity - without compromising services - to meet the needs of new housing developments.

## Economy & Tourism

Making the most of our town so that it is a vibrant and attractive place to visit, live and work, offering more and better facilities to the growing population and supporting local businesses.

## Transport & Accessibility

Enhancing active and sustainable transport, connectivity, and accessibility for residents and visitors to key destinations, services, and recreational areas.

## Health, Recreation & Wellbeing

Improving our facilities and future-proofing our recreational assets. Building on the work already being done to tackle health, wellbeing, inclusivity and inequality.

## Green and Blue Spaces & Biodiversity

Protecting and nurturing our natural environment - including nature corridors, parks, fields, ponds and the river - for all species and creating spaces where nature and humans can coexist.

## Climate Change & Resilience

Reducing carbon emissions whilst developing efficient solutions to run homes. Building resilience to better cope with current and future harmful events.



# Housing & Infrastructure

PRIORITIES AND ACTIONS





# Housing & Infrastructure

## PRIORITIES

Our proposed LDP3 recommendations include the following priorities:



### Ashgrove

Extension of the boundary from Davie Park to Ashgrove creating a logical and compact settlement. The landowner has been consulted and is supportive of the proposals.



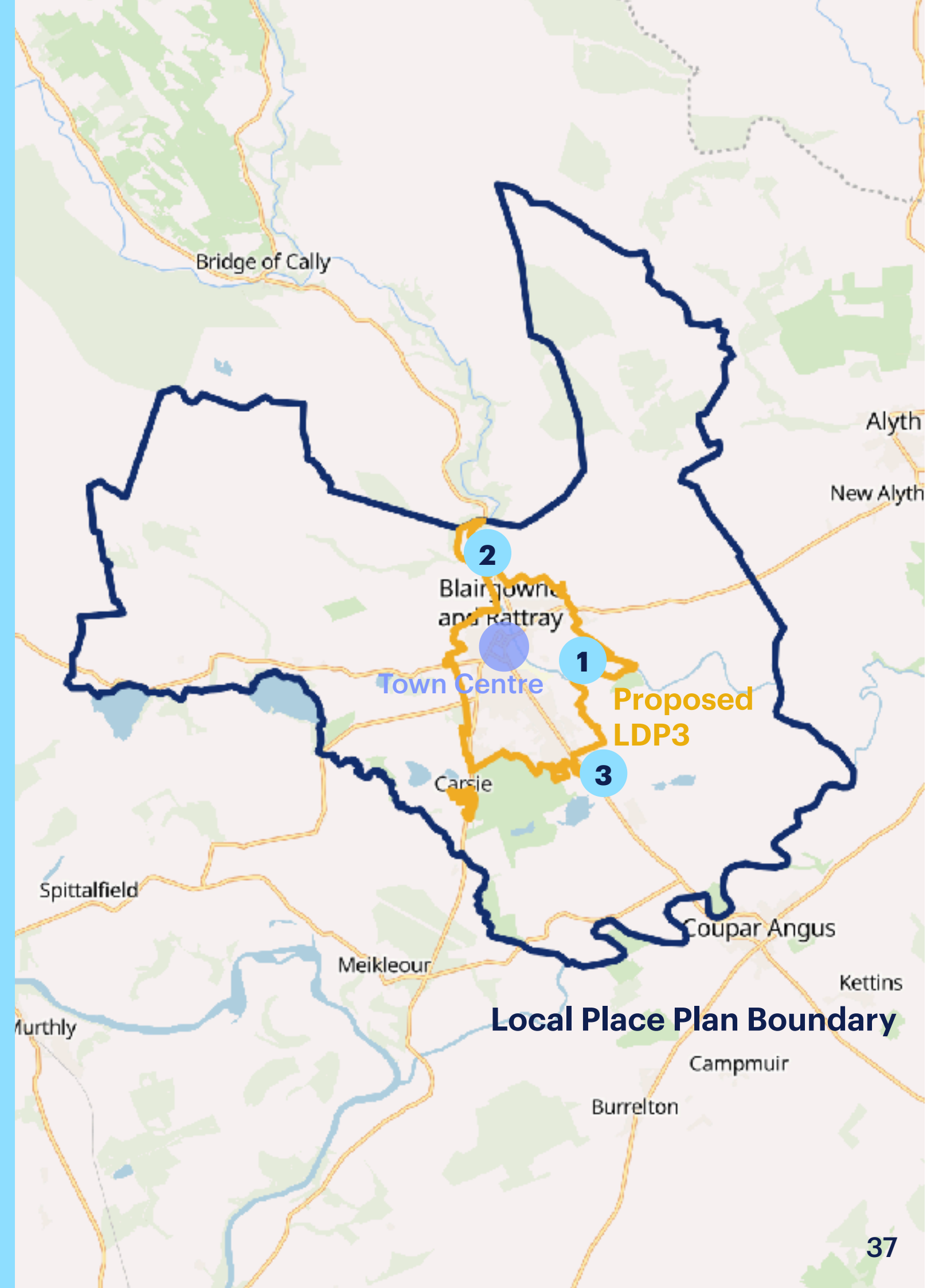
### Bramblebank & Westfield

Returning that area of the town into the boundary and creating a welcoming entrance to Blairgowrie and Rattray from Glenshee.



### Reducing MU330 (LDP2)

Reducing the size of MU330 from the original LDP2 to realign with NPF4 and the 20-minute neighbourhood approach. This is now possible as other, closer alternatives are available (see above).





# Housing & Infrastructure

## PRIORITIES

### Access

Comments have overwhelmingly highlighted the need to focus on the re-establishment of a vibrant town, with excellent safe access for all - whether walking, cycling or driving - with adequate provision for parking and excellent signage.

The town needs to become better connected to other areas with a safe network of walking and cycling routes through the town and further afield. These routes, where possible, should be designed to become nature corridors, increasing biodiversity and to celebrate the town's long history and cultural heritage.

### Open Spaces

A focus is needed on the use of open spaces for social purposes for all ages and, in particular, a need to improve the number and quality of existing play and recreational facilities for younger generations is required.

### 20-Minute Neighbourhoods

New housing provisions should be encouraged where possible within the town centre, or should be located as close to the town centre, as possible to enable easier non-vehicular access to services and facilities

### Development Numbers

There has been considerable concern expressed by local communities regarding the numbers of houses that developers try to fit on development sites. The number of housing units for which detailed planning consent is

applied for often far exceeds the numbers of units indicated in the LDP. This situation should be avoided wherever possible.

### Improve Attractions

There is a need to improve attractions for visitors and locals alike, including events spaces, increasing the number of available hotel rooms, and celebrating history and culture, in a welcoming environment at local establishments.

### Recycling

A wider provision of recycling facilities is needed for residents and visitors alike.

### Ratray

Ratray should be a priority for future development of retail and community facilities and services.

### Health Services

There is considerable concern and frustration in the community that health service provisions are at capacity and need to be expanded to cope with rising demand resulting from population increase, new housing developments and greater demand from an ageing population.

All health care services are affected, including medical care, dentistry, and , podiatry for example. It is also noted, as with other services in the town, Ratray has no such provision and any expansion should consider Ratray as a priority.



# Housing & Infrastructure

## DETAILS & ACTIONS

### Access

Produce an overarching plan for safe non-vehicular routes to connect all parts of the town and beyond, to and through the town centre. This would include a new bridge over the river which would also increase resilience, should the existing single bridge be compromised. The plan should consider pedestrianisation of parts of the town to link open recreation spaces to the route network.

Review car parking provision and access and improve signage and charging structures.

### New Developments

Provision in LDP3 should focus new development in or as close to the town centre as possible.

### Open Spaces

Produce a greenspace plan to improve and increase provision of greenspace, including play and recreational facilities.

### Development Site Numbers

LDP3 should make it clear that the number of housing units indicated on any development site should be the maximum for which planning applications are accepted.

### Recycling

Working with PKC to develop a greater network of recycling opportunities and initiatives.

### Health Services

Work with health care providers is essential to assess the capacity of existing facilities and to plan for either the expansion of services using existing facilities or for new facilities to meet demand. At present, there is no health care provision in Rattray.

Work with NHS Tayside to consider improvement and expansion services delivered through the Community Hospital to reflect that Blairgowrie and Rattray is the largest town in Perthshire and also serves as a 'market town' for the surrounding hinterland, and, in particular, the rural glen areas of Eastern Perthshire. An Accident and Emergency Department is particularly required.

Our community has requested that a fully operational Cottage Hospital a new purpose-built hospital is secured for the area. If the latter, then the Cottage Hospital should become a space for the additional GP, dentistry, podiatry and other health care services.





View of Blairgowrie from the Arblair Trail



# Economy & Tourism

PRIORITIES & ACTIONS





# Economy & Tourism

## Priorities



1

### Ashgrove

Enabling mixed-use development around the Ashgrove Mill will provide opportunities to celebrate this part of the town's heritage and enhance the visitor experience.



2

### Bramblebank & Westfield

This area could be a natural gateway to the town, encouraging visitors to enjoy the riverside setting while supporting local businesses.



3

### Bogles Field

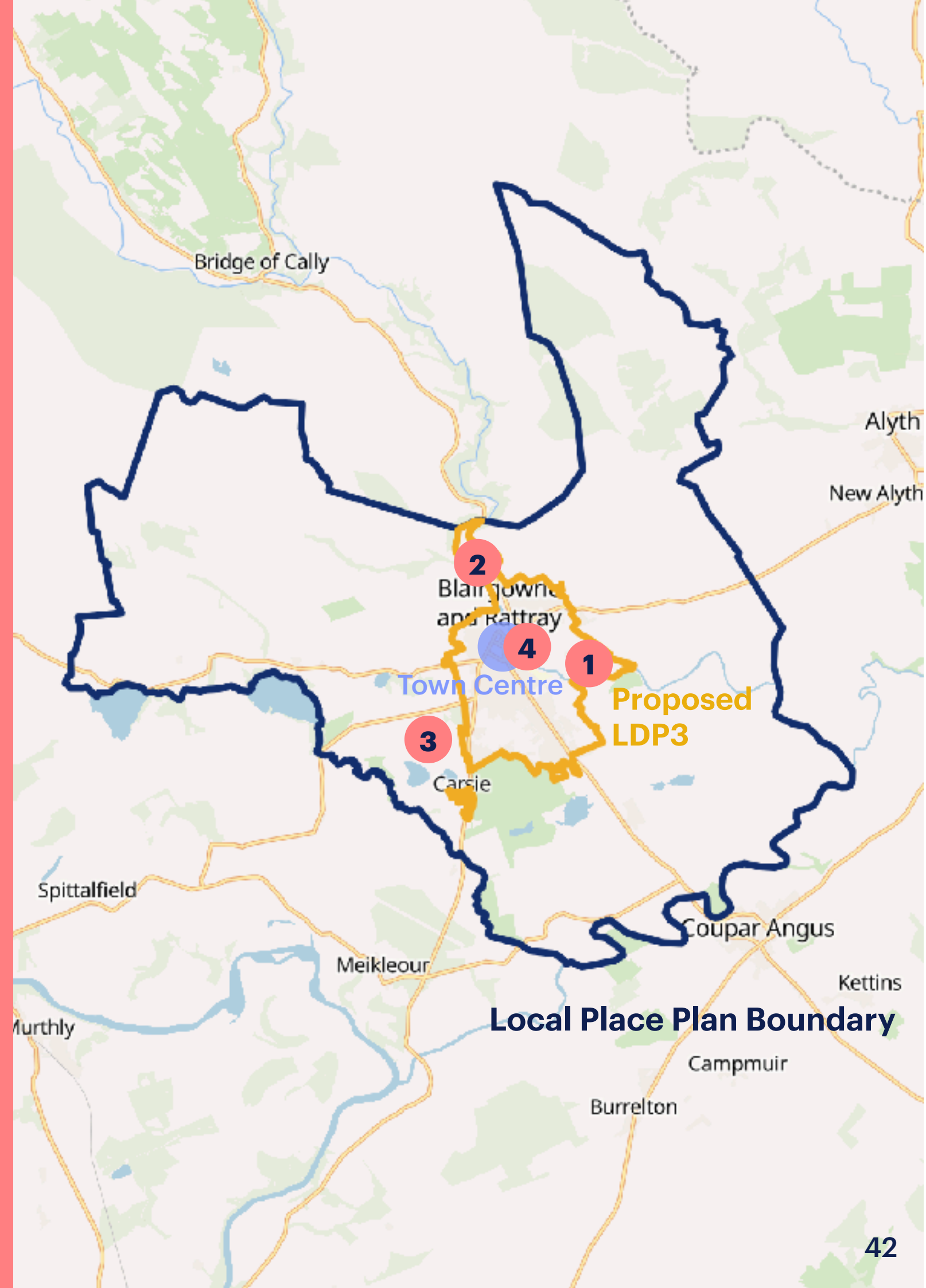
This space could be used as part of efforts to increase outdoor activities/festivals/entertainment.



4

### Ericht Riverside

The Ericht riverside is an ideal space for history and heritage trails, nature and foraging trails and social activities for all ages.





# Economy & Tourism

## PRIORITIES

### **Riverside**

The development of the riverside area could significantly enhance both the tourism offering and local community engagement by integrating a history/heritage centre and/or a heritage trail that tells the story of the region. This cultural addition could attract visitors and locals alike, fostering a deeper connection to the area's past.

### **Holiday Accommodation**

To complement this, a youth hostel, camping park, or camper van space would provide much-needed holiday accommodation, catering to those seeking affordable, nature-based lodging. With associated facilities such as washrooms, picnic areas, and bike rentals, the space would appeal to outdoor enthusiasts.

### **Open Spaces**

Additionally, a designated open space could serve as a venue for festivals, events, and gatherings, offering a vibrant hub for the community.

This combination of development and use of open spaces would create a multi-faceted destination that celebrates the area's natural beauty, history, and social life.

### **Town Centre**

The suggestions for the town centre (outlined in the Town Centre section) also cover economy and tourism and will support this section, which covers the wider area.

### **LDP3**

The suggestions for housing and infrastructure also include some of the following areas - Ashgrove, Bramblebank and Westfield, and our aim is for them to be included in the LDP3.



# Economy & Tourism

## DETAILS AND ACTIONS

### 1 Ashgrove

The area surrounding Ashgrove Mill is deeply connected to Blairgowrie and Rattray's heritage, both as a historic spinning mill and as part of the town's berry-growing tradition. Enabling mixed-use development around the mill will provide opportunities to celebrate this heritage enhance the visitor experience and supporting the local economy.

Community feedback from the Local Place Plan process and the Community Action Plan has highlighted a strong desire for a dedicated space to celebrate the town's heritage, whether through a heritage centre or trail. The Ashgrove site is ideally suited for this, combining a Grade II listed building and a short, accessible route into town.

Another key priority that has been identified is the need for a campervan stopover area. With existing infrastructure already in place at Ashgrove, including utility connections and a renewable energy source, this site presents a quick-win opportunity to provide much-needed facilities that will generate economic benefits for the town.

In summary, Ashgrove offers significant potential for both community and commercial enterprises to thrive, thanks to its range of buildings and available space.

**Action:** Include area in LDP3 as mixed use development of tourism, housing, community and commercial businesses.

### 2 Bramblebank and Westfield

The A93 is a key tourist route, and enabling mixed-use development at Bramblebank and Westfield will help attract more passing traffic to stop and explore this area. This will create a natural gateway to the town, encouraging visitors to enjoy the riverside setting while supporting local businesses.

**Action:** Include area in LDP3.

### 3 Bogles Field

Bogles Field on the Dunkeld Road is an open space that is already used for festivals and events such as the Blairgowrie and Rattray Highland Games, the Alyth and District Agricultural Show and the CATERAN YOMP, demonstrating its suitability for such activities and entertainment.

**Action:** Include in LDP3 as an area suggested in the Local Place Plan for increasing the number of outdoor festivals, entertainment and activities.

### 4 Erich Riverside

With the River Erich flowing through Blairgowrie and Rattray and the riverside area steeped in local history, this is a space that should be included in LDP3 when thinking of history and heritage trails, nature and foraging trails and social activities for all ages.

**Action:** Include in LDP3 as an area suggested in the Local Place Plan for history, heritage, nature and foraging trails as well as an intergenerational social space.





Image: CraicN Communications

Blairgowrie & Rattray Highland Games



# Transport & Accessibility

PRIORITIES AND ACTIONS





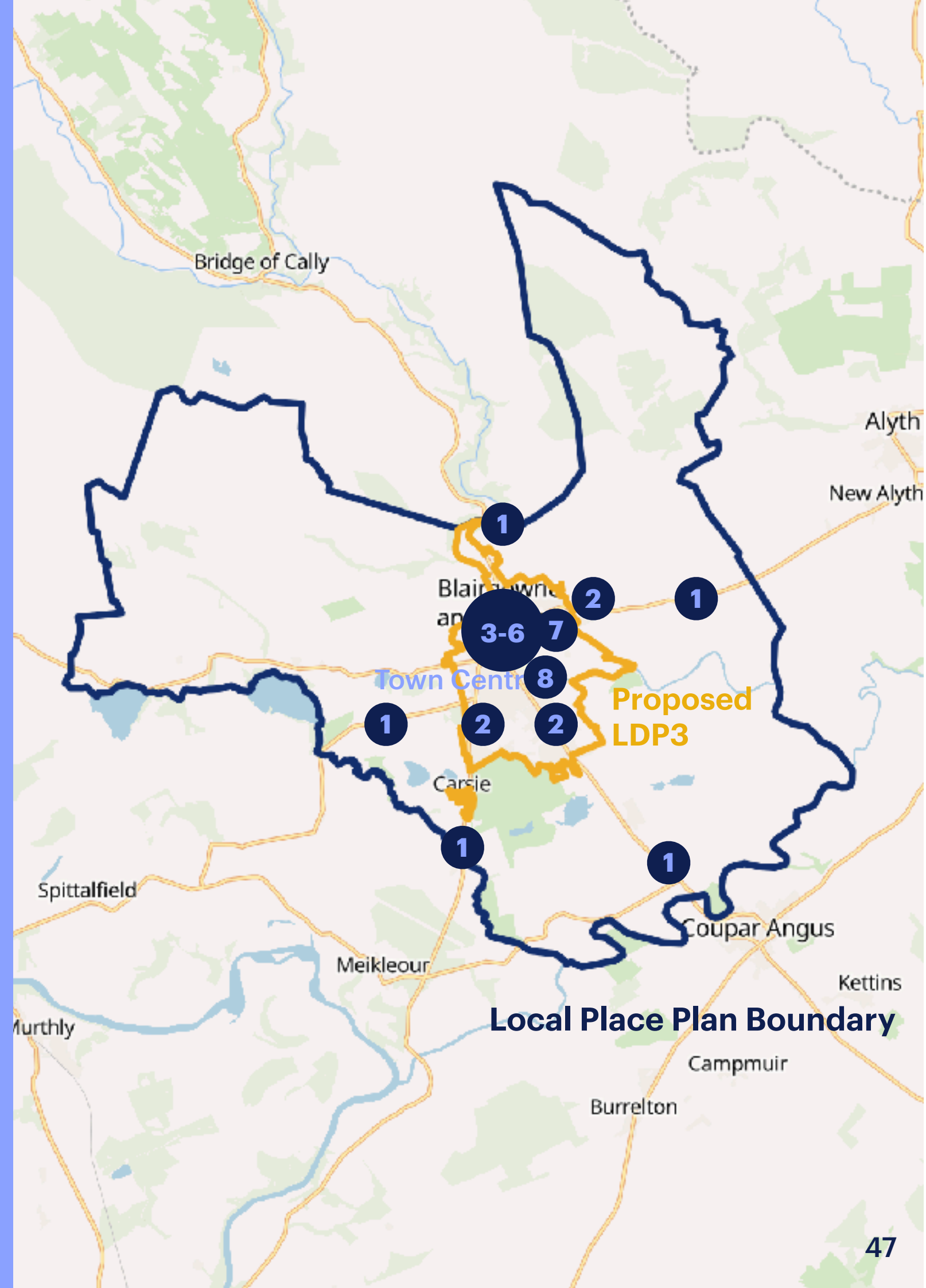
# Transport & Accessibility

## PRIORITIES

Both the Community Action Plan and community engagement throughout the Local Place Plan process highlighted a strong desire for more sustainable active travel solutions, such as changing road layouts, introducing a new bridge, pedestrianisation, and creating more walking and wheel-friendly paths and networks. These improvements aim to create a safer, more inclusive, and environmentally-friendly transport system that encourages walking, cycling, and wheeling.

Improving transport links to nearby towns and glens is also a key focus, aiming to better connect communities and further promote sustainable travel. Our proposal includes enhancing public transport with intermodal hubs where people can switch between walking, cycling, and public transport. A car-share scheme and clearer, more user-friendly car parks and signage are also seen as priority.

- ➊ Various transport routes in and around the town
- ➋ Town centre, key transport routes
- ➌ Car parks in the town centre
- ➍ Proposed Cycle Hub
- ➎ Transport hub area near bus terminus area
- ➏ Proposed lockable bike storage in the town centre
- ➐ Rattray High Street and Boat Brae speed limit
- ➑ Pedestrian/wheeling bridge over the River Ericht
- ➒ Online, paper copies and street signs with map of safe walking and wheeling routes





# Transport & Accessibility

## DETAILS AND ACTIONS

### 1 Various Transport Routes

To encourage more sustainable travel, there needs to be more (and affordable) bus services/transport links around town and to neighbouring towns and glens.

**Actions:** Engage with local authorities and transport providers to assess needs and explore options for expanding and improving bus services. Gather community feedback to ensure the services meet demand and are affordable. Explore funding opportunities and collaborate with neighbouring towns to create integrated transport routes. Develop a proposal to highlight the benefits of sustainable travel and promote awareness to encourage usage.

### 2 Town Centre - Key Transport Routes

Blairgowrie and Rattray is well located to walk and wheel between residential, commercial and recreational areas as well as to/from other transport links. Safer wheel and pedestrian-friendly routes need to be created to increase active travel opportunities in the town and surrounding areas.

**Actions:** Explore options around repurposing the disused railway line into a walk and wheel route. Conduct a safety and accessibility audit of key routes, engage with stakeholders for input, and collaborate with local authorities and urban planners to design improved pedestrian and wheel-friendly infrastructure.

Explore funding sources and ensure accessibility for all, including people with disabilities. Develop a phased implementation plan, prioritising high-need routes, and promote active travel through local campaigns to encourage usage. Review road layouts and explore potential of other on and off-road routes.

### 3 Car Parks In The Town Centre

Enhancing town centre car parks by offering free parking will attract more visitors and encourage longer stays, benefiting local businesses. Improved signage will help direct passing traffic to available parking, increasing footfall in the town. Introducing paid electric vehicle charging points can generate revenue while maintaining free general parking, balancing sustainability with accessibility.

**Actions:** Engage with Perth and Kinross Council for permissions and funding, consult with car park landowners regarding partnership options, and involve local businesses to assess support. Coordinate with transport authorities to align with transport goals, work with Electric vehicle charging providers for infrastructure, and seek input from community groups on parking needs and accessibility.



# Transport & Accessibility

## DETAILS AND ACTIONS

### 4 Cycle Hub

A building to host bicycle servicing/repairs, bike hire and a space for workshops to cover topics such as bike maintenance, safety and repairs is essential to increase resident's health and wellbeing while also reducing congestion. Having a facility to maintain bikes and hire e-bikes/cargo/adaptive bikes will support a healthier and more sustainable way of travel.

**Actions:** Engage with community groups, local businesses, and cycling organisations to explore partnerships and identify a suitable location. Secure funding through grants or sponsorships to support bike repairs, hire services, and workshops. Develop a service plan to include e-bikes, cargo, and adaptive bikes while ensuring community input shapes the hub's offerings and promotes sustainable travel. Also connect with an improved public transport service.

### 5 Transport Hub Area near the bus terminus

There is a desire to reinstate the railway which would improve public transport options, offer greater connectivity and facilitate more sustainable travel options to further afield places. The option of more goods being exported/imported by rail could also help reduce those currently travelling by road.

**Actions:** Conduct a feasibility study to evaluate costs, infrastructure needs, and demand while engaging key stakeholders, such as Transport Scotland, Perth and Kinross Council and rail companies, to explore funding and planning. Assess environmental and economic benefits, gather community and business input, and consider interim transport solutions if full reinstatement is not immediately viable.

### 6 Lockable Bike Storage in the Town Centre

Provision of secure bike locking facilities that are under shelter and in safe places, as well as some higher security lockers for expensive specialist bikes or e-bikes, would support healthier and more sustainable travel and leisure travel options.

**Actions:** Engage with local authorities and businesses for input on the proposed locations for secure bike parking. Research and select appropriate facilities, including weatherproof shelters and high-security lockers. Explore funding options, install clear signage, and promote the new bike parking to encourage cycling. Also connect with an improved public transport service.



# Transport & Accessibility

## DETAILS AND ACTIONS

### 7 Rattray High Street and Boat Brae speed limit

To improve safety and reduce confusion, a consistent 20mph speed limit should be implemented along Rattray High Street and Boat Brae, replacing the current 30mph section. This would create safer conditions for pedestrians, cyclists, and drivers, aligning with broader efforts to promote safer streets and reduce traffic speeds in residential and commercial areas.

**Actions:** Engage with local authorities to discuss speed limit changes, conduct traffic studies and consult with community groups. Work with transport planners to implement signage, road markings and traffic calming measures. Explore funding options, launch a public awareness campaign and monitor the effectiveness of the new speed limits.

### 8 Bridge over the River Ericht

Building a pedestrian and wheeling-friendly bridge over the River Ericht would offer a safer, quieter alternative route for foot and wheel traffic, reducing congestion on the main bridge. This second route would improve accessibility, cater to active travel and enhance resilience by providing an option should the main bridge becomes unavailable due to maintenance or other issues. This ties in with our suggestions for LDP3 for Ashgrove and the link road.

**Actions:** Engage with local authorities and transport planners to explore feasibility, conduct an environmental impact assessment, and consult with the community. Work with engineering experts to design an accessible bridge, explore funding options, and promote the project's benefits to the community.

### 9 Safe walking and wheeling routes

Creating a Walk and Wheel route map for the town will highlight cycle paths and safer walking routes, encouraging active travel and improving accessibility. The map will be available online, in printed format and via street signs, providing easy access to information for residents and visitors looking to navigate the town sustainably.

**Actions:** Collaborate with local authorities to map safe routes, design a user-friendly map and create both online and printed versions. Install street signs for navigation, promote the map through local channels and gather feedback for future updates.





Blairgowrie & Rattray Access Network volunteers



# Health, Recreation & Wellbeing

PRIORITIES AND ACTIONS



Image: Kelly McIntyre

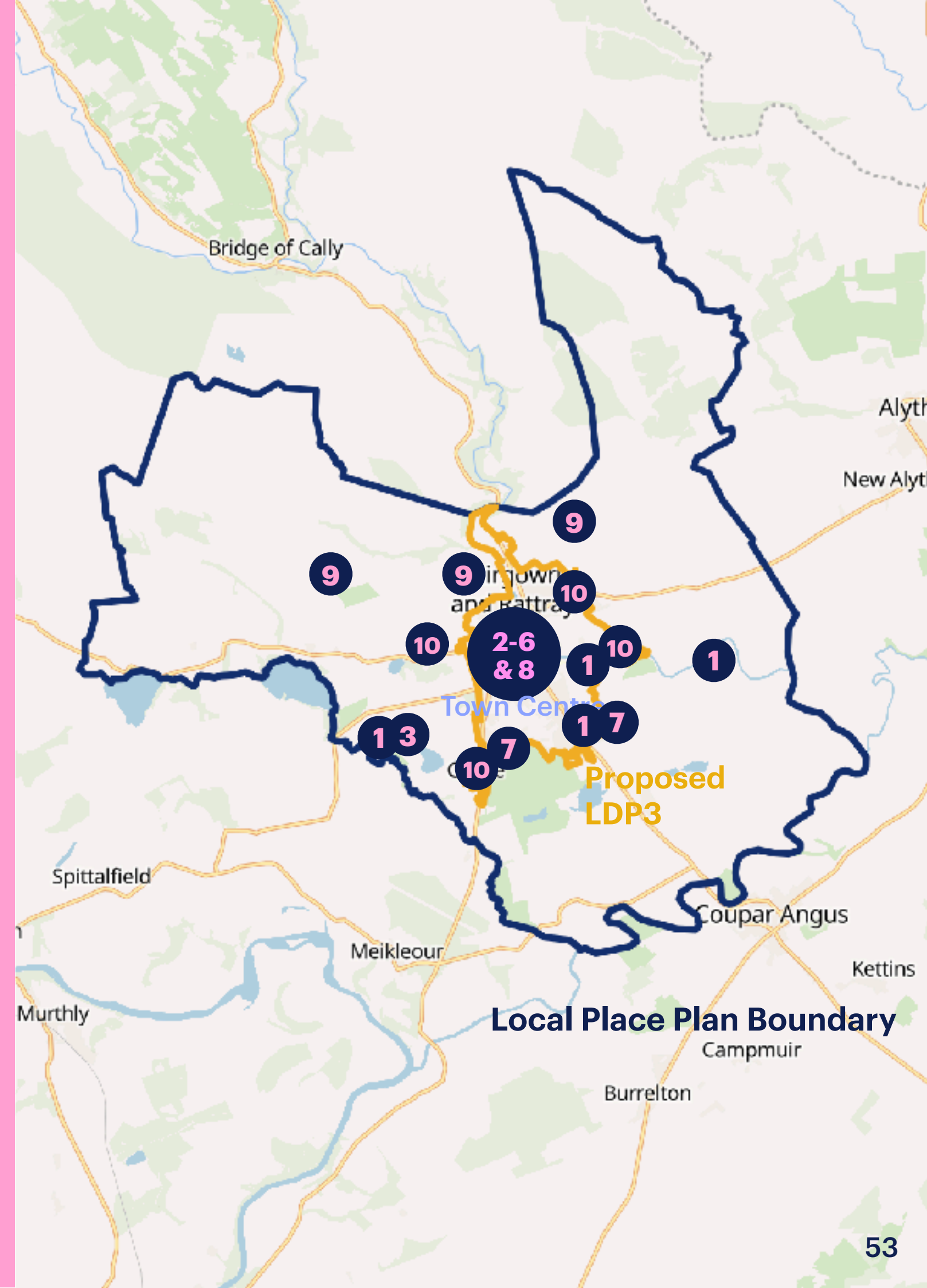


# Health, Recreation & Wellbeing

## PRIORITIES

Comments from community engagement through the Community Action Plan and Local Place Plan highlight the desire for vibrant community spaces where people of all ages can come together to socialise and unwind. The spaces should be designed with inclusivity in mind, offering late afternoon and evening access for everyone to enjoy music, dance and live gigs. Dedicated areas for practicing arts and music are required to allow creativity to flourish.

- 1** parkrun/running track
- 2** Running track
- 3** Community hub/centre at Westpark
- 4** Music/gig/dance venues
- 5** Indoor entertainment spaces
- 6** Social spaces for all ages
- 7** Skatepark
- 8** Climbing wall
- 9** Mountain biking and cycling path network
- 10** Improved play parks around the town





# Health, Recreation & Wellbeing

## DETAILS AND ACTIONS

- 1 Parkrun (stylised parkrun)**

parkrun is a free, inclusive, and welcoming event held across the country every Saturday morning, offering a 5k route for walking, jogging, running or volunteering. It promotes physical and mental health and well-being, with no time limits and a focus on community. Participants often visit different locations, which could bring visitors to the town and benefit the local economy.
- 2 Running track**

Blairgowrie and Rattray's sports grounds do not include a running track. Young people would like to see an additional sporting option to help maintain their motivation to run and possibly compete.
- 3 Community hub/centre at Westpark**

A spiritual building and community centre would provide facilities for activities to increase socialising and wellbeing. A town information board at this location would encourage visits into town.
- 4 Music/gig/dance venues**

Music/gig venues and festivals are among the top requests made by the local community.
- 5 Indoor entertainment spaces**

Indoor entertainment spaces in town will help to increase options for people. This has been a long standing request for many years.
- 6 Social spaces for all ages**

Providing more intergenerational social spaces that are open for longer hours will encourage a greater community spirit with people attending, socialising and being part of activities and events.
- 7 Skatepark**

Young people in Blairgowrie and Rattray would like to see a more challenging and well-maintained skatepark that is located in Blairgowrie by the playing fields off Piggy Lane.
- 8 Climbing wall**

A climbing wall is a high priority for young people and adults alike. Currently, wall climbing enthusiasts are traveling to Dundee or Edinburgh to enjoy their sport and would prefer to be able to remain in Blairgowrie and Rattray.



# Health, Recreation & Wellbeing

## DETAILS AND ACTIONS

### **9 Mountain biking and cycle path network**

An increase in volunteers to future-proof, maintain and build upon is required for the existing cycle paths. Volunteers from Tayside Trail Association are working hard to create mountain biking trails around Blairgowrie, Rattray and further afield offering a great opportunity for our young people to be involved in not only enjoying the facility but also its creation and maintenance.

### **10 Improved play parks**

There is a desire to see play parks and sports areas around the town improved in line with other towns in Perth and Kinross.

#### **Combined Actions for priorities 1 to 10:**

Involve land and property owners, Perth and Kinross Council, Scottish Government, local residents and community groups with an interest in developing these indoor and outdoor projects.

Raise awareness of the local community's ideas and desires, and come together to create priorities and next steps.

Improve signage and location boards to make sure all attractions, facilities and car parks can be found in Blairgowrie and Rattray





Davie Park Play Area



# Green and Blue Spaces & Biodiversity

PRIORITIES AND ACTIONS



Image: Kelly McIntyre

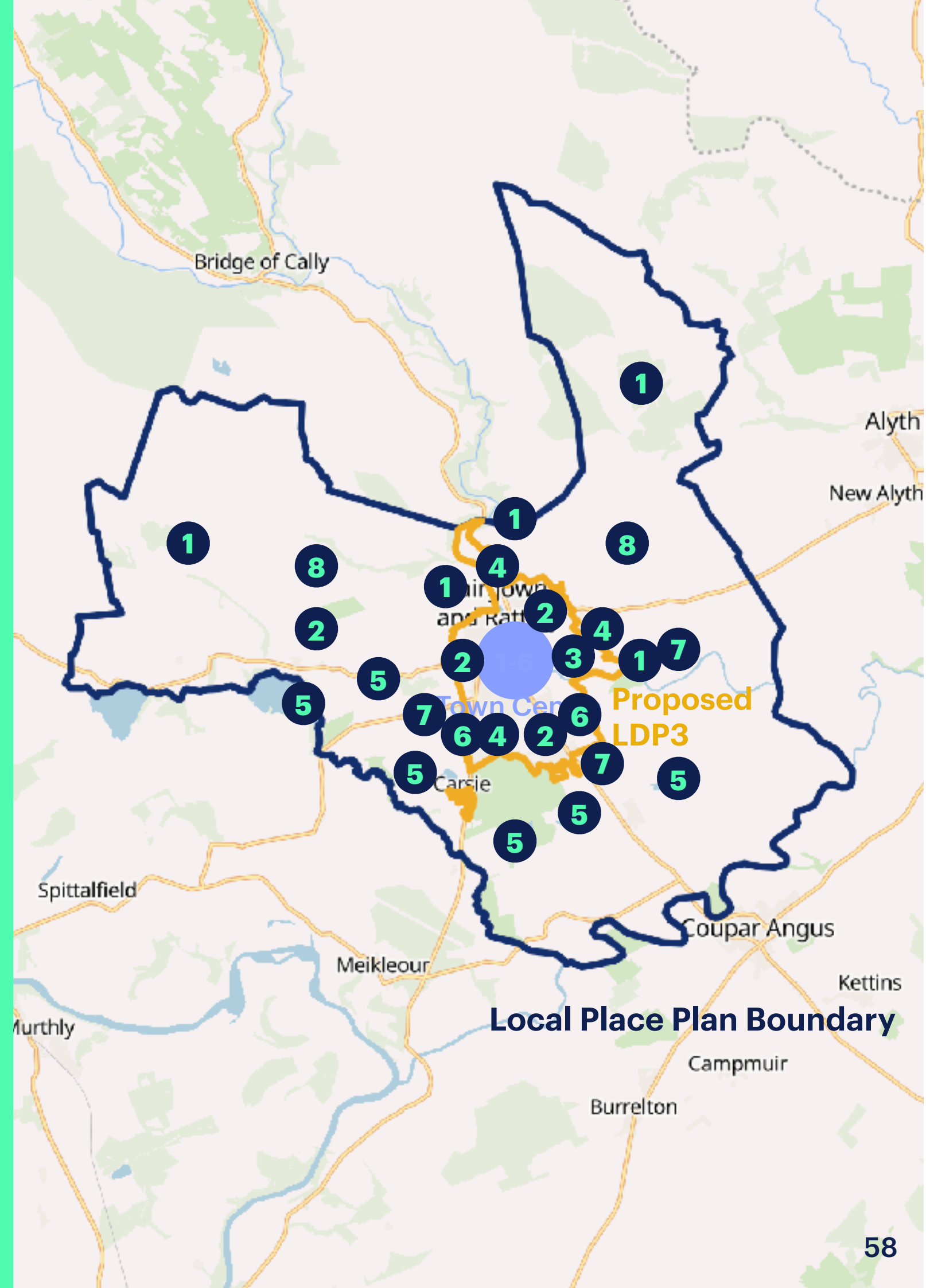


# Green and Blue Spaces & Biodiversity Priorities

An enduring feature in both the Community Action Plan and Local Place Plan process is the community's strong desire to preserve and care for green and blue open spaces and increase biodiversity. These areas are valued for their recreational, environmental and biodiversity benefits and there is a growing awareness of the importance of nature corridors, future developments are expected to integrate and coexist with the natural environment, supporting ongoing efforts to nurture and maintain these spaces for the long term.

The priorities identified in the Community Action Plan and Local Place Plan include preserving and protecting nature corridors, spaces for nature and areas for recreation alongside nature. Proactively mapping, nurturing and protecting these areas will support long-term environmental health. Additionally, incorporating varied food-growing spaces across the town will enhance community health and wellbeing and promote biodiversity.

- |                                       |                           |
|---------------------------------------|---------------------------|
| <b>1</b> Natural Areas                | <b>5</b> Blue Spaces      |
| <b>2</b> Maintained Nature Areas      | <b>6</b> SUDS Ponds       |
| <b>3</b> Maintained Recreation Spaces | <b>7</b> Woodlands        |
| <b>4</b> Food Growing Spaces          | <b>8</b> Nature Corridors |





# Green and Blue Spaces & Biodiversity

## DETAILS AND ACTIONS

### 1 Natural areas

Some of Davie Park  
Some of the Gamesie on Piggy Lane  
The river banks  
Some of Knockie

### 2 Maintained nature areas

Some of Davie Park  
Some of the Gamesie on Piggy Lane  
Some of Lochy Park  
The riverside  
Some of Knockie Hill

### 3 Maintained recreation spaces

Rattray Common  
Some of Davie Park  
Some of Lochy Park  
Some of the Gamesie  
Wellmeadow  
Riverside (near car park)

#### Actions for priorities 1-3:

Map locations in the Local Place Plan and LDP3 to preserve and protect these natural areas and work alongside the groups involved in the Open Spaces forum including Blairgowrie and Rattray Access Network (BRAN), Blairgowrie and Rattray in Bloom, Biodiversity Blair, Rattray Community Garden, Perth and Kinross Council Greenspace Rangers, the Hill Kirk, Tayside Biodiversity and the Strathmore Cycle Network.

### 4 Food growing spaces

Davie Park- community raised beds  
RCG - community growers garden  
Allotments - individual growing  
Proposed Ashgrove food farm -  
George Street - neighbourhood herb corners  
Myrtle Park - neighbourhood raised beds  
Harriet Court - neighbourhood herb corner

**Actions:** Map these locations in the Local Place Plan and LDP3 to preserve and protect them and work with landowners, Biodiversity Blair, Perth and Kinross Council Greenspace Rangers, Tayside Biodiversity, Rattray Community Garden and other interested local growers to help neighbourhood food growing spaces become a reality.



# Green and Blue Space & Biodiversity

## DETAILS AND ACTIONS

### 5 Blue spaces

River Ericht  
Davie Park Pond  
Wetland beyond Davie Park  
Stormont Loch  
White Loch  
Fingask Loch  
Black Loch  
Rae Loch

### 6 SUDS ponds

Westpark (2)  
Piggy Lane  
Elm Drive  
New development at Gallowbank

### 7 Woodlands

Rosemount Woods  
Ardblair Woods  
Darroch Woods  
Drimmie Woods

### 8 Nature corridors

A new area of proposed LPD3  
Throughout Blairgowrie and Rattray connecting with surrounding areas.

#### Actions for priorities 5-8:

Map locations in the Local Place Plan and LDP3 to preserve and protect them.

Work with the following:

Landowners

Biodiversity Blair

Tayside Ponds project

Tayside Biodiversity

Froglife

Perthshire Wildlife

River Ericht Catchment Restoration Initiative (RECRI)

The Angling Club,

Blairgowrie, Rattray and District Climate Cafe

Other groups interested in the health of our blue spaces.

Undertake further Green and Blue Spaces mapping





Image: Kelly McIntyre

Darroch Woods



# Climate Change & Resilience

PRIORITIES AND ACTIONS





# Climate Change & Resilience

## PRIORITIES

To create a more sustainable and energy-efficient community, it is essential to provide greater access to renewable energy sources such as solar, wind, and hydropower. These energy options can be harnessed for use by homes, businesses, and the wider community, reducing reliance on fossil fuels and decreasing carbon emissions.

There was overwhelming support for car sharing, Electric Vehicle charging points and the creation of a transport 'hub' - to help reduce carbon emissions. Reducing idling pollution and pedestrian safety were also highlighted.

Finally, improving the energy efficiency of existing buildings (housing and business) was felt to be important.

- 1 Renewable energy
- 2 Increase electric vehicle charging points
- 3 Car share scheme
- 4 Building energy efficiency improvements
- 5 Increase road safety
- 6 Reduce pollution by enforcing no idling





# Climate Change & Resilience

## DETAILS AND ACTIONS

### 1 Renewable energy

There are various possible ways to provide more renewable energy for use by homes, businesses and the community, such as solar, wind and hydropower. Potential options for renewable energy generation include making use of empty roof space, especially large commercial roofs, encouraging and supporting residential roof-top solar panels, and supporting community energy initiatives that provide wider benefits. The Tayplan identifies Blairgowrie and Rattray as a potential centre for renewable energy.

**Actions:** Identify opportunities where renewable installations might be beneficial, contact relevant building or land owners, and identify how they can be supported financially. Explore options for community energy with relevant community groups and support and financing organisations. Explore the feasibility of a small hydropower scheme on nearby lades, rivers and burns to generate renewable energy for the benefit of the community. Investigate appropriate areas with the highest chance of being technologically and regulatory feasible. Contact consultants and SEPA.

### Increase Electric Vehicle charging points

2 Efforts to reduce carbon emissions would be boosted by increasing electric vehicle charging points for local residents and visitors while, providing charging in the town centre car parks would attract people to the town centre rather than retail parks on the outskirts of town.

**Actions:** Contact landowners and charge point providers to express interest and cultivate conditions for expansion of their networks to the relevant locations.

### Car share scheme

3 A car share scheme with a car and/or van available to rent cheaply and flexibly would enable people to use a vehicle for short periods of time instead of having to own a car or as many cars, as they currently do. Providing an electric vehicle would give people access to low-carbon car transport without them having to own an expensive electric vehicle.

**Actions:** Contact car sharing organisations and other communities with existing car sharing setups.



# Climate Change & Resilience

## DETAILS AND ACTIONS

### 4 Building energy efficiency improvements

Improving the energy efficiency of existing buildings (housing and business) was felt to be important. Spaces in the town centre including - but not limited to - housing, hospitality, retail and health centres should be improved making them cheaper to run, more comfortable to be in, and more environmentally friendly.

**Actions:** Encourage landlords to seek appropriate advice on how to improve their buildings. Seek funding to support clustered improvements to benefit multiple buildings.

### 5 Increase road safety

Road areas that pose a potential risk to pedestrians - and ways to make them safer - should be identified. This is particularly important for areas around town centre such as the Wellmeadow, Allan Street, High Street, Perth Street, but also near schools.

**Actions:** Work with local authority and advice organisations, such as Sustrans to identify dangerous areas and potential mitigation options. Pedestrianising the main streets, as outlined in the Town Centre section, is also an option.

### 6 Reduce pollution by enforcing no idling

Pollution from idling vehicle engines should be reduced by enforcing no idling measures. This can be achieved by working with local groups, schools and organisations that provide support such as signage.

**Actions:** Identify and contact relevant support organisations and work with local schools to display 'no idling' signs for vehicles at park and drop locations outside schools as well as other areas around town where frequent idling can occur near where pedestrians will be breathing in the pollution. Install signage at the same time as promoting in local media.





Image: A. Proctor Solar Panel Rooftop



# Town Centre

PRIORITIES AND ACTIONS





# Town Centre

## DETAILS AND ACTIONS

### Physical Environment

Improving the look of the town centre featured highly with the community in both the Community Action Plan and Local Place Plan engagement.

We need to revitalise the town with a comprehensive approach to addressing its existing physical condition and community offerings.

Enhancing the town's infrastructure with a focus on improving poor-quality spaces, while creating vibrant eating, drinking, and accommodation options will attract visitors and residents alike.

Increasing town centre living with affordable housing that is accessible to all ages and creating intergenerational living will support inclusivity.

Pedestrianising the main streets will improve walkability.

Improving parking, creating better signage, and ensuring safe walk/wheel routes will make the town easier to navigate.

### Town Offering

Expanding the variety of shops, particularly in Rattray, and extending opening hours also featured highly, as did creating a vibrant social scene for all ages.

Social spaces that cater to all ages and remain open into the evening will foster community interaction. While a lively event and music scene, along with festivals, can help to establish the town as a cultural hub.



# Town Centre

## DETAILS AND ACTIONS

### Heritage Destinations

Celebrating the history and heritage of Blairgowrie and Rattray remains a priority for residents, either through a heritage museum or a heritage trail, (or a mix of both).

Unique town attractions such as themed murals and living history would deepen the cultural experience.

Ecotourism initiatives, including river and nature corridors, will enhance the town's sustainability and appeal.

Developing a multifunctional Riverside area with environmental benefits will boost local business and tourism.

### Accessibility

Accessibility and more opportunities for safer walking and wheeling in the town centre were also highlighted by the community.

A wide variety of local residents would prefer to choose walking, cycling, pushchairs, wheelchairs and public transport, over cars when coming into the town centre.

Cycle parking, cycle routes and wheel friendly footpaths should therefore feature in any future planning proposals.

### Actions

Involve businesses, land and property owners, Perth and Kinross Council and tourist associations and others with an interest in developing a vibrant, prosperous and healthy town centre.

Include the heritage group and history trusts in discussions.

Raise awareness of the residents' ideas and desires and, together, to create actions and priorities.

Attract business and tourism to Blairgowrie and Rattray appropriate to the town's integrity.

Improve signage and make clear everything that can be found in Blairgowrie and Rattray, such as attractions and car parks.



# Town Centre PRIORITIES



1

## BARI Building

Community hub, retail, eating, drinking, social space, mental health and wellbeing hub.



2

## Town Hall

Modernise the hall and facade and view more as a festival/events venue, improve awareness of nearby parking.



3

## Royal Hotel

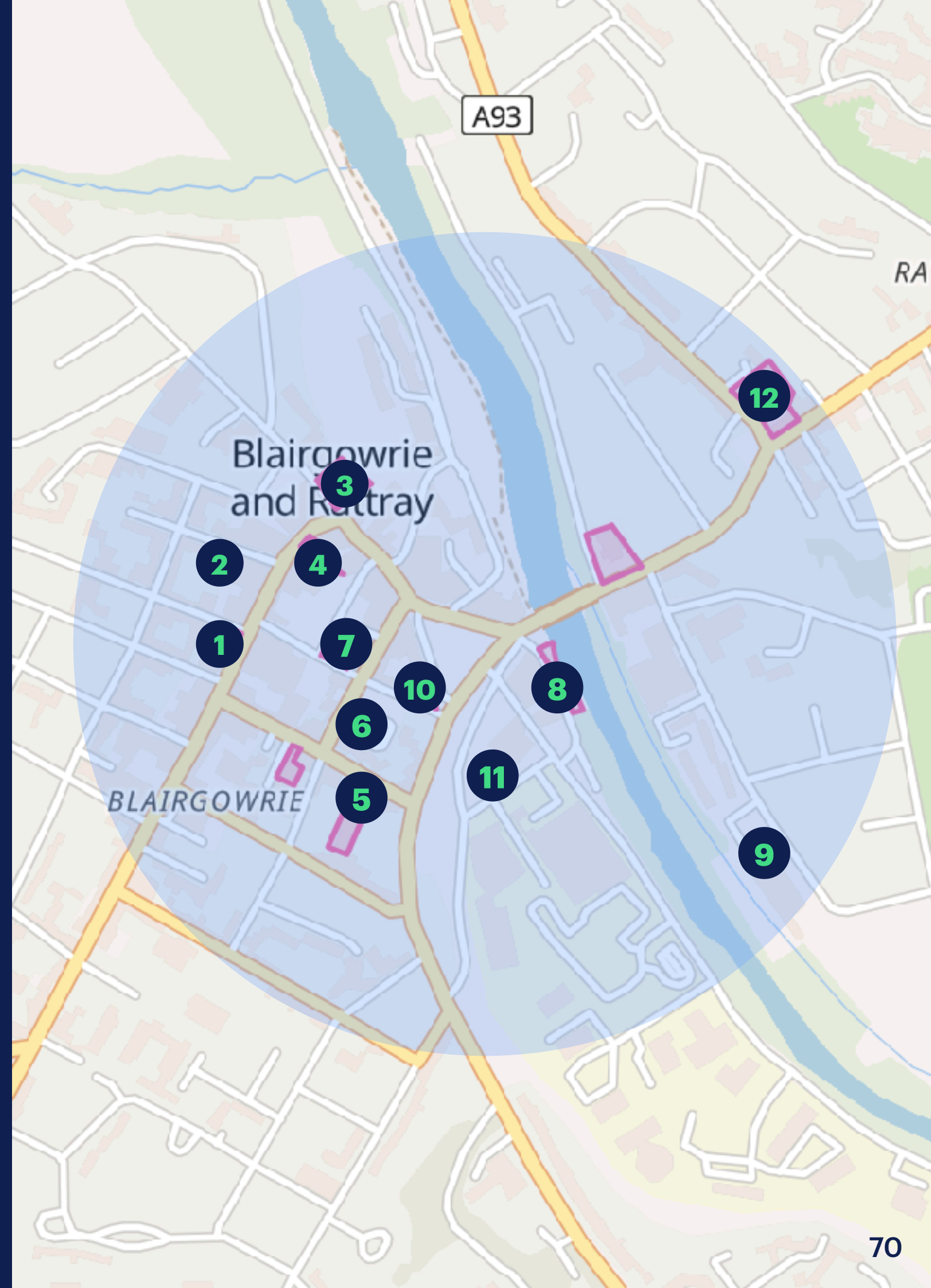
Eating, drinking and visitor accommodation. Cocktail bar on ground floor. Possible residential on upper levels



4

## M&Co

Music and dance workshops/ gigs, indoor play/social space for both young and old. Possibly retail/craft market, heritage centre





# Town Centre PRIORITIES



**5**  
**St Mary's South**  
Community centre, heritage  
centre, climbing wall.



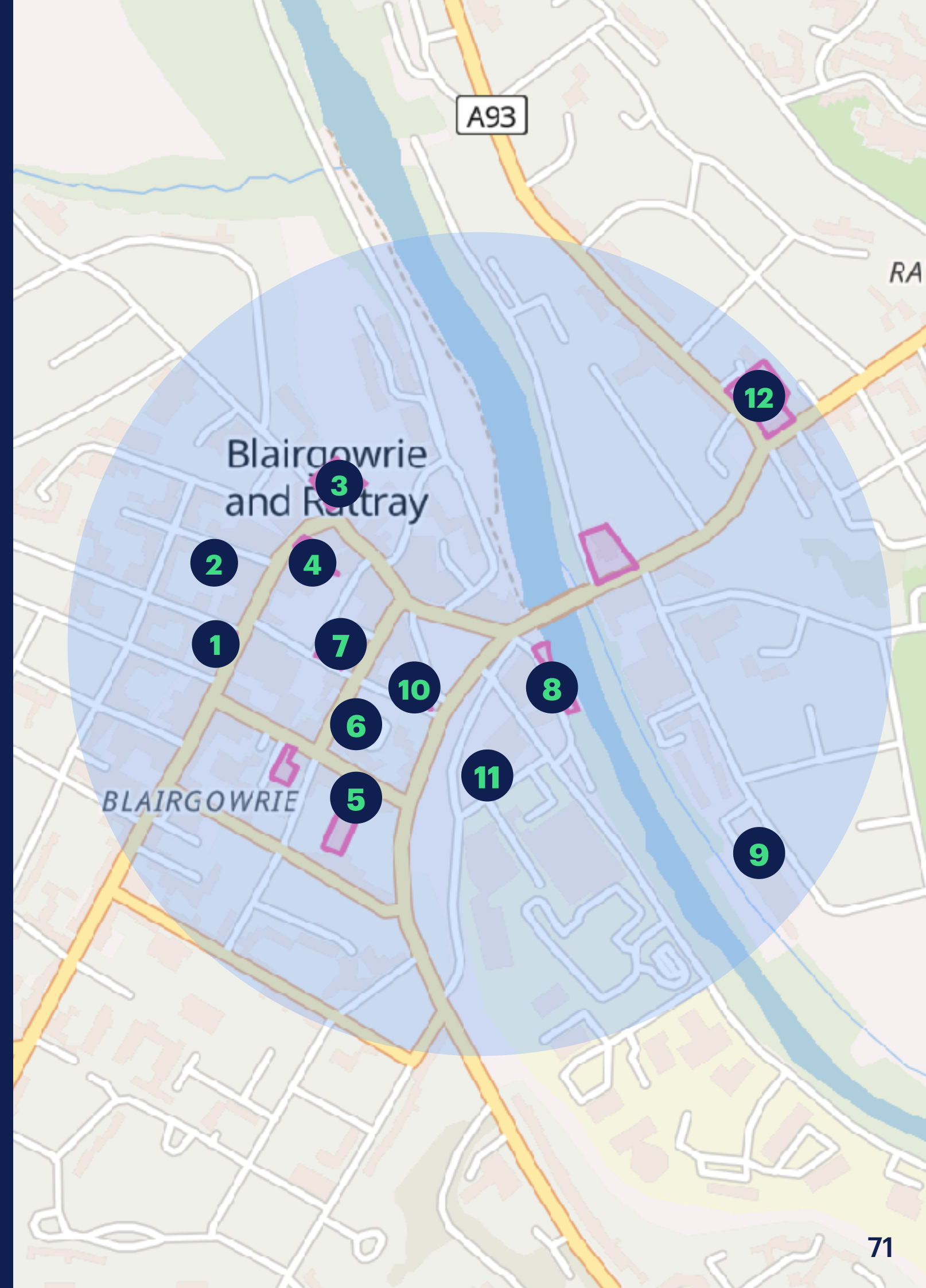
**6**  
**Council Building**  
Change of use to affordable  
housing.



**7**  
**Police Station**  
Redevelop for a community  
use.



**8**  
**Tannage Street Building**  
A historic building sitting  
on the bank of the Erich,  
suggested as a centre for  
history, retail and a cafe  
overlooking the river





# Town Centre PRIORITIES



## Packing House

A great location and size for a mix of indoor entertainment such as bowling, cinema, laser tag etc.



## Public Toilets

Community Public Toilets and Visitor Centre



## Old Co-op Building

A local indoor market/crafters space, indoor entertainment space, bowling or sports centre.



## Ex-Housing Council Office

Bring back retail and services for Rattray. A dentist or health clinic would be ideal.

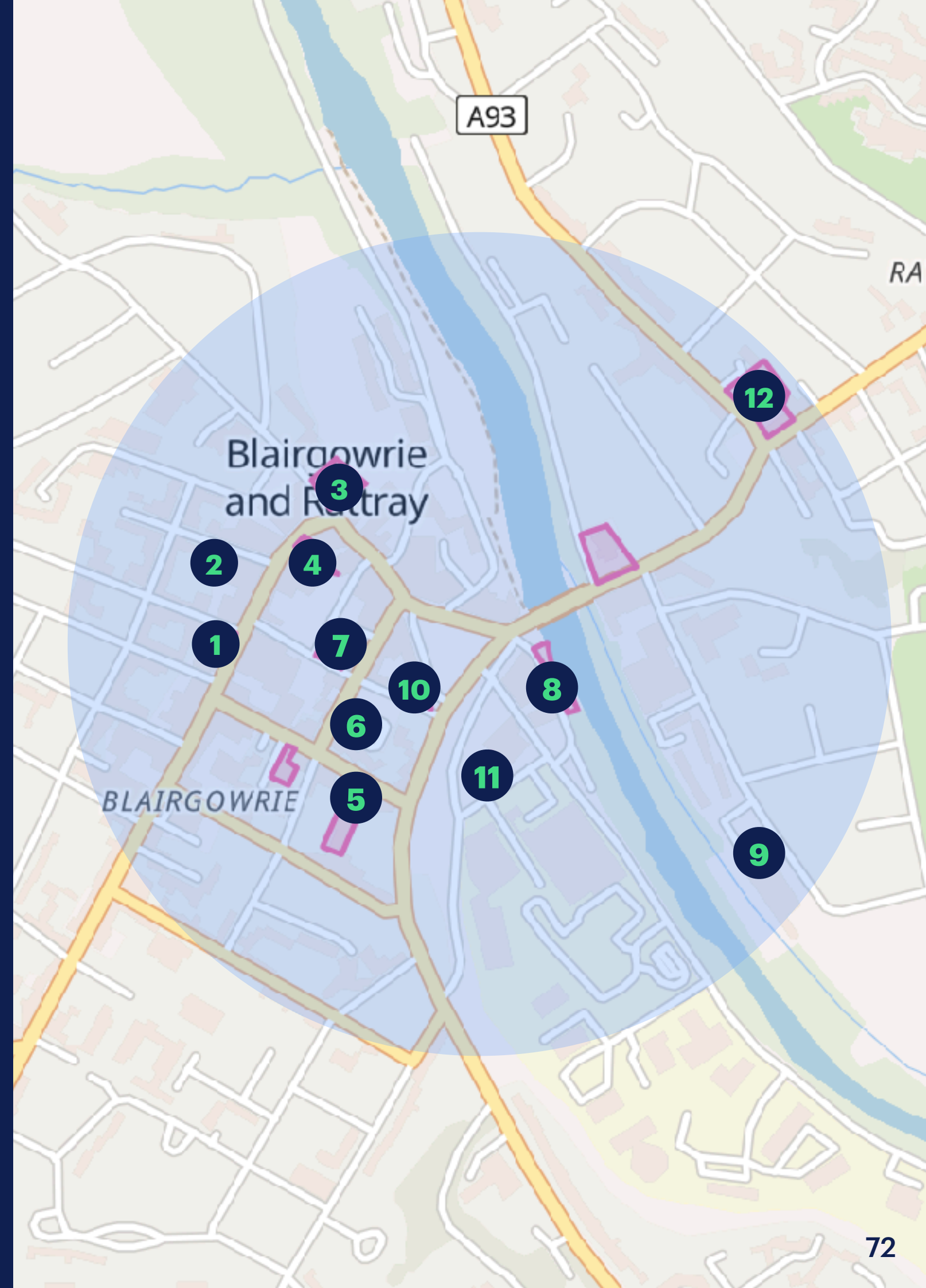




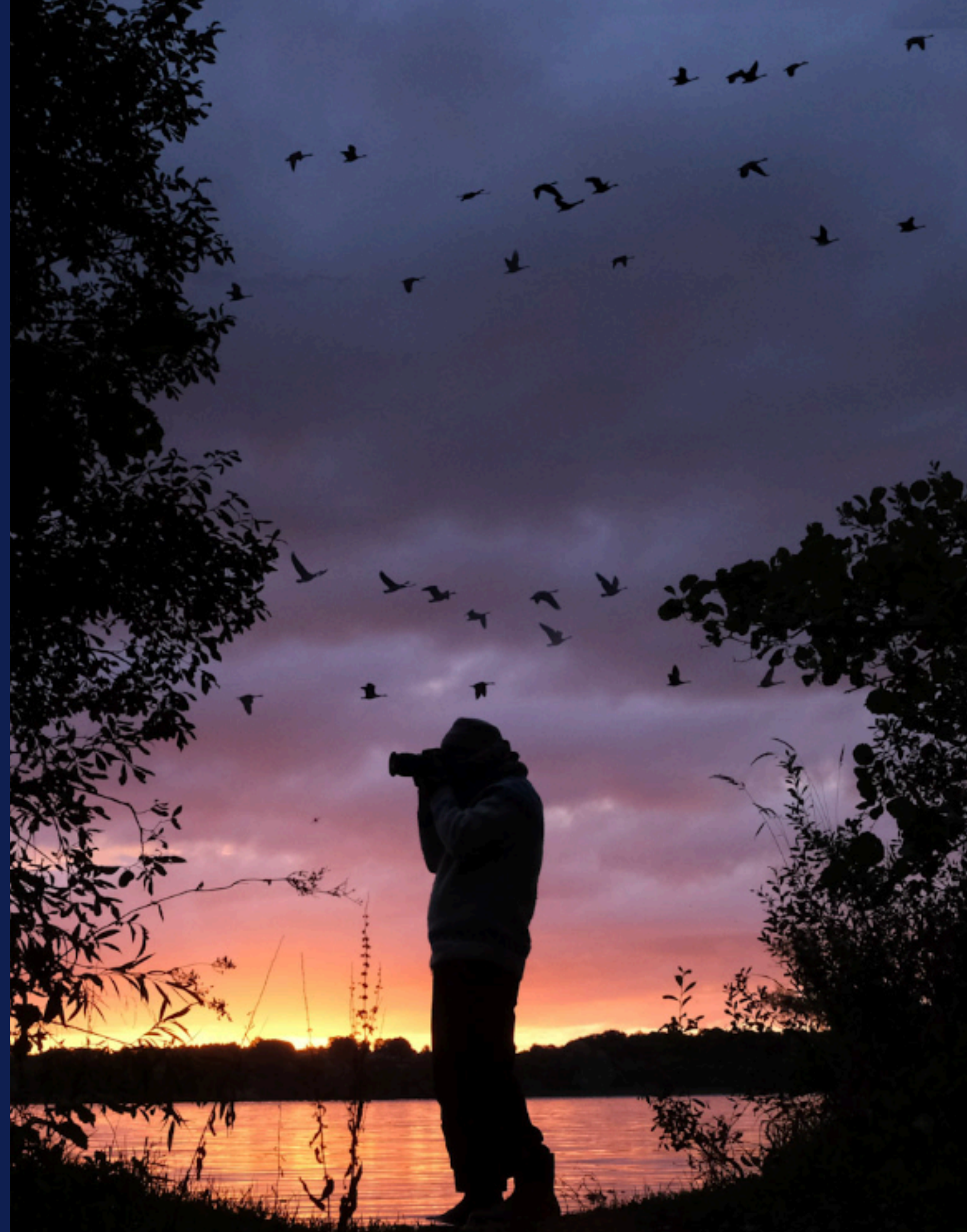


Image:CraicN Communications

Blairgowrie Ukulele Group



# OUR VISION





# Our Vision

“*Blairgowrie and Rattray will be a town where innovation meets tradition, where tourism drives local prosperity, and where every person, visitor, and business, can thrive.*

*We will respect our history, celebrate our culture, and create spaces that foster social engagement, creativity, and economic growth.*

*With a focus on sustainability, inclusivity, and ecological stewardship, it will be a community that nurtures its natural surroundings, offering vibrant green spaces and creating environments where all species coexist in balance.*

*Blairgowrie and Rattray will look toward a bright and prosperous future, ensuring that both people and nature flourish together for generations to come.*”



**MAKING  
IT HAPPEN**





# Making it Happen

## **A Dynamic Document**

This Local Place Plan will serve as a dynamic document and a framework for action. The aim is to not only visualise the community's aspirations for the future but also to inform the new Local Development Plan (LDP3).

## **Collaboration**

This Local Place Plan will involve the Blairgowrie and Rattray community working together to achieve their shared goals and priorities. BRDT will assist by researching and connecting with groups, businesses, and investors to support the community's efforts.

## **Focus and Guidance**

This Local Place Plan will remain the focus and guidance document for BRDT's efforts to support our community, aiming to foster positive outcomes through focussed actions and growth initiatives. It will remain a valuable resource for ongoing community engagement, allowing BRDT to adapt to the evolving needs and goals of the community.



# Appendices

1. List of References
2. Checklist
3. Full List of Survey Comments



# Appendix 1

## Appendix 1. List of References

This appendix lists the documents referenced to create this Local Place Plan.

1. Blairgowrie & Rattray Community Action Plan 2021 to 2026 [CAP](#)
2. Planning Aid Scotland – Local Place Plan Project Management Tool (Nov 2024)
3. Perth & Kinross Council Local Development Plan 2
4. National Planning Framework ([NPF4](#))
5. Draft How to Guide - Scottish Community Development Centre (SCDC) and Nick Wright Planning [Draft How To Guide](#)
6. Town and Country Planning (Scotland) Act 1997 (the 1997 Act) as amended by the [Planning \(Scotland\) Act 2019](#)
7. Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 ([the 2021 Regulations](#)).
8. Circular 1/2022: Local Place Plans



# Appendix 2

## Appendix 2. Checklist

No	Submission requirement	Circular paragraphs	Completed
1	A copy of the finalised Local Place Plan		<input type="checkbox"/>
	<b>The Local Place Plan should contain the following elements</b>		
2	A statement identifying the Community Body that has prepared the plan	Paras 12-17; 37; 40	Page 3
3	Map of the boundary of the Local Place Plan	Paras 37; 41	Page 3
4	A statement of the Community Body's proposals	Paras 18-21; 41-45	Page 6
5	An additional map identifying specific sites/locations detailed in the Community Body's proposals	Paras 41-45	Throughout
6	A statement explaining how the Local Place Plan has regard to the Local Development Plan, National Planning Framework 4 and any applicable Locality Plans	Paras 25-31; 68-69	Referenced
7	A statement explaining how the proposals in the Local Place Plan align with, or differ from, the relevant policies and development proposals in the plans in 6 above, and why it considers that the Local Development Plan should be amended in light of this	Paras 32-35; 70	Recorded in document
	<b>Evidence of compliance with the requirements of regulation 4</b>		
8	A copy of the pre-submission Information Notice evidencing of compliance with the required contents	Paras 54-58	Copy written
9	Records of when and to whom the Information Notice was sent (required local elected members and community councils)	Paras 49-53	Recorded in doc
	<b>Additional Information that needs to be submitted</b>		
10	Documents confirming the status of the Community Body, and a statement showing compliance with the definition of a Community Body (see Appendix 1 of Part 1 of this Guide) A statement explaining how the Local Place Plan has regard to the Local Development Plan, National Planning Framework 4 and any applicable Locality Plans	Paras 61-65	Articles to be sent with LPP
11	Evidence of community support for the Local Place Plan	Paras 71-73	Throughout doc
12	Copies of additional relevant documents as appropriate	Paras 74-76	Referenced



# Appendix 3

## Appendix 3. Survey Comments

[Link here](#)



**Blairgowrie & Rattray  
Local Place Plan  
2025–2035**

**Our  
Voice**

**Thank you for listening!**

From:  
**Blairgowrie & Rattray Development Trust**

Local Place Plan  
15th April, 2025