



PH8 LOCAL PLACE PLAN 2025



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Inchewan Burn
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Appendices

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PH8 VISION 2037

Dunkeld, Birnam and surrounding communities are thriving, well connected, safe and resilient, with a healthy, flourishing and accessible natural environment. Transitioning towards self sufficiency in energy and as a model for locally grown food, residents and visitors alike are housed in appropriate, affordable and suitably sited accommodation, with access to a rich variety of shops and services. Our communities offer sites for sustainable and vibrant business and third/ charitable sector activity, adding to the richness of heritage and history which make this place so unique. Our citizens have opportunities to live active and healthy lives, with the fabric of our community underpinned by a sound, representative and community minded model of civic governance.



Executive Summary

This Local Place Plan (LPP) report is the result of a community consultation with the people of PH8 (Dunkeld, Birnam and District) that took place during the three months from November 2024 to January 2025.

It is an initiative developed in partnership with Dunkeld Birnam and District Community Development Trust (DBDCDT), Dunkeld and Birnam Community Council (DBCC) and Perth and Kinross Council (PKC). No external funding support was found, so the process has been managed entirely by volunteers from DBDCDT, DBCC and other members of the community.

The LPP considers how PH8 should develop in the next 12 years, through to end of the next Local Development Plan (LDP), building on the consultation work carried out in the development of the Community Action Plan (CAP) finalised in 2022.

The process garnered a very wide range of suggestions from the community for the future of PH8. As well as informing this LPP, the results will provide the DBDCDT, the DBCC and other community focus groups with invaluable insight into community priorities and future projects, at a greater level of detail than in the original CAP. It will inform the continuing dialogue between all community partners, PKC and agencies such as Transport Scotland(TS) and Historic Environment Scotland (HES).

The three major areas of community concern are Traffic and Parking infrastructure in and around Dunkeld and Birnam, especially during tourist seasons and at weekends, and the availability of Affordable Housing. Although many people acknowledged the need for affordable housing, given the infrastructure challenges, there was strong opposition to that being provided via a major new housing development.

This report, highlighting community priorities, was presented as a final draft at two community engagement events held on 26th and 28th March 2025. Attendees were encouraged to leave comments, but none were received that challenged the major conclusions of the report, which remains as originally drafted.

A summary of these events is presented on page 47 and all the comments captured by members of the public are presented in Appendix 4.



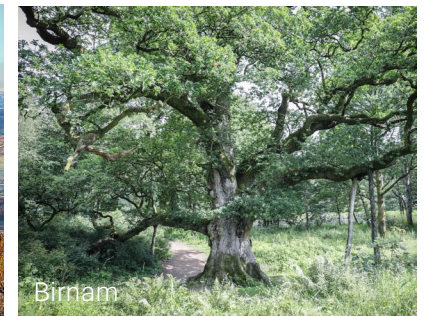
Introduction

This Local Place Plan was prepared in conjunction with the Dunkeld & Birnam Community Council and the Dunkeld, Birnam & District Community Development Trust with support from Perth & Kinross Council.

In preparing this Local Place Plan we have been guided by both 'Scottish Government Circular 1 – Local Place Plans' and 'Planning Aid Scotland Guide for Community Delivery of Local Place Plans'. We understand the deliverables that are required for this Local Place Plan to be formally registered and have, within this document, provided that information.

It sets out background information about the PH8 community, explains the consultation process that has been undertaken, presents a detailed breakdown of the communities and concludes with a summary statement and proposals for moving forward on a range of issues raised.

Creating a Local Place Plan is an opportunity to consult with the community and create a shared vision for future development. This Local Place Plan will be updated over time as the needs and aspirations of the community evolve.



Local Place Plans

The right for communities to produce Local Place Plans was created in 2019 by new planning legislation allowing communities to set out their ideas for the development and use of land in their area. Local Place Plans are intended to be solutions-focused, realistic, deliverable and as specific as possible. They are a tool for local communities to think about how to improve their local area, tackle the challenges they face, agree priorities, and act.

The Town & Country Planning (Scotland) Act 2015 and The Town & Country Planning (Local Place Plans) (Scotland) 2021 Regulations set out the steps that must be taken in the preparation of a Local Place Plan.

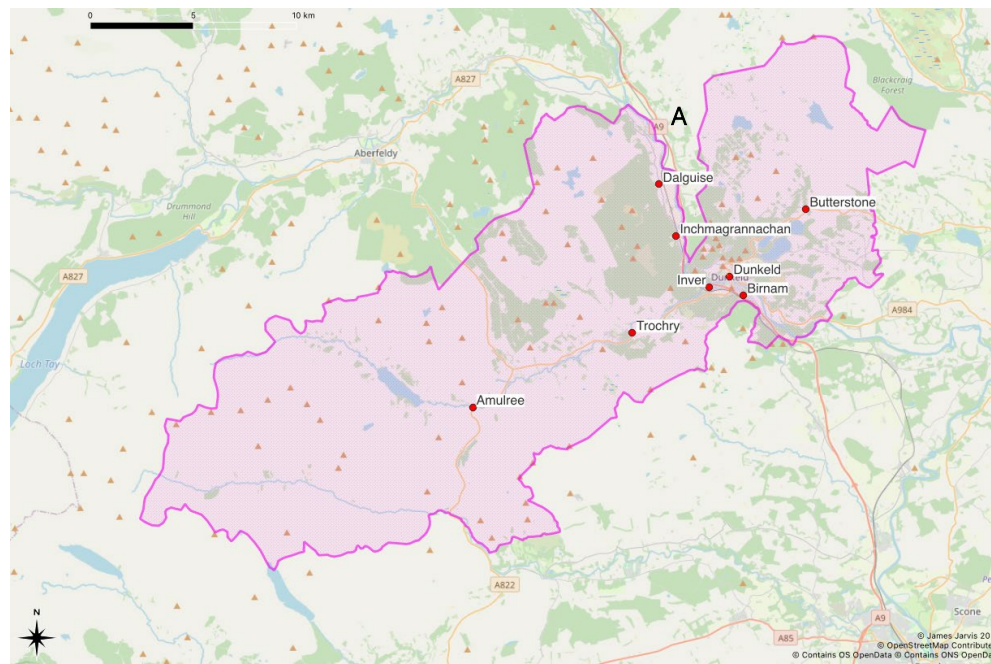
- The Local Place Plan must have regard to other plans (or emerging plans) such as the Local Development Plan, the National Planning Framework and the Locality Plan, where there is one.
- The Local Place Plan must set out in a statement any reasons for considering that the Local Development Plan should be amended.
- It should refer to other local, national or regional plans or strategies which may be relevant as well as planning permissions which may have a significant impact on the local area.
- Local Place Plans should be short, clear and visual, setting out proposals and priorities.

PH8 Local Place Plan Area

It is a requirement of a Local Place Plan that the area to which the plan relates is clearly set out. This Local Place Plan covers the postcode area of PH8 in Perth & Kinross (bounded & hatched in magenta on the adjacent map) together with 9 no. PH9 postcodes within the zone noted A on map. These are;

- PH9 0NS
- PH9 0NU
- PH9 0NR
- PH9 0NT
- PH9 0NP
- PH9 0NX
- PH9 0NW
- PH9 0NN
- PH9 0NY

These postcodes include the settlements of Dowally, Guay, Kindallachan and Tullimet.

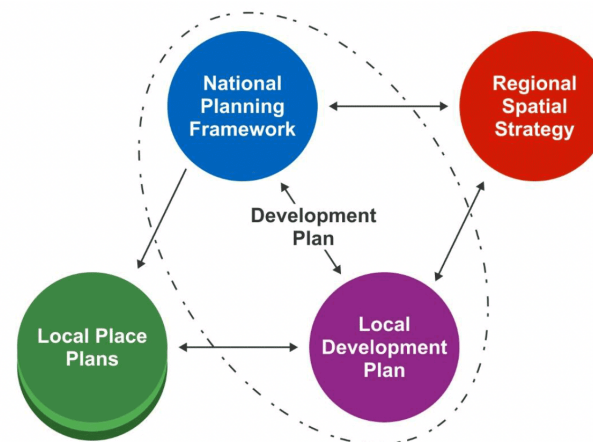


The Planning System

The planning system in Scotland is plan-led. Plans set out how places will change, where development should and should not happen and places that should be protected. Plans guide decisions on applications for planning permission.

The Town and Country Planning (Scotland) Act prescribes four different levels of plan:

- **The National Planning Framework (NPF).** This sets out Scottish Ministers' policies and proposals for the development and use of land.
- **Regional Spatial Strategies (RSS).** Long-term strategies for the strategic development of an area prepared by a single planning authority, or a number of planning authorities working together.
- **Local Development Plans (LDP).** Prepared by local planning authorities, showing how their area will change, including where development should and should not happen.
- **Local Place Plans (LPP).** Community-led plans setting out proposals for the development and use of land in a local area.



This Local Place Plan has been prepared in advance of Perth & Kinross Council's new Local Development Plan (LDP3) 2027 so that it can influence the development of LDP3. The current settlement boundaries for Dunkeld and Birnam, as set out in LDP2 are shown in figure 3 below. The settlement summary text from LDP2, that accompanies the settlement plans, is as follows;

'The towns of Dunkeld and Birnam are located on opposite banks of the River Tay joined by the historic Dunkeld Bridge.

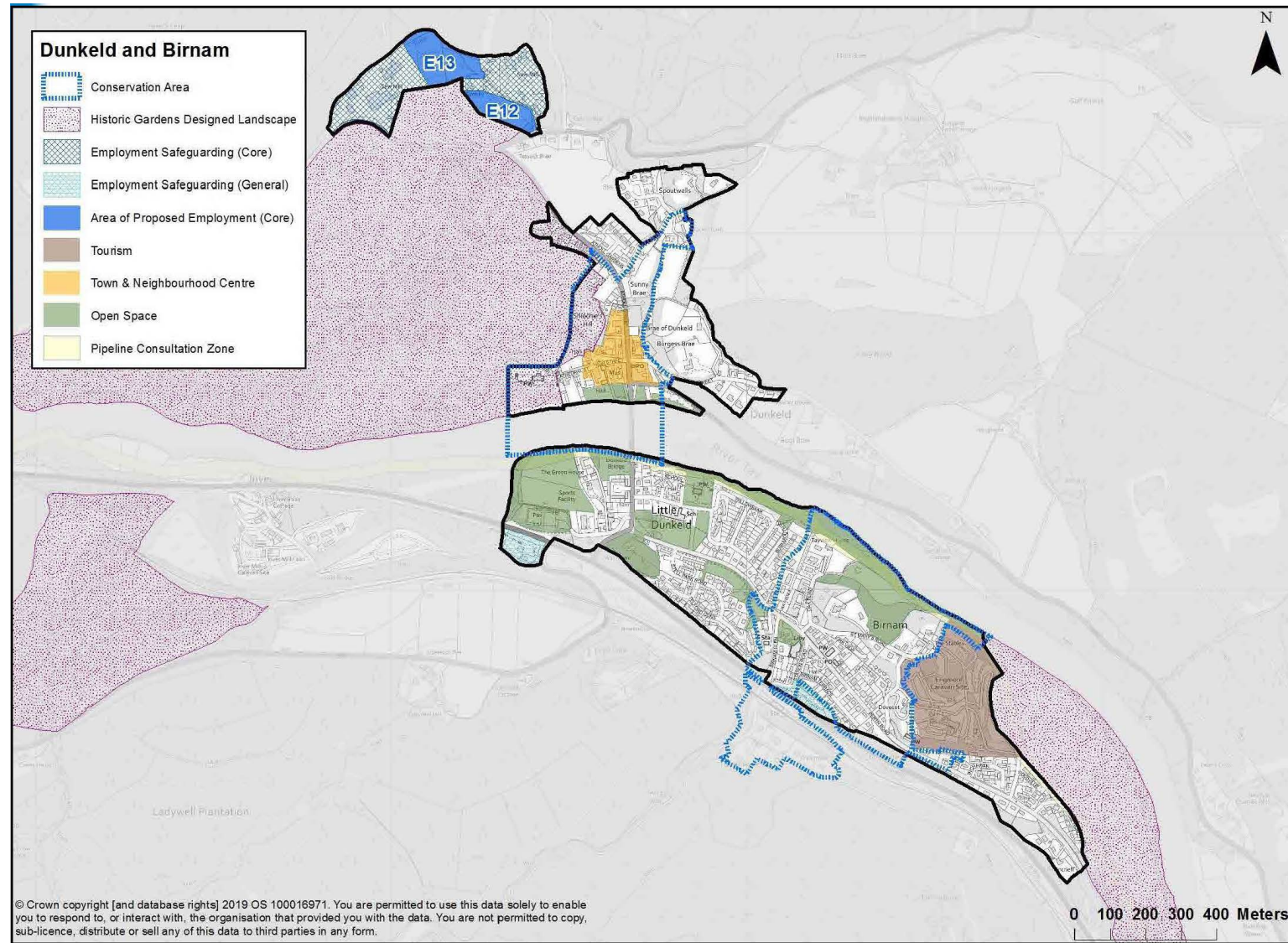
Tourism is important for employment and maintaining the viability of services. The Plan therefore seeks to protect and retain existing employment and tourism uses.

Dunkeld and Birnam are identified together in TAYplan as a Tier 3 Principal Settlement. However, the potential for additional development is highly constrained by potential flooding, the surrounding topography, and by various international and national natural and built heritage designations surrounding the towns. Development allocations are therefore limited to additional employment sites at Tullymilny which will help to consolidate and encourage future opportunities for sustainable economic growth there.

There may also be scope for some small-scale infill residential development.

The future dualling of the A9 has the potential to bring positive economic benefits to the area although the land use implications of the project are not yet clear. The settlement lies partly within a HSE Pipeline Consultation Zone. Development may therefore need to comply with Policy 54: Health and Safety Consultation Zones.'

Local Development Plan 2 (2019) Dunkeld & Birnam Settlement Plans



PH8 Location

The PH8 area lies approximately 15 miles north-west of Perth. The twin towns of Dunkeld and Birnam, where the population of PH8 is concentrated, are adjacent to, and served by, the main A9 trunk road and the Highland Line rail route between Perth and Inverness. It has been called the “Gateway to the Highlands” due to its location on the Highland Boundary fault but also because of its proximity to a large swathe of central Scotland to the south, and the easy access afforded by the trunk road and rail networks, and the highlands to the north.

This location, and the beauty of the natural environment, has fuelled our popularity both as a visitor destination and as an attractive place to relocate and still be within commuting distance of the main centres of population. These attributes have contributed to the vibrant community and thriving economy which we now have. However, there is also a sense, as evidenced in the public consultation, that we have perhaps reached, and sometimes breached, the capacity of our infrastructure to absorb these visitor numbers.

Dunkeld and Birnam’s hinterland contains several small settlements, three of which have their own village halls. Historically they have looked to Dunkeld & Birnam for their community facilities, services and shops but, more recently, residents in the PH8 hinterland have reported that they avoid coming to Dunkeld & Birnam at busy times because of the congestion and near impossibility of finding parking.



Natural Environment

Overall, the natural environment of the PH8 area is a mix of fertile and grazing farmland, rich woodlands, and scenic rivers and hills, making it a picturesque and ecologically diverse area. Of the key settlements, Dunkeld lies on the north bank of the River Tay with Little Dunkeld and Birnam situated on the southside. The towns nestle between three steep wooded hills, namely Birnam Hill, Craig-y-Barns and Newtyle Hill. This gives the area its unique character which is reflected in its designation as the River Tay (Dunkeld) National Scenic Area (NSA). There's no doubt however that the beauty of this geography, recognised by the many, overlapping protected areas, also imposes limits and constraints on the community when it comes to change.

The special qualities described by NatureScot include;

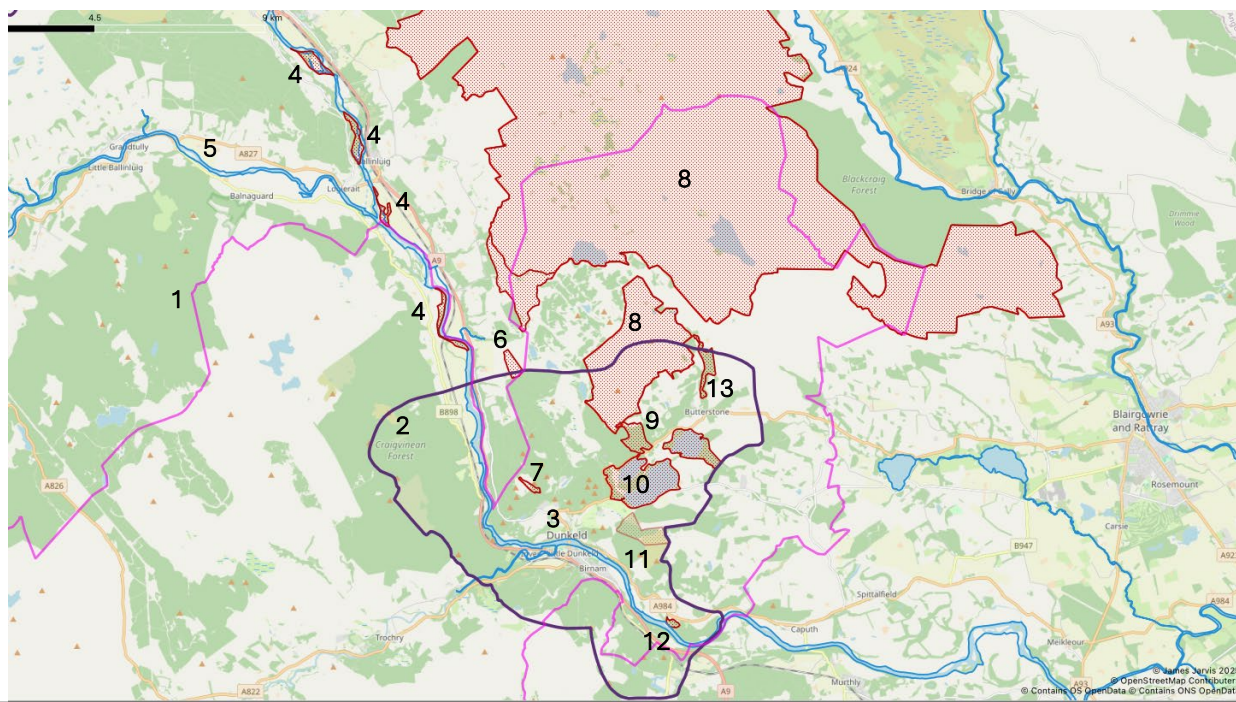
- Beauty of cultural landscapes accompanying natural grandeur
- Characterful rivers, waterfalls and kettle-hole lochs
- Exceptionally rich, varied and beautiful woodlands
- The picturesque cathedral town of Dunkeld
- Drama of the Falls of Braan and the Hermitage

KEY TO MAP

SSSI – Site of Special Scientific Interest

GCR – Geological Conservation Review Site

- 1 PH8 Local Place Plan Boundary
- 2 River Tay (Dunkeld) National Scenic Area
- 3 Tay River Special Area of Conservation
- 4 Shingle Islands (SSSI 1427)
- 5 Tay (Biological SSSI 8366)
- 6 Rotmell Farm (GCR 3313 Dalradian)
- 7 Craig a Barns (GCR 3304 Dalradian)
- 8 Forest of Clunie (Biological SSSI 8503)
- 9 Cardney Wood (SSSI 314)
- 10 Lochs of Butterstone, Craiglush, & Lowes (SSSI 1082)
- 11 Fungarth Juniper Wood (SSSI 6621)
- 12 Craig Tronach (SSSI 423)
- 13 Den of Riechip (SSSI 506)



History & Heritage

The historic and heritage environment of Dunkeld, Birnam, and the surrounding PH8 area is a fascinating tapestry of medieval religious sites, literary connections, natural beauty, and architectural landmarks. The region is not only rich in historical significance but also offers visitors a deep connection to Scotland's past, making it a unique and culturally important part of the country.

The ancient burgh of Dunkeld clusters around its 13th century cathedral and Market Cross (now replaced by the Atholl Memorial Fountain). The famous late 17th century 'Little Houses', restored by the NTS in collaboration with PKC over a period of 15 years in the mid-20th century, create a unique charm. Dunkeld Bridge built by Thomas Telford between 1805 and 1809 is a much photographed seven-arch structure. Its construction altered the orientation of Dunkeld from the east-west axis of Brae, High and Cathedral Streets leading to the cathedral, to a north-south axis across Dunkeld Bridge into Bridge and Atholl Streets, now Dunkeld's main artery. The narrowness of this ancient bridge is a concern for safe active travel.

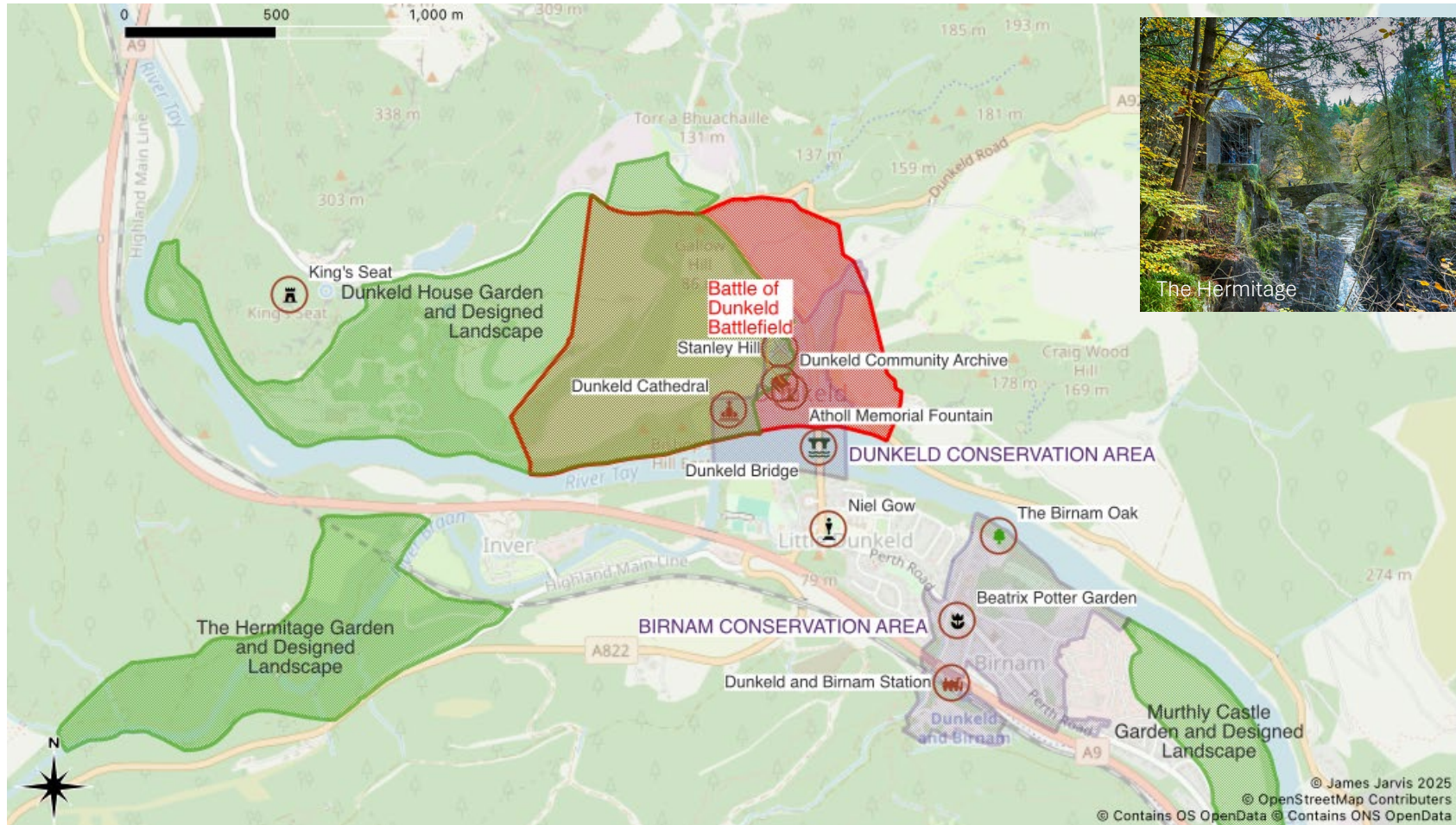
Birnam is largely Victorian, developed after the construction of the railway line and the station in 1856, and is well known for its literary connection with Shakespeare's Macbeth and Birnam Wood. Niel Gow, a famous local fiddler and prolific composer who lived in Inver in the 1700s, is memorialized in a statue. An annual festival in his name draws people from all over Scotland and beyond. Beatrix Potter's family had strong links with Dunkeld and the surrounding countryside having holidayed here for many summers.

The surrounding settlements to Dunkeld & Birnam all have noteworthy places, monuments and landscapes of historical significance including the scheduled monument of Trochrie Castle in Trochry, Amulree and Strathbraan Church and Charleston at Dalguise.



History & Heritage

It is not surprising then that the P8 area has become ever more popular as a place to live and to visit, both for day trippers and longer stay visitors. They come to enjoy the beautiful landscape, visitor attractions such as the Hermitage and Loch of the Lowes, and the historic sites and stunning setting of Dunkeld and Birnam. The intensity of nationally recognised areas of historic value can be clearly seen on the map below.

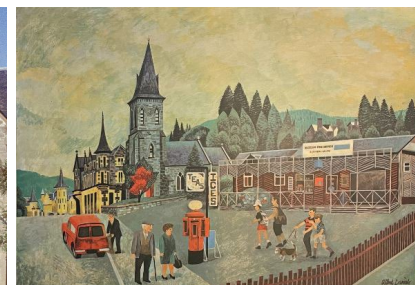


Services, Community Facilities & Connectivity

Services & Community Facilities : In general, the PH8 area looks to the twin communities of Dunkeld and Birnam which are well served with local amenities. Whilst some of the outlying settlements have community spaces, such as the village halls in Amulree, Butterstone and Dalguise, there are almost no other services, amenities or shops available. Travelling into Dunkeld and Birnam to access these is common but, as has been established in this LPP, parking, congestion and A9 safety issues are making this a less attractive option. An exception to the concentration of amenities is the invaluable network of 14 emergency defibrillators situated throughout PH8. Notable hinterland institutions include Corbenic Camphill Community at Trochry, supporting 100 adults with learning difficulties, the Moore House Academy at Butterstone, providing for young people who need specialist care and education, and PGL at Dalguise House, a large outdoor activity centre catering for young people from all over the UK and abroad. Services are fairly evenly spread between Dunkeld, Little Dunkeld and Birnam as can be seen from the map below. Dunkeld has a higher concentration of shops, cafes and eateries; Birnam has a few shops and Birnam Arts. Shopping locally for basics is provided for by the Coop in Dunkeld and the Local Shop in Birnam. As outlined in the next section, Leisure and Recreation, the richness of the offering in PH8 means that the community benefits, and uses well, all these facilities.

Connectivity : As well as the busy Highland main line train station which links the community to major centres both to the north and south, there are two long-distance buses a day in both directions. The local bus service connects Dunkeld and Birnam with Ballinluig, Pitlochry and Aberfeldy to the north-west, and Bankfoot and Perth to the south-east. There are two PKC ticketed car parks in Dunkeld with a limited amount of free on-street parking in Dunkeld. In Birnam/Little Dunkeld, there is somewhat more on-street parking but no dedicated public car parks. Parking in both Dunkeld and Little Dunkeld/Birnam has become increasingly problematic at peak weekend/holiday times, with some totally inappropriate parking requiring police intervention at times. There are a range of wheeling and walking paths throughout the community, though accessibility can be an issue in some places. Information connectivity is provided by the monthly newspaper, The Bridge, which is delivered to the outlying village halls and individually to households in Dunkeld and Birnam.

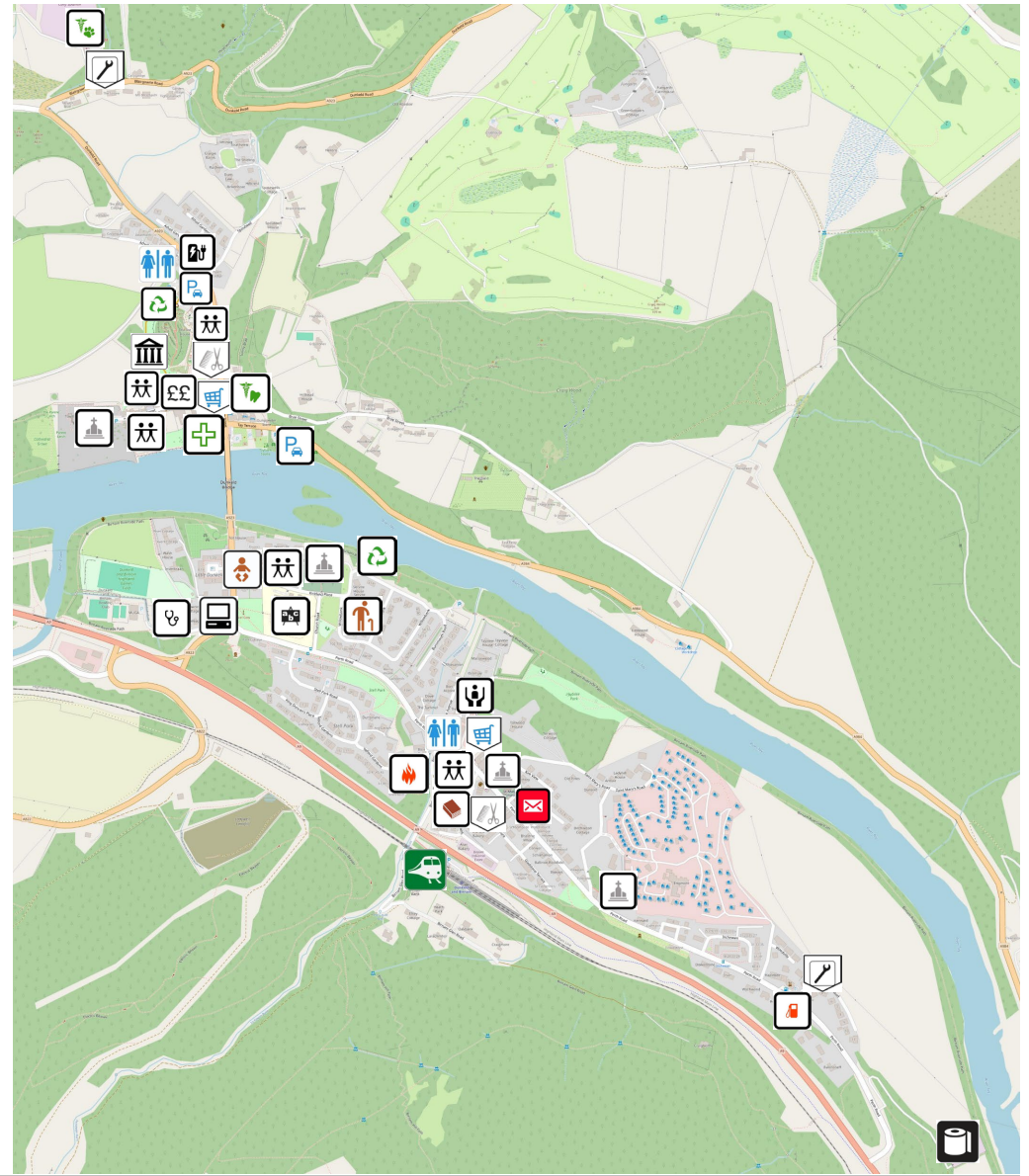
Photos: Birnam Arts, Royal School of Dunkeld, Duchess Anne, Bridge Street, Birnam Library, Birnam PO by Alfred Daniels



Services, Community Facilities & Connectivity

Map Key

	Post Office		Vet
	Local Shop		Sewage Works
	Chemist		Recycling Centre
	GP Surgery		Fuel
	Dentist		Repair Garage
	Place of Worship		EV Charging
	Community Space		Library
	Sheltered Housing		Fire Station
	Retirement Home		Toilets
	Primary School		Public Car Park
	Nursery		Hairdresser
	Coworking Space		ATM
	Train Station		Museum

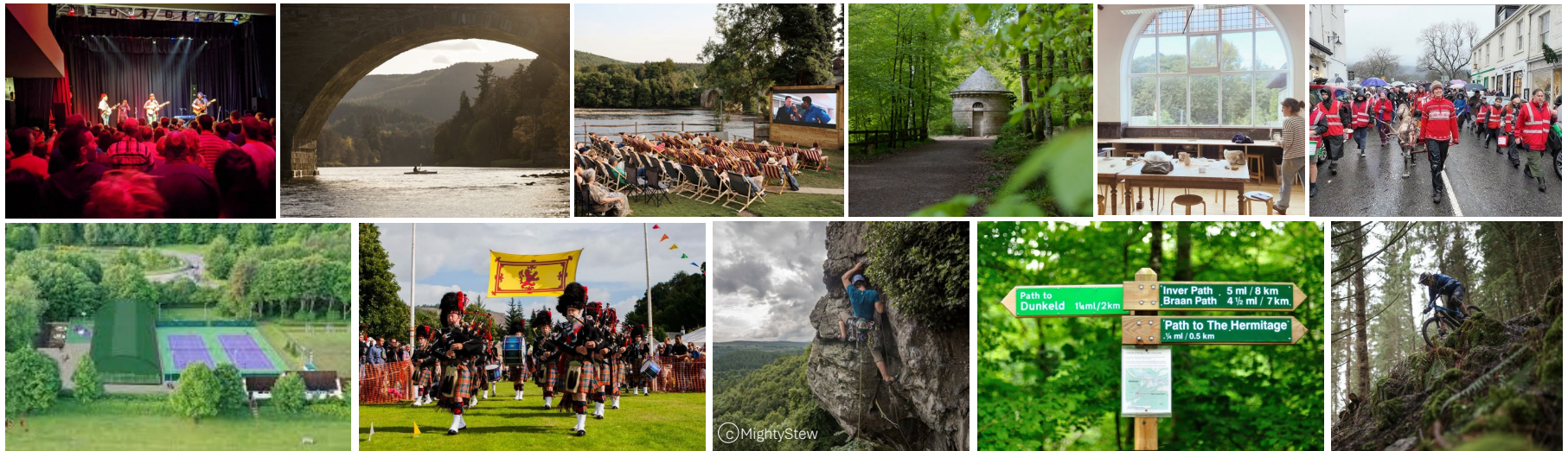


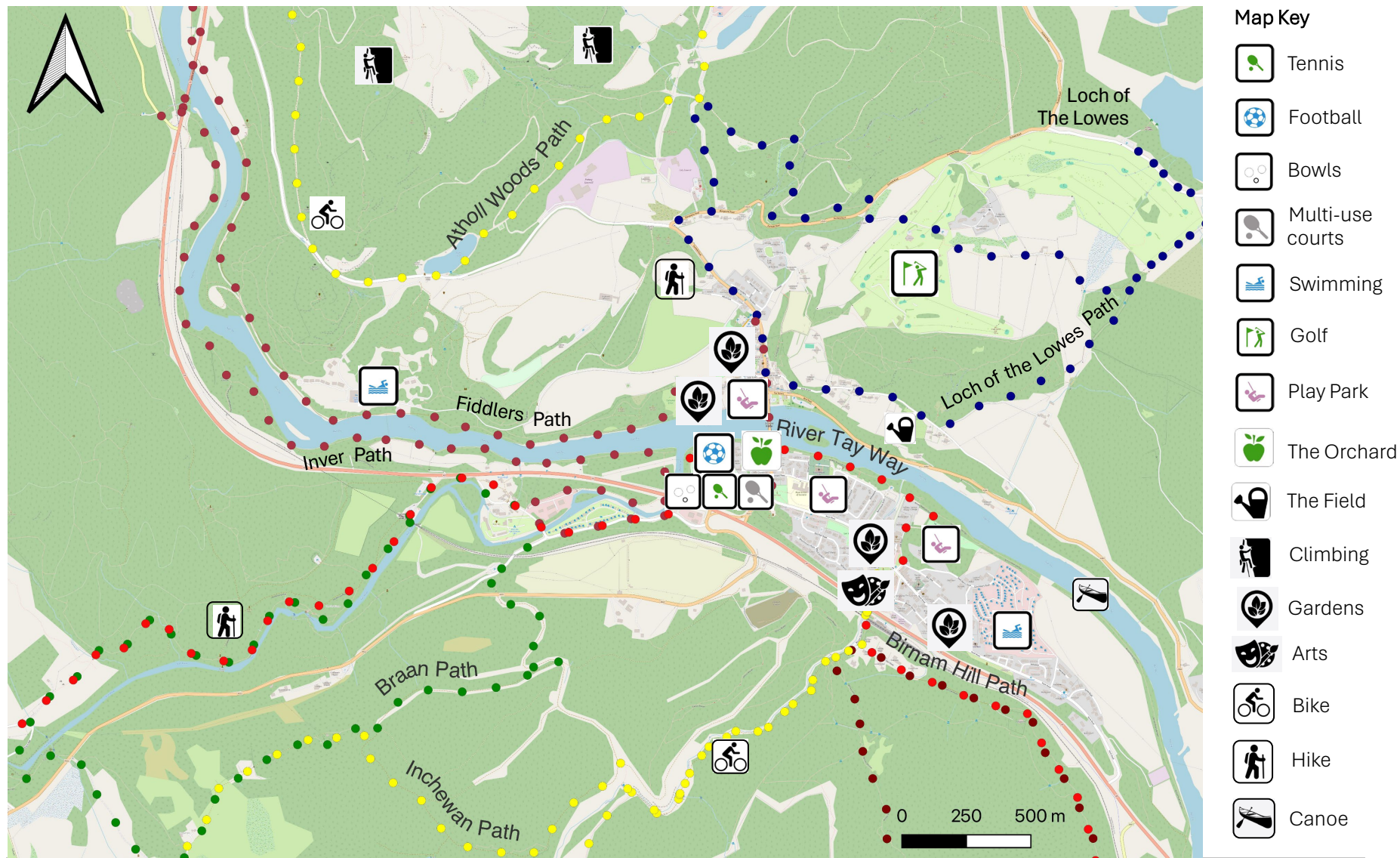
Leisure & recreation

Leisure & recreation facilities are well used and much appreciated. Within the Dunkeld & Birnam area these include a range of sports facilities, play parks, community growing initiatives and a variety of cultural spaces, including Birnam Arts, a thriving local music scene based largely in the local pubs and the Museum and Archive. Birnam Arts provide activities and events from the very youngest to the very oldest. Drama, film, music, creative arts, movement and exhibitions, as well as a venue for annual events such as the Santa day show, the Christmas pantomime and ballet performances. It's also home to the much-loved library. In the outlying villages, the village halls play a central role in providing social, cultural and recreational activities.

The Core Path network is popular with residents and visitors alike and our beautiful setting has become a magnet for hiking, trail & mountain bikers, rock climbers, canoeing, paddle-boarding, fishing and much more. Activity and sports groups and clubs are wide ranging – netball, tennis and 5-a-sides at the Muga, bowls, football and annual shinty at the Rec, yoga, Pilates, salsa classes, ballet and running to name a few.

An introduction to Dunkeld and Birnam would not be complete without mentioning the many active and committed community groups that flourish. Campaigning groups such as the Birnam to Ballinluig A9 community group, the Junctions Action group and the Station Improvement group; environmental groups such as Birnam in Bloom, the Paths & Nature Action group and our very own Climate Café, started here and now a worldwide movement; a twinning organisation Friends of Asheville (North Carolina); support groups such as the Lunch Club, the Meeting Space and the Men's Shed; plus many sports clubs, music clubs, etc. and lots of classes. There are also annual events such as the Birnam Highland Games, the Niel Gow Festival, the Dunkeld Cathedral Art Exhibition, Dunkeld & Birnam Unplugged, Santa Day and the Birnam Book Festival which are enjoyed by both residents and visitors.





Housing & Energy

Housing across PH8

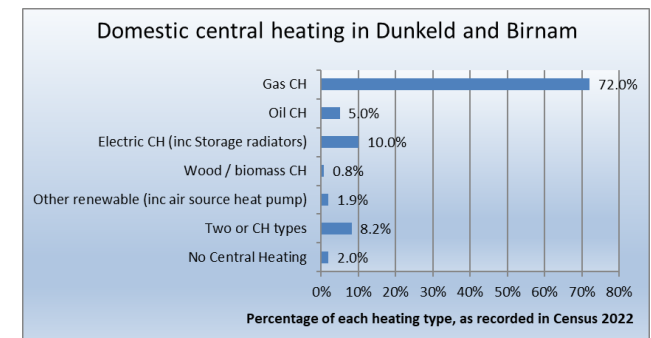
The population of PH8 is approximately 2400. Dunkeld and Birnam has a population of 1200, with a 3 to 1 split between Little Dunkeld/Birnam (900) and Dunkeld (300). This was calculated from the 2022 census figures and the respective number of households on the Scottish Assessors website.

The historic centres of both Dunkeld and Birnam have conservation area status with 58 and 47 B or C category listed buildings, respectively. There is also a considerable number of non-listed homes dating from before the 1940's. The constraints of topography and environmental and heritage protections in Dunkeld has meant that development of the twin towns over the later half of the 20th C, and into the 21st C, has been mainly focused in Birnam and Little Dunkeld with housing sites such as Stell Park, Willowbank and Inchewan. In Dunkeld, pockets of land to the north of the town have seen some housing development, most notably at Atholl Park and Atholl Gardens.

In the outlying settlements development has mainly been limited to single builds and small size cluster developments usually linked to existing farms and large houses. The ten house development at Inchfield/ Inchmagrannachan, dating from around the 1950's, is probably the largest multi-unit housing site built outside of Dunkeld and Birnam in the last 70-80 years.

Housing & Energy Use

Many of these houses however predate the introduction of formal regulation of housing standards in the 1980's. Whilst Scotland has now evolved from the minimal insulation requirements of that time to having one of the most stringent energy efficiency standards in the world today, there is still a huge challenge in our community to upgrade and 'green' a large percentage of the existing housing stock whether they be private, housing association or council owned. The bar-chart below shows that nearly 80% of houses in Dunkeld & Birnam use non-renewable forms of central heating. Alternative forms of heating will be needed to meet the governments commitments towards the phasing out of oil and gas and the community are already exploring opportunities for alternative sources of renewable energy.



Housing Stock, Short-Term Letting Properties (STL's) and Second Homes

Comparing Dunkeld and Birnam statistics against National ones, in respect of home ownership vs forms of rental, statistics indicates a higher-than-average level of home ownership in the community, a higher-than-average level of private rentals and a lower-than-average level of social/housing association type rentals. House prices across PH8 are higher than the national average across a range of housing types and sizes.

Statistics taken from PKC's 2022 Short Term Lets Evidence Paper shows that STL's in PH8 account for 5.7% of total housing stock with second homes at 5.2%. These levels are higher than the average for Perth and Kinross but less than for Highland Perthshire overall which has a combined percentage of STL's and second homes of 15.5%. Updated figures for STL's, post completion of the national registration scheme initiated in October 2023, are not yet available nor are figures for how the introduction of the 200% rise in council tax for second homes, introduced from April 2024, have impacted.

Affordable Housing

The need to address a range of issues related to housing arose from the extensive consultation which delivered the 2022 CAP, in which housing was identified as a key priority. This included actions around reducing short term lets and second homes, ensuring more affordable housing to buy and rent locally, ownership of land and buildings as community assets, and provision of sheltered and social housing, including options for downsizing.

DBDCDT constituted a Housing Action Group(HAG) sub-committee in 2022 to explore these issues and a Community Housing Needs Survey, conducted by Communities Housing Trust (CHT) in 2022, indicated a need for local affordable housing to purchase and/or rent. The HAG initially focussed on 38 sites within Dunkeld and Birnam which were within the settlement boundaries of Dunkeld & Birnam, thus generally fulfilling the 20-minute neighbourhood policy as detailed in NPF4. PKC ranked these sites using a traffic light system to indicate their development potential. A significant proportion of these sites were rejected because of various geographical and flooding related issues, but a shortlist was presented at an Open Afternoon organised by DBDCDT in April 2024.

In February 2023, Atholl Estates (AE) presented their vision for a 40-acre development of 235 houses at Haughend Farm to the HAG. The HAG minutes recorded that the consensus was that the proposal was unacceptable for a variety of reasons, including that it was too large, that it would seriously damage the natural environment, that the land was not zoned for development and outwith the existing settlement boundary, and that the road, surface and wastewater systems and current amenities could not cope with so many new residents. In November 2023 AE submitted to PKC a Proposal of Application Notice (PoAN) for 40 acres at Haughend following which two public consultation events took place in Birnam Arts in November 2023 and February 2024, showing a proposed development of 65 houses (42 private and 23 affordable) plus workspace on 11 acres. Clarity was sought and given that AE were offering 23 serviced plots to the DBDCDT and that if the DBDCDT could not raise sufficient funds, a Housing Association would build and manage the 23 affordable homes.

In October 2024, an initial meeting was held to ascertain support for a new Housing group to be formed with the aim of progressing further the provision of affordable housing. At the DBDCDT's AGM in November 2024, the new Housing group stated their wish to work independently from the DBDCDT and to call themselves the Community Housing Group (CHG). A survey conducted by CHG in late 2024 echoed the sentiments of the earlier HAG surveys and supported the view that an affordable rent would be in the region of £400 to £600 per month and an affordable purchase price between £150,000 to £250,000.

In February 2025, the transfer of 19 National Trust for Scotland properties to Perth and Kinross Council was completed with former NTS tenants becoming tenants of the Council. All will enjoy a range of associated benefits as a result, including reduced rent levels and a 24-hour emergency repairs service. Arrangements have also been put in place that will see people with a connection to Dunkeld given priority consideration should vacant tenancies arise.

Further progress towards the delivery of more affordable housing within our local community is still required.

Economy

The economy of PH8 is based on a mix of tourism, farming and forestry, local businesses and third sector and services activities.

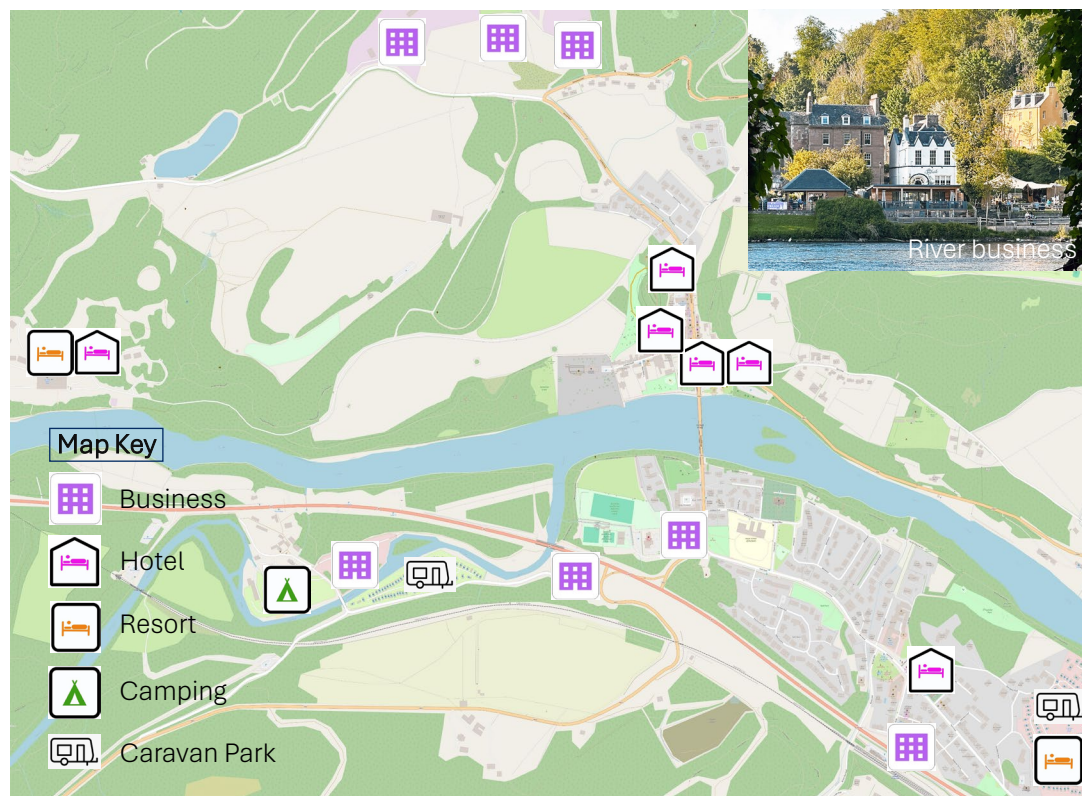
Tourism is one of the most significant contributors with historical landmarks, natural beauty, and cultural events drawing visitors year-round and playing a key role in shaping the local economy. Businesses, including hotels, bed and breakfasts, restaurants, cafes, and independent shops, benefit greatly from the influx of tourists, creating jobs and supporting a range of service industries, such as tour guides and outdoor activity providers as well as artists and makers living and working locally. Musicians live and record in the area, and there is a thriving music scene in Birnam Arts, the local pubs and at two of the outlying village halls generating income for businesses and enjoyment for visitors and residents alike.

Forestry is another key economic activity with surrounding woodlands, managed for sustainable timber production, providing jobs in timber harvesting, wood processing, and related industries as well as giving recreational value for visitors. Inver includes the district headquarters of Forestry and Land Scotland and there are two large sawmills on the north edge of Dunkeld.

Livestock and arable farming contribute to local food production and employment and there is a growing trend toward sustainability and locally sourced food in the area with many smaller farms and food producers focusing on regenerative and organic practices.

A range of local businesses and third sector activities further contribute to the economic diversity of the area. Accommodation for some is provided via industrial units located in both Dunkeld and Birnam plus a coworking space in Little Dunkeld. The units at Birnam are however under threat from the A9 dualling plans.

Connectivity plays a crucial role in supporting the economy of the PH8 area and Dunkeld & Birnam benefit from their close proximity to the A9 and the Highland Mainline station in Birnam.



Community Consultation Engagement & Response

Several community volunteers, led by the Chair of DBDCDT, and including a representative from DBCC, met with Andrew Ballantine and Alasdair Finlayson from PKC Planning on Wednesday 5th June 2024 to discuss the possibility of preparing a PH8 LPP for our community.

After that meeting, it was agreed to progress this LPP as an update to the CAP developed in 2022, to progress feedback on how to deliver on the six key themes identified in that plan, and to provide community input into the 2027 LDP. The team has met on average fortnightly since that time in the development of this report.

Community Engagement

Community engagement was begun at the Birnam Highland Games in August, through 'The Bridge' community newspaper and then a wide-ranging LPP Questionnaire ([Appendix 1](#)) was released to the PH8 community in November 2024. As well as being available online, with links to it advertised from the DBCC Facebook page and the DBDCDT website, hardcopy questionnaires were delivered to all households in PH8 as inserts in the Dec/Jan edition of 'The Bridge'.

A closing date of 31st January was announced. Overall, 145 completed returns were received, approximately 16% of the 16+ population of Dunkeld and Birnam, or approximately 25% of households, as recorded in the 2022 Census.

While the young / single demographic is slightly under-represented, there is good overall correlation of age groups represented in the survey with the 2022 Census profile.

Questionnaire Response & Draft LPP Community Consultation Events

As well as numeric satisfaction scoring for each of the six CAP priorities, respondents were encouraged to provide free format textual answers, to gather as wide a range of feedback as possible from the community. These answers resulted in more than 600 distinct concerns and potential solutions being identified by the 145 respondents.

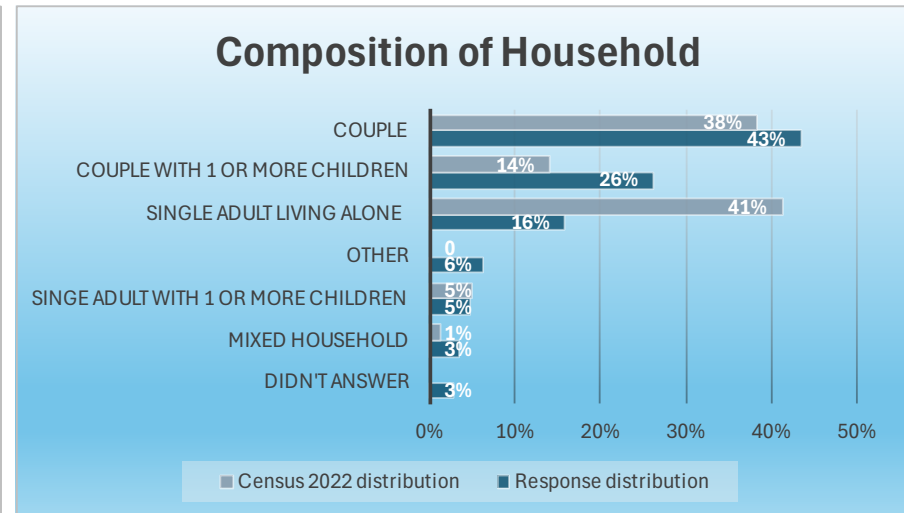
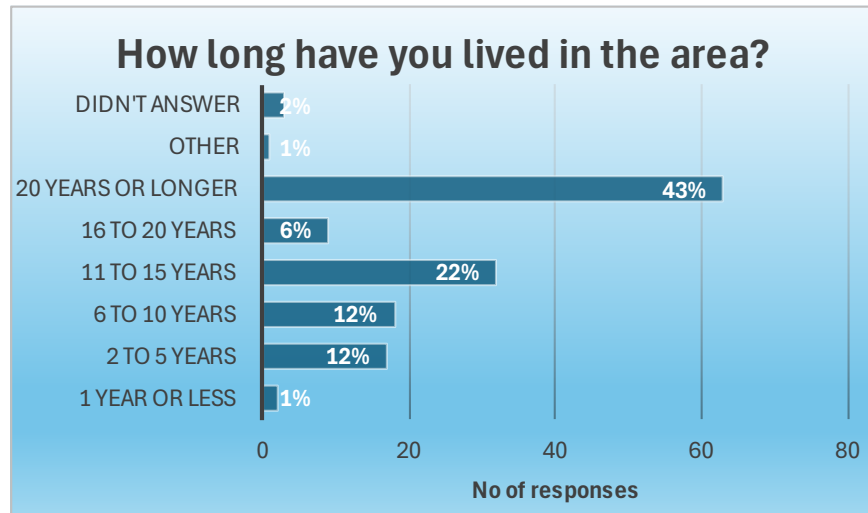
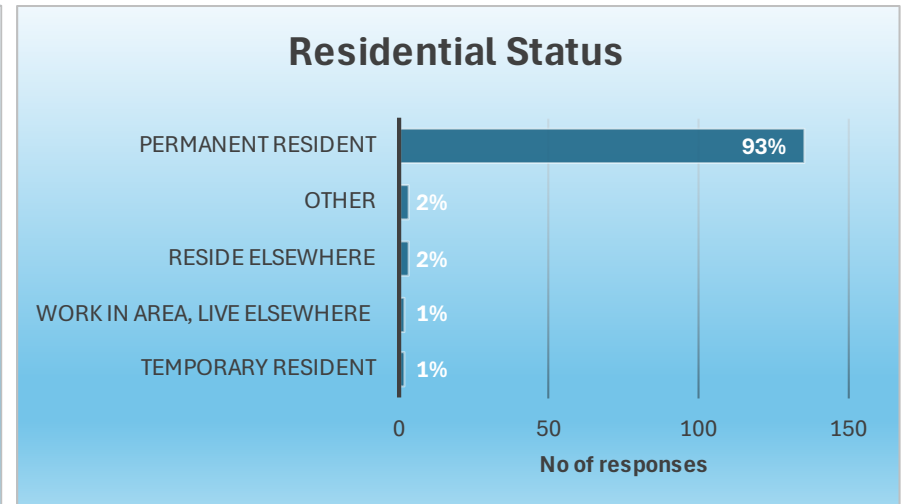
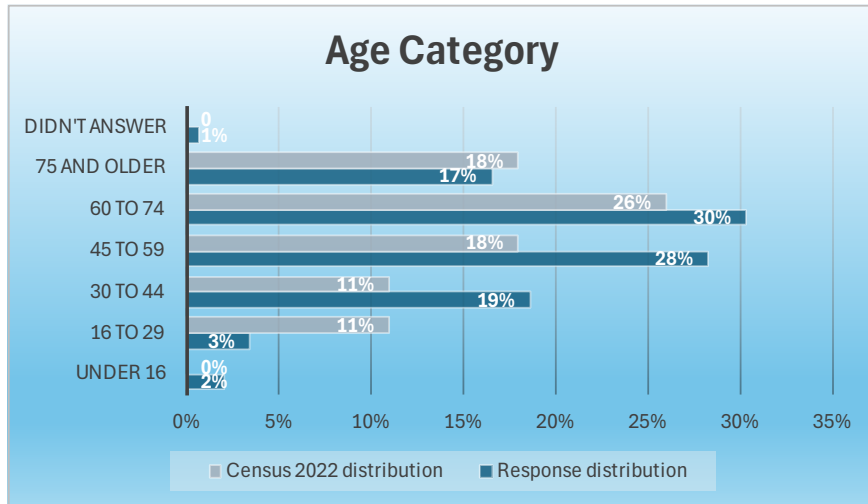
All these detailed responses are captured in [Appendix 2](#), scored under the six CAP themes, subdivided into a total of 36 individual topics and sorted by frequency of response. Some of these topics contain place-based responses which are directly relevant to the LPP.

As well as informing this LPP, the results will provide the DBDCDT, the DBCC and other community focus groups with invaluable insight into community priorities and projects going forward, at a greater level of detail than from the original CAP.

This report, highlighting community priorities, was presented as a final draft at two community engagement events on 26th & 28th March 2025. Attendees were encouraged to leave comments, but none were received that challenged the major conclusions of the report, which remains as originally drafted.

Questionnaire Results

An initial analysis of the demographics of the survey returns shows residential status, length of residency, age range and household compositions.



According to the media, PH8 is one of the most desirable locations to live. This is very much due to the stunning geography, precious natural ecosystems and significant human history. The survey results confirm this, with so many of us happy to live here. These are also the factors that draw so many visitors. Residents however can point to another reason - community.

So what of the future? How do we have a *livable, sustainable* and *productive* place? How do we get the balance right? We will need many things but foremost we must cherish the community that is now, that was and that will be. Why? Well the word that was most used when describing what people liked was... Community.



Key feedback from the community

Two CAP priority areas dominate the community's concerns: CAP Theme 1: Active Travel and CAP Theme 2: Housing.

Out of the 17 distinct concerns raised by 20% or more of respondents, 11 of these relate to Active Travel, 4 to Housing, 1 to History/Heritage/Community and 1 to A Thriving Local Community.

Appendix 2 summarises this analysis.

There was a total of 136 responses to this question

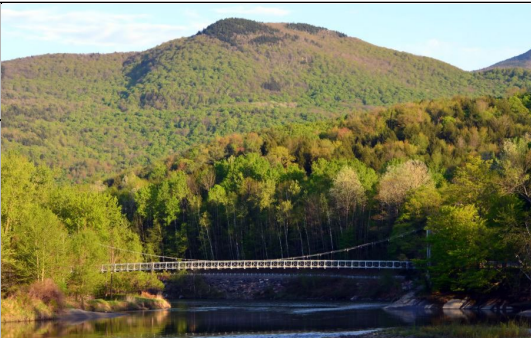
ACTIVE TRAVEL	No. of responses	% of total responses to this question	
CAP Theme 1: Active Travel – CONCERNS			
Road traffic is a major issue	102	75%	
Parking in Dunkeld	93	68%	
A9	78	57%	
A9 Dunkeld / Birnam / Inver junctions	73	54%	
Road traffic congestion	53	39%	
Telford Bridge	48	35%	
Bridge / Atholl Street	45	33%	
Pedestrian & active travel safety	41	30%	
Road traffic safety	38	28%	
Station access / re-use / re-design / functionality / condition / connectivity	38	28%	

Road traffic in Dunkeld & Birnam and parking in Dunkeld are the two single most-mentioned issues, closely followed by the A9 and its junctions at Dunkeld & Birnam. Specific concerns are road traffic congestion, pedestrian and active travel safety, road safety and growing levels of traffic congestion to and from the A9 and through Dunkeld over the Telford Bridge to Bridge & Atholl Streets. Access to, and future use of, the Railway Station building was also a common item raised.

There was a total of 96 responses to this question

CAP Theme 6: A thriving local economy - CONCERNS	No. of responses	% of total responses to this question	Under CAP Theme 6 (A thriving Local Economy) parking & traffic challenges in Dunkeld were, again, identified as the most significant long-term threat to local retail in the town.
Risk to local retail trade if traffic / parking issues are not addressed	22	23%	

There was a total of 136 responses to this question

ACTIVE TRAVEL	No. of responses	% of total responses to this question	
CAP Theme 1: Active Travel – SUGGESTIONS			
New footbridges across rivers	65	48%	
New footbridge over the Tay in Dunkeld	47	35%	
Pedestrian and Active Travel Safety	41	30%	
New parking out of / on edge of town	38	28%	
Traffic management / calming / reduction	35	26%	
Replace footbridge over the Braan destroyed by floods in 2024	30	22%	

The potential solutions to these problems most identified by the community are provision of new footbridges over the rivers Tay and the Braan, maintenance and development of footpaths and cycle paths, traffic calming / reduction measures to protect the Telford Bridge and the centre of Dunkeld and the creation of more parking capacity on the edge of the town. These are fully detailed in Appendix 2, Topics 7 to 12.

The PH8 community is dealing with complex local and national roads infrastructure issues, which will not be straightforward to resolve.

The DBCC have an active focus on local traffic and parking issues with PKC, and these results will help to inform their priorities in this area.

The A9 Community Group continue to engage with Transport Scotland (TS) on the final dualling and junction's design. The Scottish Government (SG)'s timetable has continually slipped, but if they meet their current plan to complete dualling of the A9 between Pass of Birnam and Tay Crossing by the end of 2032, this would be roughly halfway through the life of the next 2027 Local Development Plan.

The community's Junctions Action Group are also engaged in efforts to persuade TS to introduce interim safety measures at the junctions.



There was a total of 113 responses to this question

HOUSING	No. of responses	% of total responses to this question	
CAP Theme 2: Housing – CONCERNS			
Acknowledging lack of affordable housing is a key issue for the community	68	60%	
Major housing development in Dunkeld would put too much pressure on infrastructure / traffic / local services / natural & historic environment	49	43%	
Affordable housing for local, younger people & families	27	24%	
Affordable housing for local / key workers	25	22%	

Acknowledging the lack of affordable housing in the community was the third-largest overall community issue after Traffic and Parking. The supply of affordable housing supply for local young people & families and local / key workers was specifically identified as a concern.

Several possible sites and ideas for affordable housing within the existing footprint of Dunkeld and elsewhere in PH8 were identified in the survey by a small number of people (details in Appendix 2, Topic 15), which may help to inform the work of the Community Housing Group.

43% of respondents to the Housing question stated that any new major housing development in Dunkeld would put too much pressure on town infrastructure / traffic / local services / natural and historic environment.

Given that the proposed major development at Haughend farm is a key place-based issue for the community and for this Local Place Plan, the number of respondents who explicitly referred to such a development was counted and their views analysed:

<i>Number of respondents against a major housing development / Haughend</i>	49	86%	*
<i>Number of respondents in support of a major housing development / Haughend</i>	6	11%	*
<i>Number of individuals in support of some community housing but not current proposed development</i>	2	4%	*

* % of the 57 respondees who referred to the subject of a major housing development / Haughend

6 respondents fully supported the proposal, 2 supported only community housing at Haughend, but not the current larger development proposal, and 49 respondents opposed the development entirely.

There was a total of 82 responses to this question

HISTORIC, HERITAGE, CULTURE & COMMUNITY	No. of responses	% of total responses to this question
CAP Theme 5: Historic, heritage, culture & community – <u>CONCERNS</u>		
Cathedral (Historic Scotland need to complete the renovation work)	18	22%



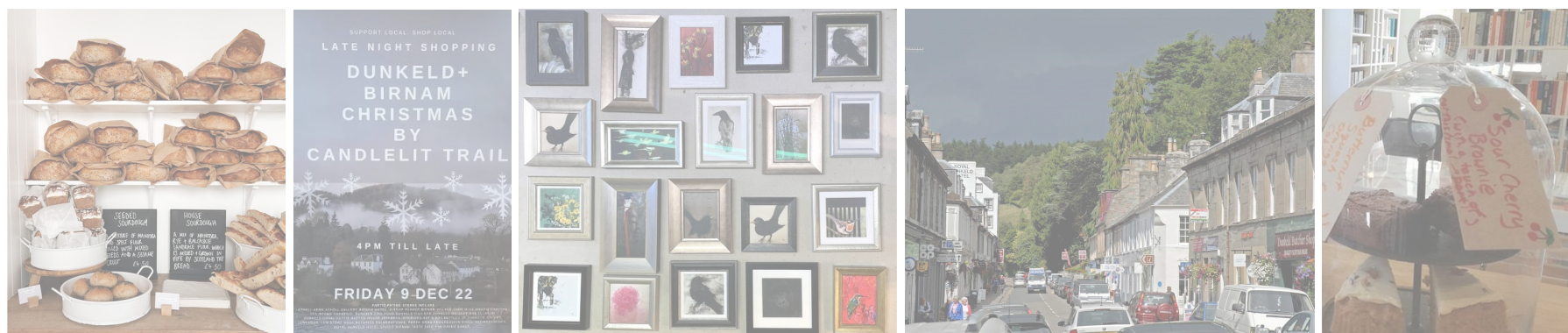
There was concern expressed in the Historic, Heritage, Culture & Community section of the questionnaire for Dunkeld Cathedral (22%), with many respondents expressing frustration with Historic Scotland's progress in protecting this nationally important structure.

There was a total of 54 responses to this question

A THRIVING LOCAL ECONOMY	No. of responses	% of total responses to this question
CAP Theme 6: A thriving local economy – <u>CONCERNS</u>		
Develop the Artisan Village at the North Car Park site	11	20%



The final issue in the survey which garnered 20% or more responses was support for the development of the Artisan Village on the vacant site to the rear of the North Car Park.



SWOT Analysis

STRENGTHS	WEAKNESSES
• Community is strong / positive / proactive / vibrant / small / close knit / supportive / caring • Natural environment & location / scenery / landscape/ open space / access / activity in nature • Amenities & services • Events / clubs / groups • Upgraded, modern & fully accessible station	• Road traffic safety & congestion / A9 & junctions / Telford Bridge / through Dunkeld • Parking in Dunkeld & Birnam • Lack of affordable housing for local people • Active travel safety • Infrastructure at breaking point on busy tourist days • Geographically constrained by A9 / river / flooding / landscape
OPPORTUNITIES	THREATS
• Community-led affordable housing • PKC housing allocation policy / manage short-term lets to free up housing for local people • Traffic management / calming / reduction • New parking on edge of Dunkeld & Birnam • New footbridges across the rivers Tay and Braan • Community renewable energy	• Any major new housing development putting too much pressure on infrastructure / traffic / parking / natural & historic landscape • Risk to Dunkeld retail trade if traffic & parking issues are not addressed • Further slippage of Transport Scotland's A9 plans • Inadequate maintenance of our Historic buildings

Major conclusions

The LPP survey results indicate that Traffic, Parking, Road and Active Travel Safety concerns remain the community's greatest priority. The A9 community co-creative process with TS has absorbed a great deal of goodwill and energy from members of the community, but the potential benefits to local people are at least another seven years away. It is incumbent upon PKC and TS to assist local community representatives in the DBDCDT, DBCC, and other engaged groups such as the Junction Action Group, to find ways to mitigate these issues as a matter of urgency.

Parking and active travel safety & infrastructure were also key concerns, but current progress to deliver an upgraded, modern and fully accessible railway station will be a real boost both for local commuters and visitors and has been supported and welcomed in the survey results

There is strong support for the provision of more affordable housing, but many respondents want to see this in a way that respects the existing settlement boundaries of Dunkeld and Birnam, and not as part of large commercial housing developments out-with these boundaries. There are clear concerns that such developments would exacerbate the already critical infrastructure issues the community experiences. Assistance from PKC to identify possible sites within PH8, funding sources, and to review Council housing allocation policy, is very important to these efforts.

The LPP survey generated many community suggestions and ideas, covering better community resilience, community renewable energy development, local economic growth, and better protection for our natural and historic environments. It is hoped that through the LPP community engagement events and the Next Steps process, the PH8 community will be able to take forward many of these ideas, towards the future vision of a successful but more sustainable and resilient community.

Input into LDP3

Through this LPP report, supported by the **Infrastructure First** policy principle in the SG National Planning Framework 4 (Appendix 3), the community strongly requests that the existing Settlement Boundaries for Dunkeld and Birnam are respected in the 2027 Local Development Plan.

The vision for the PH8 community, the major conclusions from the survey and the proposals for our next steps are in line with several key policy principles in NPF4:

Sustainable Places

Policy 1 – Tackling the climate & nature crises

Policy 2 – Climate mitigation & adaptation

Policy 3 – Natural places

Policy 8 – Green belts

Policy 11 – Green energy

Policy 13 – Sustainable transport

Liveable Places

Policy 14 – Design, quality & place

Policy 15 – Local living & 20-minute neighbourhoods

Policy 16 – Quality homes

Policy 18 – Infrastructure first

Policy 22 – Flood risk & water management

Productive Places

Policy 29 – Rural development

Policy 30 – Tourism

Policy 31 – Culture & creativity

Next Steps – Bringing Action Forward / Follow-up Priorities

The questionnaire response has delivered a rich insight into the community's concerns and suggestions for improvement. Nine potential Action Areas have initially been identified for detailed follow-up, some already very active, others less so. The follow-up community consultation events for the draft LPP report will provide an opportunity for further engagement, identification of interested volunteers, and future coordination of an overall action plan under the DBDCDT.

ID	ACTION AREA	SHORT DESCRIPTION	STATUS	COMMUNITY GROUPS ENGAGED ALREADY	STATUTORY / PROFESSIONAL SUPPORT REQUIRED
1	TRAFFIC	Deliver solutions to improve road traffic safety & congestion through the two towns	ACTIVE	DBCC, A9 Community Group, Junctions Action Group	PKC, Transport Scotland
2	PARKING	Deliver solutions to improve parking for locals & tourists	ACTIVE	DBCC, A9 Community Group	PKC, Transport Scotland
3	PEDESTRIANS & CYCLISTS	Safe, better & more footpaths & cycle paths	ACTIVE	Paths & Nature Group	PKC, Paths for All, Sustrans, National Trust for Scotland (NTS), Perth & Kinross Countryside Trust
4	PUBLIC & COMMUNITY TRANSPORT	Improvements to public transport. Community transport provision	ACTIVE	DBCC, DBDCDT, Dunkeld & Birnam Station Community	PKC, Scotrail, Network Rail, Stagecoach
5	AFFORDABLE HOUSING	Delivery of more affordable housing for locals	ACTIVE	DBCC, DBDCDT, Community Housing Group	PKC, Community Housing Trust, Atholl & Murthly Estates
6	COMMUNITY RENEWABLE ENERGY	Identification & delivery of community renewable energy solutions	ACTIVE	Community Renewable Energy Group, DBDCDT	PKC, Community Energy Scotland
7	COMMUNITY RESILIENCE	Improvements to all aspects of community resilience	ACTIVE	DBCC, PH8 Care Group	PKC, Scottish Water, Scottish Environment Protection Agency
8	HERITAGE & CULTURE	Heritage protection & promotion	ACTIVE	Dunkeld Community Archive	PKC, Historic Environment Scotland, Perth & Kinross Heritage Trust, NTS
9	LOCAL ECONOMY	Co-ordination of opportunities to sustain & diversify the local business community	PARTLY ACTIVE	Dunkeld & Birnam Tourist Association	PKC, Growbiz, National Trust for Scotland

COMMUNITY ACTION AREA 1 - TRAFFIC		
DESCRIPTION Road traffic congestion & safety in and around Dunkeld & Birnam	CAP THEME 1 : SAFE & ACTIVE TRAVEL STATUS : ACTIVE	COMMUNITY GROUPS ENGAGED DBCC, A9 Community Group, Junctions Action Group
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPICS 5, 6 & 7	STATUTORY / PROFESSIONAL SUPPORT PKC, Transport Scotland
Key Community ISSUES	no. of responses	percentage
Road traffic is a major issue	102	75%
A9	78	57%
A9 Dunkeld / Birnam / Inver junctions	73	54%
Road traffic congestion	53	39%
Telford Bridge	48	35%
Bridge / Atholl Street	45	33%
Road traffic safety	38	28%
A984 Boat Road	15	11%
The Cross / High Street	13	10%
Dunkeld infrastructure & population overload with tourists & traffic	8	6%
Key Community SUGGESTIONS	no. of responses	percentage
Traffic management / calming / reduction	35	26%
Enforce speed limits better	20	15%
Reduce speeds / manage better	18	13%
Better road signage	16	12%
Limit traffic into Dunkeld	14	10%
A9 sliproad for southbound traffic from Dunkeld	8	6%
A9 interim measures / roundabout at Dunkeld before A9 dualling	8	6%

"Both pedestrian and car crossings of the A9 from Bankfoot to Dunkeld could be improved."

"The other routes in and out of the town are dangerous too, with the Boat Road not wide enough for the lorries and buses that use it."

"No driving round the Cross - residents and deliveries only."

"Safer junctions for the A9, at Dalguise, Dunkeld and Birnam. More car parking in Dunkeld. Less traffic congestion in Atholl Street and Bridge Street in Dunkeld (remove on-street parking, and add higher capacity car parks on all sides of the village?) A footbridge across the Tay would also help."

"Weight limit on Boat Road."

"More substantial upgrade of the A822 from the A9 to W of Corbenic - and a 50mph limit - this is a notably hazardous stretch of road with a high rate of serious accidents."

"A footbridge might sound attractive, but the presence of pedestrians actually helps to make drivers slow down in most cases. The best way of limiting traffic speeds is to have sleeping policemen at frequent intervals wherever there is a 20 or 30 mph limit."

"Get on with A9 improvements before there are any more fatalities! Too much traffic in town and inadequate parking."

"Joining the A9 during the lengthening holiday periods takes longer each year, inducing risk taking behaviour."

"The A9 crossings are treacherous, and safer solutions need to be implemented asap."

"There's an urgent need for better access for outlying areas to access Dunkeld & Birnam via the A9. It's extremely dangerous."

"Reduced traffic moving through the village, stricter monitoring of speed in the area, a footbridge would be very helpful, enabling safer cycling"

"We do NOT need a footbridge over the Tay. Telford's Bridge pedestrian pavements need to be widened and the road taken down to a single lane. Traffic lights should be installed at either end. Much like the bridge at Kenmore. This will, however, impact on parking in the village."

"Speed of traffic through Dunkeld is terrible and dangerous."

"When we moved to the area, we expected to use Dunkeld as our neighbourhood hub. But because of the extremely dangerous A9 junctions and the impossibility of finding parking during tourist seasons we now use Pitlochry and Aberfeldy for shopping, eating out, etc. Dunkeld is not a useable 'heart' for PH8 at the present moment. Many of our neighbours feel the same."

"We have a long-standing issue with traffic speeds through Dunkeld. There is serious danger to life and infrastructure (four burst water mains in three years, numerous gas escapes, damage to stonework underpinning Telford Bridge, cracked window and door lintels, etc.)"

"More lighting for the A9 Dunkeld / Inver junction. A longer slip road heading south to Perth from the Dunkeld Bridge to take the pressure of the junction."

"More substantial upgrade of the A822 from the A9 to W of Corbenic - and a 50mph limit - this is a notably hazardous stretch of road with a high rate of serious accidents."

COMMUNITY ACTION AREA 2 - PARKING		
DESCRIPTION Parking in Dunkeld & Birnam. Manage existing car parking better & extend provision to deal with tourism surges	CAP THEME 1 : SAFE & ACTIVE TRAVEL STATUS : ACTIVE	COMMUNITY GROUPS ENGAGED DBCC, A9 Community Group
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPICS 8 & 9	STATUTORY / PROFESSIONAL SUPPORT PKC, Transport Scotland
Key Community ISSUES	no. of responses	percentage
Parking in Dunkeld	93	68%
Parking - visitors	24	18%
Parking - locals	15	11%
Over-tourism	7	5%
Dangerous / illicit parking under Telford Bridge, on Boat Road, A9, street corners etc.	5	4%
Key Community SUGGESTIONS	no. of responses	percentage
Visitor / more / bigger car parks in Dunkeld	42	31%
New parking out of / on edge of town	38	28%
Community taxi / shuttle bus / park & ride	26	19%
Restrict / remove parking	25	18%
Enforce parking better	14	10%
Parking permits / short-term parking for locals	10	7%
Car park & footpath into Dunkeld off the new roundabout on the A9	10	7%
Extend North / Boat Road car parks	8	3%

"Parking wardens should make more than the occasional visit. If they came more often they could clear Scotland's national debt!!"

"Ban all non-resident & delivery parking in Dunkeld, introduce park and ride for Dunkeld"

"Restricting traffic flow through the town would be a help, perhaps with an off-site car park and a park and ride bus service, although not all visitors will use this. Residents' parking only within the town might help, plus extending the double yellow lines on Atholl Street and up Brae Street (the current way people park means emergency vehicles would often be blocked from accessing Brae Street if needed)."

"Increased car parking, if a site was available, may help - but might equally increase the 'problem'."

"Parking is a big problem always has been. Improve passing place on Brae Street hill. instal a temp roundabout perhaps at a9 junction as a temporary solution to the problems "The green area behind Stanley Hill could be converted to additional car parking. Visitors are now clogging up Atholl Gardens which, as a caravan owner, makes movement quite difficult at times."

"Parking should not be free on the high street to encourage car parks to be used first - possibly 30 mins free and/or residents permits (which could be free or a small fee)."

"We have to drive along Cathedral street to get home, and as cars get wider over the years, we are at the mercy of the goodwill of people parking in the street to leave ample gap for cars to get through without scraping other cars- it can be very stressful and frustrating, because there are delivery vans / bin lorries blocking the road".

"Parking should not be free on the high street to encourage car parks to be used first - possibly 30 mins free and/or residents permits (which could be free or a small fee)."

"At weekends, parking on Perth Road makes driving hazardous. Some yellow lines are needed."

"Create an 'out of village' parking area with a shuttle bus and walking routes to the most popular destinations. This would mean local people could use their vehicles to collect shopping. At the moment, locals are going elsewhere to shop as the parking situation in Dunkeld is so bad"

"We do NOT need a footbridge over the Tay. Telford's Bridge pedestrian pavements need to be widened and the road taken down to a single lane. Traffic lights should be installed at either end. Much like the bridge at Kenmore. This will, however, impact on parking in the village."

"THERE'S AN URGENT NEED FOR BETTER ACCESS FOR OUTLYING AREAS TO ACCESS DUNKELD & BIRNAM VIA THE A9. IT'S EXTREMELY DANGEROUS."

"Footbridge across Tay up past cathedral with carpark on other side."

"Parking in Dunkeld is a nightmare all year round. There doesn't seem to be a solution to all this, as A9 duelling has now become an ever-fading and ever-postponed hope and the geography of the town means the capacity for better development of the other surrounding roads is extremely limited. How can we better manage the traffic we have? How can we limit even greater volumes?"

"Concern that on many weekends/ sunny spells/ public holidays, Dunkeld & Birnam is suffering 'over-tourism' with congested roads, overfull car parks and sometimes dangerous verge parking on the A9(!!!). As a local resident I try to anticipate these days and avoid going into the village."

COMMUNITY ACTION AREA 3 - PEDESTRIANS & CYCLISTS		
DESCRIPTION Safer, better & more footpaths & cycle paths in the PH8 area	CAP THEME 1 : SAFE & ACTIVE TRAVEL STATUS : ACTIVE	COMMUNITY GROUPS ENGAGED Paths & Nature Group
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPICS 10, 11 & 27 (footpath sites)	STATUTORY / PROFESSIONAL SUPPORT PKC, Paths for All
Key Community ISSUES	no. of responses	percentage
Pedestrian & Active Travel Safety	41	30%
Safety - Cyclists	12	9%
Safety – Elderly pedestrians	11	8%
Safety - Children	9	7%
Safety – Wheelchair users	8	6%
Safety – Family / buggies / dogs	7	5%
Key Community SUGGESTIONS	no. of responses	percentage
New footbridges across the rivers	65	48%
New footbridge over the Tay at Dunkeld	47	35%
Replace footbridge over the Braan destroyed by floods in 2024	30	22%
Cycling & walking infrastructure / core path maintenance / safety / accessibility	22	16%
Limit / ban / weight restrictions on HGV's through Dunkeld	19	14%
All-ability / accessible footpaths (Topic 27)	18	13%
A9 pedestrian crossings at Dunkeld & Birnam	13	10%
Footpath between North car park and the Cross	9	7%
Widen pavements / remove business clutter on Atholl & Bridge Streets	8	6%

"The path to the War Memorial is a disgrace."

"More paths around D&B to be all ability"

"Wider pavements and less parking on the high street would also allow for more bike parking, which is desperately needed outside the cafes etc."

"More support for local path maintenance."

"Reinstatement of the pedestrian bridge over the Braan."

"A lack of pedestrian refuge along stretches of the A822 which, when they coincide with bends, puts walkers at risk of being hit by traffic e.g. around Trochry - Corbenic or around the Ladywell forest entrance."

"The Telford bridge is unsafe for elderly residents and children, something needs to be done to make it safer."

"If a Tay foot bridge cannot be built, make the bridge pavements one way like during Covid."

"The Telford bridge is a nightmare to navigate with a buggy and a dog."

"The Telford bridge is a significant barrier for active travel. Cycling kids to school across it is a major worry to the point most don't do it. Even walking is dangerous at times, particularly with the number of vehicles that continue to go well above 20mph."

"A footbridge across the Tay would be a start - elderly people are afraid to cross and the current layout is dangerous when groups of tourists, families, people with dogs etc use the bridge."

"Good access to urban and rural spaces but could do more for cyclists on roadways."

Wider pavement and less parking through Dunkeld to make it safer for pedestrians and cyclists.

"Suggest new path loop in Birnam, connecting the riverside path (wide, level but muddy on parts), Jubilee Park (steps) and somewhere around the sports field/ orchard (soft ground, bank and steps). Could offer attractive options for the residents of Servite and Rivendell as well as others and visitors."

"Provide a safer pedestrian route between Dunkeld and Birnam - the shared usage of the bridge is unsafe at times."

"Make the NCN route to Dalguise safer where it goes along-side the A9 on the Tay bridge crossing and along the B898 where the speed limit should be reduced and warning signs about cyclists installed."

"I was conversing with a few ladies recently and was amazed to hear they were frightened just walking over the bridge. Certainly on a windy day, leaves flying, dust, cars racing past it is."

COMMUNITY ACTION AREA 4 - PUBLIC & COMMUNITY TRANSPORT		
DESCRIPTION Improvements to public transport provision in PH8. Provision of community transport solutions.	CAP THEME 1 : SAFE & ACTIVE TRAVEL STATUS : ACTIVE	COMMUNITY GROUPS ENGAGED DBCC, Dunkeld & Birnam Station Community
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPIC 12	STATUTORY / PROFESSIONAL SUPPORT PKC, Transport Scotland
Key Community ISSUES & SUGGESTIONS	no. of responses	percentage
Station access / re-use / re-design / functionality / condition / connectivity	38	28%
Transport links need improvement	20	14%
Bus services (e.g. more to Perth, Glasgow)	16	12%
Public / sustainable transport needed (including evenings)	11	8%
Rail service improvements	8	6%
Electric bus / bike / taxi / cargo bikes	3	2%
Bus shelters – more & enhanced	2	1.5%
Shopping minibus to Perth once a week	2	1.5%
Organised lift schemes to Perth / Edinburgh	2	1.5%
Regular local transport for surrounding villages to get into Dunkeld	1	0.7%

"There should be a bus from Dunkeld to Dalguise."

"Better public transport, better walking/cycling infrastructure"

"Mostly transport links: buses and trains could be improved significantly."

"Public transport options need to improve, so that cars do not strangle the village. The recent changes to local bus timetables make choosing public transport a difficult option."

"A bus stop at the train station, to go from train to North car park - could be electric / autonomous."

"Need more EV charging, e.g. at train station and at Tay Terrace car park."

"The need to bring visitors to Dunkeld using lower carbon transport options"

" I think that continuing to promote walking and wheeling within the community for residents and visitors alike is vital and a recent idea around a community bus service would be great."

"Redevelopment of the station could bring significant benefits, particularly as a welcome area to the village, and with more services for those using the station."

"The first priority should be the railway station. It is a fantastic resource waiting to happen."

"A local electric bus might help."

"Reinstate the foot/cycle bridge across the Braan to Inver."

COMMUNITY ACTION AREA 5 - AFFORDABLE HOUSING		
DESCRIPTION Delivery of more affordable housing for local people, through community owned housing & better management & allocation of social & council housing supplies	CAP THEME 2 : HOUSING FOR ALL STATUS : ACTIVE	COMMUNITY GROUPS ENGAGED DBCC, DBDCDT, Community Housing Group
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPICS 13, 14, 15, 16, 17 & 18	STATUTORY / PROFESSIONAL SUPPORT PKC, Community Housing Trust, Atholl & Murthly Estates
Key Community ISSUES & SUGGESTIONS	no. of responses	percentage
Acknowledging that lack of affordable housing is an issue for the community	68	60%
Major housing development in Dunkeld would put too much pressure on infrastructure : traffic / parking / local services / doctors / chemist / natural & historic environment	49	43%
Oppose the Haughend development	32	28%
Affordable housing for local younger people & families	27	24%
Affordable housing for local workers / key workers	25	22%
Haughend development scale would ruin Dunkeld / infrastructure couldn't cope / traffic / parking / services / natural environment etc.	24	21%
Too many holiday houses / second homes	23	20%
PKC – limit / manage / stop holiday short term lets / PKC to make this a Short Term Let Control Area	23	20%
House purchase prices over-inflated / unaffordable	20	18%
No increase / strict control of Dunkeld & Birnam settlement boundaries in next LDP	15	13%
Small number of affordable homes should be developed within existing Dunkeld footprint only	8	7%
Haughend – Natural environment (NSA), core path to Loch of the Lowes & SAC would be greatly compromised / urbanised	8	7%
Lack of social housing	7	6%
Small amount of community affordable housing – not commercial based	7	6%
Private rents too high / insecure	6	5%
PKC / DBDCDT to purchase vacant / holiday homes / short-term lets as they become available to offer as community affordable housing	5	4%
Preserve our greenspace / historical integrity of Dunkeld – no large-scale development / use of agricultural land	5	4%

“Cheaper housing for young people is needed. But this is the same everywhere. While some small-scale affordable housing within PH8 would be good (perhaps in neighbouring locations such as Inchmagrannachan, Dalguise, Trochry, Inver, etc) it should not add population to Dunkeld, which is already over-heated.”

“There are not many vacant and unused spaces, but the largest is perhaps the derelict 2 acre field between the old nursery and Atholl St. This area is part unused field in the process of reverting to scrub and partly neglected forestry. It belongs to Atholl Estates I assume and there would be space for some 20 houses with easily constructive pedestrian access to the village.”

“I firmly believe that the community could achieve affordable housing that prioritises those living and working here by building new, purchasing existing properties and securing tenancies in existing properties.”

“Dunkeld’s community spirit is slowly diminishing. We used to have gala days and duck races for the community, now we have the games and Santa day which is focused on tourists, which of course we need for our village to survive. Housing is a major issue, too many local families are being forced out.”

“With the infrastructure we have, we need to be very careful to limit and manage development, putting watertight restrictions in place.”

“Insufficient affordable housing for young families who are the future of the community.”

“I’m not in favour of rezoning vast areas of land within this National Scenic Area that are not contiguous with our existing settlement boundaries. Proposals to do so, on land that could easily support a whole new community village, should not be permitted and there is surely nothing in current planning policy NPF1 that would support this.”

“Maintaining current LDP settlement boundaries to prevent unwanted and unnecessary development (e.g. Erigmore Estate extension, Haughend commercial property development)”

“Glad that the transfer from NTS to PKC means there is more affordable housing. I am happy that PKC council (including some of our local councillors) voted against enforcing the restrictions on holiday home numbers.”

“Better housing provision for various ages / types of need.”

“Too expensive for young families to move into the town.”

“The provision of affordable housing in the community is a real issue but it can, and should, be delivered in a way that either fits within our current settlement boundaries or is on land adjacent to these boundaries that can be demonstrated as appropriate in terms of the existing integrity of the settlements. It should not have detrimental effects on existing infrastructure, road safety and congestion, existing services and our rich and enviable natural and historic environment”.

“Second homes and holiday lets are devastating our villages leaving nowhere available for local people to live. Further increased taxation on holiday/second homes - similar to the changes made in Wales.”

“Affordable housing: local housing association pinpointing smaller sites for development of affordable housing.”

“Like most rural communities a small amount of designated affordable houses would benefit the community without changing the feel or put too much pressure on the infrastructure.”

COMMUNITY ACTION AREA 6 - COMMUNITY RENEWABLE ENERGY		
DESCRIPTION Identification & delivery of community renewable energy solutions	CAP THEME 3 : SUSTAINABLE & RESILIENT SPACES STATUS : ACTIVE	COMMUNITY GROUPS ENGAGED Community Renewable Energy Group, Climate Cafe
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPICS 20 & 26	STATUTORY / PROFESSIONAL SUPPORT PKC, Community Energy Scotland
Key Community SUGGESTIONS	no. of responses	percentage
Community energy projects (solar / hydro / wind)	13	16%
Better opportunities for renewable energy	2	3%
Better use of windfarm funds / increase in funds	2	3%
Support insulation & sustainability of local homes / public buildings	2	3%
Key Community LOCATION SUGGESTIONS	no. of responses	percentage
Hydro power on local burns	3	17%
Hydro – run off from rivers (Tay & Braan)	2	11%
Carrot field (Erigmore) for solar farm / parking / housing	2	11%
Community wind turbine on Newtyle Hill (as per Huntly)	1	6%
Hillside to wet of Dunkeld (solar?)	1	6%
Atholl industrial estate (solar or battery storage)	1	6%
Horse field (The Field) for solar farm	1	6%

"Everything needs to be environmentally sustainable!"

"Hydro turbines on local burns"

"We are surrounded by water which at times can cause flood risk but could be harnessed for hydro power as it has been in the past by small dams in tributaries or lades off the Tay."

"Explore hydro and wind generation options. Hydro on behalf of the community and potential brief run off from the Tay for electricity generation. Wind generator option on Newtyle Hill to generate income on behalf of the Trust (as per Huntly model)."

"I would like to see more focus on the sustainability of our homes and public buildings many of which have the biggest mountain to climb given the historic nature of much of our built environment."

"Forestry is a major local industry and much of the waste timber products which are exported could be processed for fuel locally or even a community heating system."

"Support for improving energy efficiency of listed/conservation area homes"

COMMUNITY ACTION AREA 7 - COMMUNITY RESILIENCE			
DESCRIPTION Improvements to all aspects of community resilience, including flood prevention, Resilience Plan, care in the community	CAP THEME 3 : SUSTAINABLE & RESILIENT SPACES STATUS : ACTIVE		COMMUNITY GROUPS ENGAGED DBCC, Climate Café, PH8 Care, The Field, D & B Community Orchard
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPIC 23		STATUTORY / PROFESSIONAL SUPPORT PKC, Scottish Water, Scottish Environment Protection Agency, Forestry & Land Scotland
Key Community SUGGESTIONS	no. of responses	percentage	
Climate change increased risk of flooding / flood prevention / mitigation / maintenance of drains and culvert	10	12%	
Community growing – The Field / allotments / regenerative farming / local food growing – eggs & honey	9	11%	
Planting more trees / increase diversity of planting	6	7%	
Protecting flood plains / restore nature (& beavers) to upper Tay & Braan	5	6%	
Leave nature alone to it's sustainable and resilient self	3	4%	
Limited space for farming and grazing	2	3%	
Response and resilience plan for fire and flood	2	3%	
Natural learning facility	1	1%	
Better communications between Forestry & Land Scotland and the local community	1	1%	
Protecting riverbanks from erosion	1	1%	
Resilience centre (like Meigle) at Station?	1	1%	
Emergency generators in community spaces for power cuts	1	1%	
More community ownership of land for energy / food / housing	1	1%	
Crime becoming an issue / more policing	1	1%	

"We are very lucky in Dunkeld that we have The Field, the community orchard and the allotments. This is a start."

"Leave nature alone to its sustainable and resilient self!"

"I feel a lot of the food places in the village cater for tourists and charge tourist prices. Locals can't afford to buy from these businesses."

"Less reliance on tourism and more shops and facilities for local people such as bank, post office, library, hairdresser, better supermarket at the very least"

"Protecting flood plains. Planting more trees & protecting the riverbanks from erosion"

"Food Share a great initiative as are the Field market days."

"WE USED TO HAVE A GOOD WATER SUPPLY FROM LOCH ORDIE BUT NOW OUR WATER IS EXTRACTED FROM THE TAY NEAR PERTH AND PUMPED BACK TO DUNKELD. I FAIL TO SEE HOW THIS IS SUSTAINABLE."

"If the threatened huge new housing development (new village?) on the edge of Dunkeld at Haughend happens then any chance of sustainability is finished!"

"Consider ways to reduce risk of flooding. More EV chargers. Tool library."

"WE NEED MORE SPACES FOR OUR YOUNG PEOPLE TO USE TO HANG OUT TOGETHER."

"Improved broadband access needed throughout PH8 area"

"Other small local initiatives provide eggs and honey and there would appear to be a genuine interest in growing and rearing food for local consumption or to provide the hotels."

"A tool library would be great, or a charity shop like REMAKE in Crieff, where you can find a selection of used tools, haberdashery, arts supplies which can all be reused instead of binned."

"Revisit community resilience / emergency plan started by CC some years ago."

"We are in a very strong position with a very active community base - it will be important to support the next generation to be as involved / active."

"The Field (Dunkeld and Birnam Community Growing) demonstrates that even land thought only suitable for pasture can grow fruit and vegetables on a variety and scale to feed the community. Our initiative has inspired 3 other horticultural businesses to set up in the vicinity."

"I think we have really good people and groups within the community that work hard to implement and raise awareness of our community's sustainability and resilience."

COMMUNITY ACTION AREA 8 - HERITAGE & CULTURE			
DESCRIPTION Protection & promotion of our historic buildings and heritage	CAP THEME 5 : HISTORIC, CULTURAL & COMMUNITY SPACES STATUS : ACTIVE		COMMUNITY GROUPS ENGAGED Dunkeld Community Archive
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPICS 31 & 32		STATUTORY / PROFESSIONAL SUPPORT PKC, Scottish Water, SEPA, Forestry & Land Scotland
Community FEEDBACK - Important aspects of Heritage & Culture	responses	percentage	
All (History, Heritage, Culture & Community) very important /equally	18	22%	
Medieval town / The Square / The Little Houses	13	16%	
Museum & Community Archive safeguarding local history	13	16%	
Birnam Arts – community involvement & events	12	15%	
Must protect Dunkeld & Birnam - their small scale and our NSA designation, by managing and conserving the town	12	15%	
Architecture / build environment	11	13%	
Artistic & musical community & traditions (e.g. Taybank, Niel Gow festival, oral history at the Archive)	10	12%	
Duchess Anne important as community space & venue for kitchens	7	9%	
Library service is a multi-aspect service (under threat)	6	7%	
Birnam Arts building & facilities (including café)	5	6%	
Protect & designate our historic landscapes / buildings (PKC)	5	6%	
Protect & designate our historic landscapes / buildings (PKC)	4	5%	
Enhancing history, heritage, culture & community: How & where?			
Cathedral sadly neglected / an eyesore – finish the work (HES)	8	10%	
Preservation of landmark buildings – Telford Bridge / on Atholl / High / Cathedral Streets – some in poor repair / at risk	7	9%	
A bigger Museum / Archive / Heritage Centre telling Dunkeld's story	5	6%	
Manage visitor numbers / improve traffic & parking situation in Dunkeld – all this is impacting history & culture in the town	5	6%	
Improved signage of historic & cultural heritage	3	10%	
The Station	3	9%	
Duchess Anne needs protected	3	6%	
Listed buildings – PKC support for energy efficiency measures / sensitive modernisation, e.g. double glazing, insulation, green heating	3	6%	
Birnam Arts protected by long-term funding	3	4%	
Keep the library open / sustainable	3	4%	

“More history about ordinary people.”

“A Heritage Centre would allow us to tell Dunkeld and district's remarkable history.”

“Improved signage.”

“The Birnam Oak needs much better care as well as interpretation, it's a shame such an important part of our history, that is of interest Internationally, is so neglected and ignored.”

“Our community archive is a gem and we're incredibly fortunate to have it.”

“A larger museum – in the Duchess Anne?”

“Finish the work on the Cathedral! I have lived here nearly 15 years and for most of that time the Cathedral has been part covered in scaffolding.”

“Cathedral: Renovation. Protect and preserve the artefacts inside i.e. flags and banners. Get bell tower back in use.”

“I see us as custodians to preserve the architecture of the historic buildings in the village for future generations. As well as the buildings, I think it important to teach the children in Dunkeld school about the area's place in the history of our country and hopefully engender in them a pride in where they live.”

“Preservation of landmark buildings like the Cathedral (sadly neglected).”

“More should be done to remember the Battle of Dunkeld. For a handful of years, people in Killiecrankie held an annual event about that battle. It was superb. Currently, the only people who remember the Battle of Dunkeld are the Orange Order bigots who parade here each year. This should be banned, and a proper, respectful event held annually by local people.”

“Keeping the built environment healthy by using our older public buildings. Trying to get more grant support back in place for owners of buildings that are expensive to maintain and repair particularly the shops and flats at the heart of the villages.”

COMMUNITY ACTION AREA 9 - LOCAL ECONOMY			
DESCRIPTION Coordination of opportunities to sustain & improve the local business & social enterprise economy	CAP THEME 6 : A THRIVING & LOCAL ECONOMY STATUS : ACTIVE		COMMUNITY GROUPS ENGAGED Dunkeld & Birnam Tourist Association
	DETAILED FEEDBACK IN LPP QUESTIONNAIRE (APPENDIX 2) TOPICS 33, 34 & 35		STATUTORY / PROFESSIONAL SUPPORT PKC, Growbiz
Community FEEDBACK - Place-based challenges in next 15 years	no. of responses	percentage	
Risk to local retain trade if traffic / parking issues are not addressed	22	23%	
Business rents & rates too expensive – puts pressure on businesses	12	13%	
Diversify our economy away from food & hospitality / tourism (we area at peak)	9	9%	
Provide affordable spaces for small businesses & locals	6	6%	
Lack of industrial development spaces in Dunkeld	5	5%	
Lack of sufficient business premises / shop space	4	4%	
There is a high turnover of businesses, so plenty of opportunity	3	3%	
Opportunities to enhance business & social enterprise: What?	no. of responses	percentage	
Workshop spaces for our local artisans & creative businesses to work / showcase their skills	4	7%	
Jams & preserves production	2	2%	
Business opportunity to build a well-signed 'Aire' for campervans with good facilities near the North Car Park (currently they fill the car park)	2	2%	
Opportunities to enhance business & social enterprise: Where?	no. of responses	percentage	
Develop Artisan Village at North Car Park site in Dunkeld	11	20%	
Offices on the main streets are a poor use of business space / don't provide local or visitors with useful services / need to protect existing retail premises	5	9%	
Get funding to modernise the Duchess Anne & rent out to businesses	5	9%	
Don't overload Dunkeld – increase tourist in Birnam; accommodation, pubs etc	5	9%	
Council old stable building in north car park	3	6%	
The Station	3	6%	
Consider wider locations for business / issues – not just Dunkeld	3	6%	
Drill Hall	2	4%	

“More ingenious non tourism related business development. We are at peak tourism.”

“Overwhelmed by tourist population and local premises being converted into coffee shops. Losing businesses which local people need to make the villages sustainable all year round.”

“I have heard on many occasions the locals complain that there are too many incomers who are taking houses and jobs from local people. And they feel that that Dunkeld is a victim of its own success.”

“I THINK FOR EXAMPLE THE CRAFT DINER BESIDE THE NORTH CAR PARK IS WORKING REALLY WELL ESPECIALLY FOR THE YOUNG OF THE AREA AND THE CYCLING FRATERNITY WHO CAN STOP SAFELY. MORE VENTURES LIKE THIS SHOULD BE APPLAUDED, WHERE PARKING IS AVAILABLE.”

“We have a community orchard and many other fruit trees in homes and gardens which could be exploited for juice and cider production.”

“A number of the businesses in Dunkeld and Birnam cater to the tourist market primarily and prices are inflated. In order to encourage locals to use these services more and for services to become more accessible to local people, a locals discount scheme could be encouraged.”

“No issues: we have a thriving young entrepreneurial community.”

“Expensive prices and still going up. Not everyone in the area has that kind of money”

“More investment in out of season visitor activities to draw people to Dunkeld in the winter months”

“A space for workshops for our local artisans to work and showcase their skills.”

“Develop the Artisan Village at the North Car Park site in Dunkeld.”

“Offices on the Main Street are a poor use of business space - they don't provide locals or visitors with a useful service”

“We are surrounded by a sustainable annual harvest of 1500 Red Roe and Fallow deer which could be purchased, processed and sold locally instead of being disposed of to game dealers for a much lower price.”

“Other small local initiatives provide eggs and honey and there would appear to be a genuine interest in growing and rearing food for local consumption or to provide the hotels.”

“There is a need for a supermarket to serve the local area. The co-op is very restricted in size and the variety of lines it can stock.”

Community Consultation Events on Draft Local Place Plan

Two community consultation events were held: at the Duchess Anne in Dunkeld on 26th March from 2pm to 7pm; and at the Guide Hall in Little Dunkeld from 12 noon until 7pm.

These events were advertised through the DBCC Facebook page, the DBDCDT website and via a series of posters displayed around Birnam and Dunkeld. Individual invitations were sent to Local Councillors and to members of the Development Trust.

The entire draft report and detailed survey results were displayed for viewing and comments. Volunteers from the LPP team and trustees from DBDCDT were on hand to guide attendees as necessary and to answer detailed questions.

Around 90 members of the community attended these events. They were encouraged to write comments on Post-It notes and affix them to the relevant pages of the report.

Some of these comments highlighted minor corrections to the draft, or suggested improvements to the presentation, and these have now been incorporated into this final report. Many comments were follow-up suggestions to the Next Steps section, and these have all been captured and added as Appendix 4.

The newly-formed Community Energy group also provided a separate opportunity for members of the community to express their views on which types of renewable energy initiatives might be progressed. These results are also included in Appendix 4.

There were many verbal statements of appreciation and support for the process, and the contents and presentation of the report. No comments were received challenging the major conclusions of the report, which remains as originally drafted.

