



Blairgowrie & Rattray
Local Place Plan

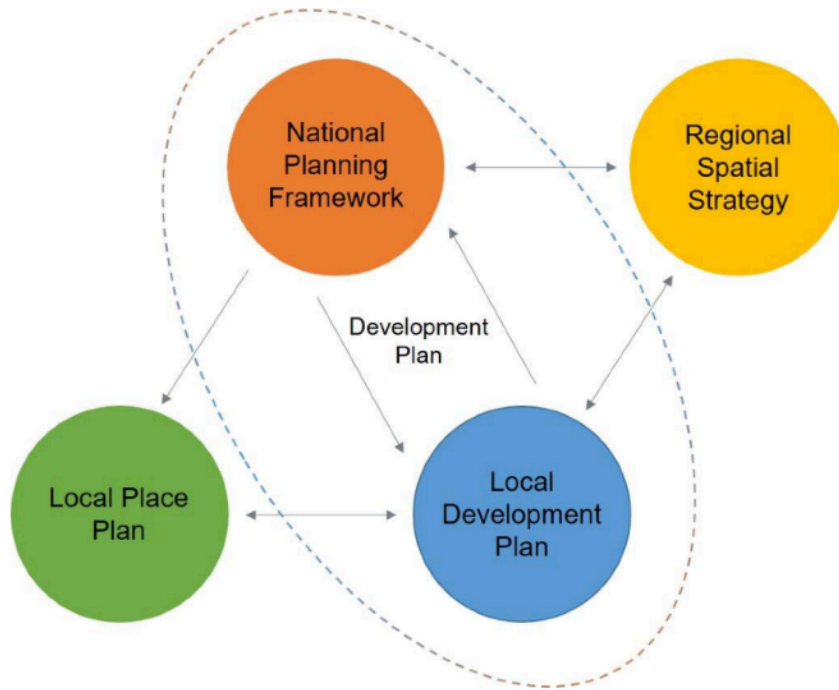
**Our
Voice**

What we want to achieve today

- ▶ Understanding a Local Place Plan
- ▶ Think about what Blairgowrie & Rattray has
- ▶ Think about what Blairgowrie & Rattray is missing
- ▶ View the Maps & CAP Aspirations
- ▶ Next steps

A Local Place Plan?

Local Place Plans



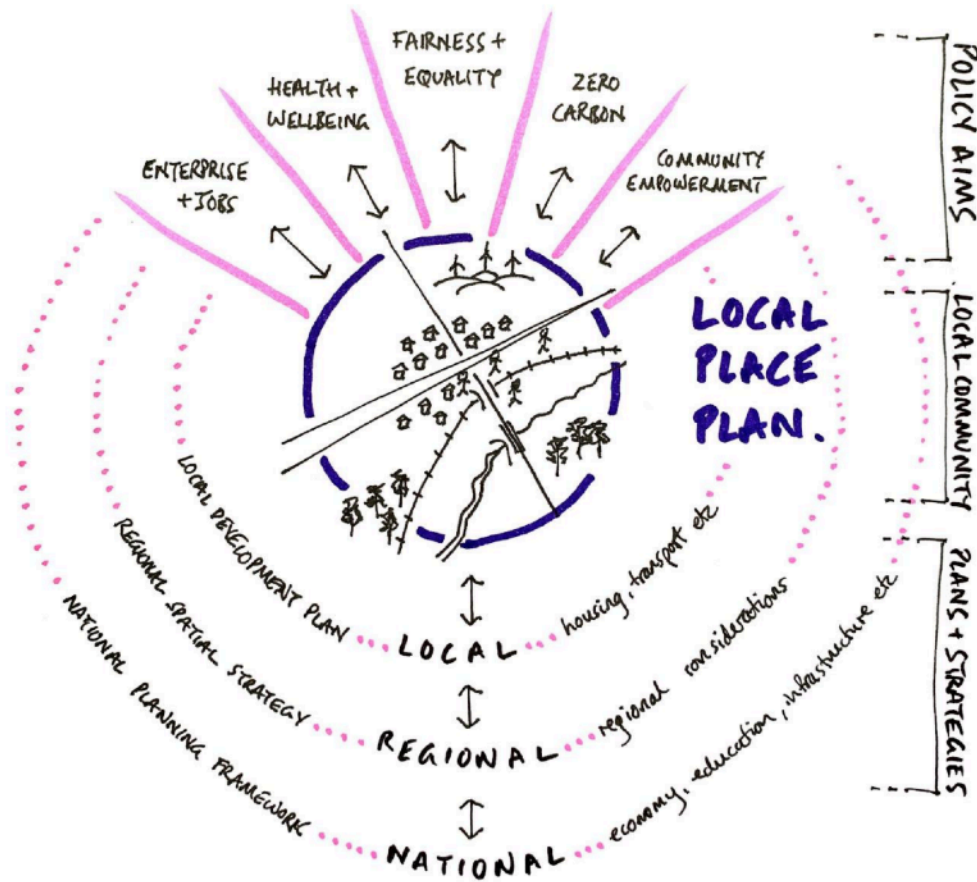
*Scottish Government_National Planning Framework 4

- ▶ LPPs are part of the Government's wider work on planning reform and implementation of the Planning (Scotland) Act 2019 giving communities rights to produce their own plan as part of the Scottish planning system.
- ▶ Once completed and registered by the planning authority, they are to be taken into account in the preparation of the relevant local development plan (LDP3)
- ▶ The LPP should be completed and registered before 31st January 2025.

The implementation of NPF4 is founded on the Place Principle:

'[The Place Principle] promotes a shared understanding of place, and the need to take a more collaborative approach to a place's services and assets to achieve better outcomes for people and communities. The Principle encourages and enables local flexibility to respond to issues and circumstances in different places.'

What is a Local Place Plan?



- ▶ The community's proposals for the development and use of land
- ▶ A new opportunity for communities to feed into the planning system with ideas and proposals.
- ▶ A clear vision for the future, including a spatial map, and key actions to deliver that future vision.
- ▶ A tool to support community empowerment, to shape future land use planning policy, to influence public service delivery, and to tackle strategic agendas such as the climate emergency, health and wellbeing, inequalities and economic opportunity

*Scottish Community Development Centre (SCDC)
and Nick Wright Planning

Why have a Local Place Plan?

- ▶ Influence planning policy and decision making
- ▶ Improve the way of life in Blairgowrie and Rattray
- ▶ Prioritise and support community action
- ▶ Bring the community together and focus their energies
- ▶ Improve public services and relationships
- ▶ Take control of our future destiny
- ▶ Provide evidence for funding community projects

Objectives

Our objectives

Health & wellbeing

Place help to create and support wellbeing & health by supporting active lifestyles.

Influencing how we experience nature and, how we relate to and influence the world around us is important too.

Physical activity - Social interaction - Safety



Climate & environment

Good places are:

Where the role of nature and living sustainably are a high priority.

Empowering people to take action to improve the environment.

Develop nature based solutions that are positive for people and the planet.

Our objectives



20-minute neighbourhoods

An attractive, safe, walkable place where people of all ages and abilities can access the vast majority of the facilities and services they need daily within a walk of around 20 minutes.

Reduce car use, encourage physical activity and help to support local businesses.

Build a sense of community and social capital and create a positive identity for a place and the people who live there.

Place based investment

To nurture places where authentic narratives drive coordinated programmes with collaborative oversight - changing the circumstances, and the surroundings, of people's lives.

Improving town centres - Providing gaps in the market



*Images: Our Place/placestandard@gov.scot

Our objectives

Collaborate

A more joined-up, collaborative, and participative approach to:

Services - land - buildings - across all sectors

- ▶ Enables better outcomes for everyone
- ▶ Increases opportunities for people and communities to shape their own lives.



Empowerment & Inclusion

Communities doing things for themselves,

Making our voices heard and influencing the planning and delivery of places and services.

It can range from good engagement processes through to communities purchasing and operating buildings and providing services themselves.

Engaging effectively means including all parts of a community.



Process

Who needs to be involved?

Local Community

Local residents - Aspirations at the heart of the LPP

Community Groups - Active in community, ideas & great for reaching out

Development Trust- Legally a constituted body to register

Schools - Engage with young people

Local Businesses/employers - Future plans to feed into LPP & reach out

Public Sector

Planning Department - Provide useful advise/ policy information/ contacts

Councillors, MSPs, MPs - A big asset to help make things happen

Local healthcare/ housing - Help determine needs

National agencies - A source of support / possible grants available

Enterprise agencies - A source of support / possible grants available

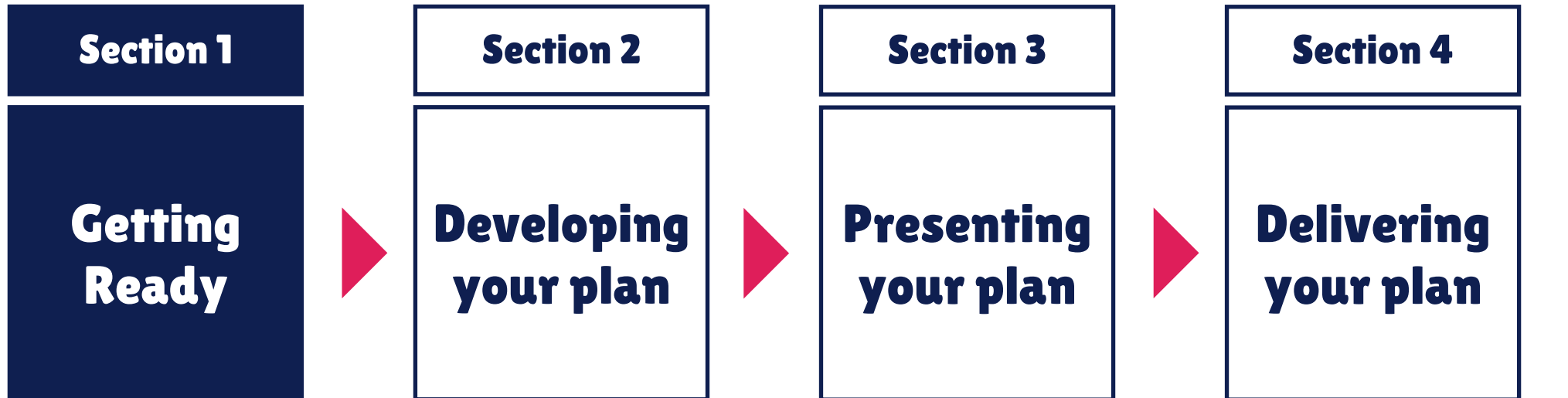
Funders & Investors

Grant/loan making bodies - May have grants or loans available

Developers/Landowners/Investors - May have future plans to feed in

What is the process?

We are here



- ▶ Understanding
- ▶ What? Why?
- ▶ Who is involved?
- ▶ Define the local community
- ▶ Resources & commitment

- ▶ Research
- ▶ Engaging with our community
- ▶ Planning ahead
- ▶ Working it all out
- ▶ Collaboration
- ▶ A vision

- ▶ Overview
- ▶ Consider the user
- ▶ Consider format
- ▶ Use simple language
- ▶ Sharing with the local authority +

- ▶ Working collaboratively
- ▶ Finding support
- ▶ Funding & timing
- ▶ Monitoring
- ▶ Review, evaluate & update

Where we are now

Key Demographics



9,433 Population (2022)

4,978 Working

2,826 Over 65



4,557 Households

3,943 < 20 min walk

68% Owner occupied

900 New houses planned



77.5% Car ownership

46.5% With 1 car

30 mins drive to Perth & Dundee



80 Independent Shops/cafes

140 Service Businesses

155 Tourist Beds

3,000 Jobs



150 Community Groups

3 Primary Schools

1 High School

1 Hospital

2 Doctor Surgeries

2 Pharmacies

*Sources:
City PopulationUK Scotland-P&K_Blairgowrie March 2022
Scotland Towns Partnership Understanding Scottish Places_Blairgowrie
Blairgowrie & Rattray Community Action Plan 2021-2026

Our Community Action Plan



BLAIRGOWRIE & RATTRAY

**COMMUNITY ACTION PLAN
2021-2026**

BLAIRGOWRIE & RATTRAY COMMUNITY ACTION PLAN STEERING GROUP

OUR COMMUNITY NOW

COMMUNITY VIEWS SURVEY (LIKES AND DISLIKES)

Dislike	% of Respondents
Town appearance and environment	35%
Local economy	32%
Roads, traffic and parking	27%
Community facilities, activities, organisations and events	21%
Housing development and infrastructure	21%
Transport and access to services	17%
Community safety and social behaviour	13%

Some quotes from the Survey

- "Some of the really strong and positive things that are in the central part of the town"
- "Development of houses that have the beauty and quality of Blairgowrie"
- "The plan to help increase walking with the use of our wonderful green spaces"
- "Lack of shops and only one small supermarket, not enough shops in village"
- "Lack of facilities, shops, walking and entertainment venues, forcing everyone to travel and spend money that could be better invested in local businesses"
- "Lack of decent local accommodation for guests to stay over"
- "The town's mobile shopping - see last an Air Castle"
- "The waterfront built for coal is not so great as it once was"
- "The cycle and the wheelchair - really the needs of the town"
- "The lack of a sense of what Blairgowrie is really like"
- "Lack of free parking for access to river coast - essential such as when you are a parent"
- "Don't park on steep slopes through steeply sloping areas without warning"
- "It is built for delivery and not friendly for active transport - i.e. cycling and walking"
- "Lack of opening facilities for facilities, especially access to train in the winter"
- "The lack of facilities, or at least a better playing pitches and areas"
- "Lack of outdoor facilities at the recreation centre, lack of a real activities centre"
- "Need more facilities for young people, teenagers in particular - there is very little for them to do, or to encourage them to stay and work in the area"
- "The woodlands in the town are wonderful and as new community groups are trying to address that problem"
- "Crack in a road and a small area already affected e.g. disabled, pregnant, disabled, school, and need networks"
- "Building so many more houses when the facilities are just not there for local people"
- "There is a building that PVC do not come to work in Blairgowrie on weekends and so it is a bit like a village in the largest town in the world"

**COMMUNITY ACTION PLAN
2021 - 2026**

This Community Action Plan sets out the priorities for the development of Blairgowrie and Rattray over the next 5 years as determined by the community through an extensive process of community engagement carried out over a five-month period from January - June 2021.

The Plan contains:

- A summary of our Community Profile
- Our main likes and dislikes as identified in our Community Views Survey
- Our Vision Statement for the future of Blairgowrie and Rattray
- The main themes and priorities for action
- Information on how you can stay in touch and get involved.

The Plan is for the whole community and is jointly owned by all the organisations and individuals that took part in its preparation. We will be working together to ensure its implementation over the next 5 years.

This Community Action Plan and all the reports from the community engagement are available online at www.dfcoverblairgowrie.co.uk

Acknowledgements

Thanks to the preparation of this Community Action Plan was carried out by Paul North and Anne Laidlaw and Tom & Kirstin Grant through the Blairgowrie and Rattray Community Centre for the project.

Photographs by the photographer donated by Dave Gow, John Sack, Robbie Robertson & Stuart McNeil

Thank you to all who contributed to the plan, whether that was respondents to the questionnaire, or the volunteers who contributed to its development.

Logos for STAR, Blairgowrie & Rattray Community Centre, Blairgowrie & Rattray Community Centre, Blairgowrie & Rattray Community Centre, Blairgowrie & Rattray Community Centre.



THEME 3: ENVIRONMENT AND HERITAGE

PRIORITIES	GUIDE FOR ACTION
Protect, enhance and develop use of green spaces	<ul style="list-style-type: none"> Continue to improve Riverside, including extending and redesign of paths and concentration of improved walking, as well as development of Carr's Falls. Continue to develop use of green spaces for all-terrain, orchards, gardens, biodiversity. Protect and enhance existing green spaces (develop local green spaces audit and strategy). Develop green spaces for social use (benches, picnic areas, informal recreation, including development of playing for All Tennis Trail). Continue to support the work of Blair in Bloom. Continue work to establish Blairgowrie & Rattray as Scotland's first Biodiversity Town.
Improve and develop paths and cycle networks	<ul style="list-style-type: none"> Continue to develop local paths and cycle networks (e.g. open up Blair - Copeck, Blairgowrie with connecting cycle route). Sign and promote quality routes (e.g. the Blairgowrie Cycle paths network should be included in the local path guide).
Aiming for Low Carbon, High Nature	<ul style="list-style-type: none"> Consider developing an overarching approach/brand for all low carbon, high nature initiatives in Blairgowrie and Rattray. Develop and support carbon reducing initiatives (e.g. energy saving BEAT programme). Develop and support renewable energy initiatives (e.g. review and develop plans for Hydro Scheme on the Blair Water).
Protecting, enhancing and celebrating local heritage	<ul style="list-style-type: none"> Support heritage initiatives which help to protect, enhance and promote local heritage (for up to date see). Identified suggestions include Heritage Museum, Heritage Trail, Heritage Cultural Events. Making the most of our literary culture, film and paper making heritage (e.g. Blair School, Hamilton Henderson, various cultures of residents and migrant workers). Linking in and participating in area wide heritage initiatives (e.g. Walker Burns, Modern Scots). Encourage digital links to archive material and continue to develop the Historical Digital Timeline.

Action by: Our Heritage, Blairgowrie, Rattray and District Local Heritage Trust, Cowan (to Museum), BSRTA, H's BDM, Proactive Communities.

- ▶ Prepared in 2018 it has been a working document and updated in 2021
- ▶ Over 400 community surveys completed by members of the community and over 30 stakeholder conversations were held to provide key indication of what matters to the community.
- ▶ Provides the issues that matters most to the community and prioritises projects and actions
- ▶ This is the voice of the community expressing the likes and dislikes of the community in the various sectors

Our Themes

- ▶ **Economy & Tourism**
- ▶ **Climate Change & Resilience**
- ▶ **Greenspaces/Biodiversity/Blue Spaces**
- ▶ **Health, Recreation & Wellbeing**
- ▶ **Housing & Infrastructure**
- ▶ **Transport & Accessibility**

Phase 1 Complete 3G Pitch at Davie Park



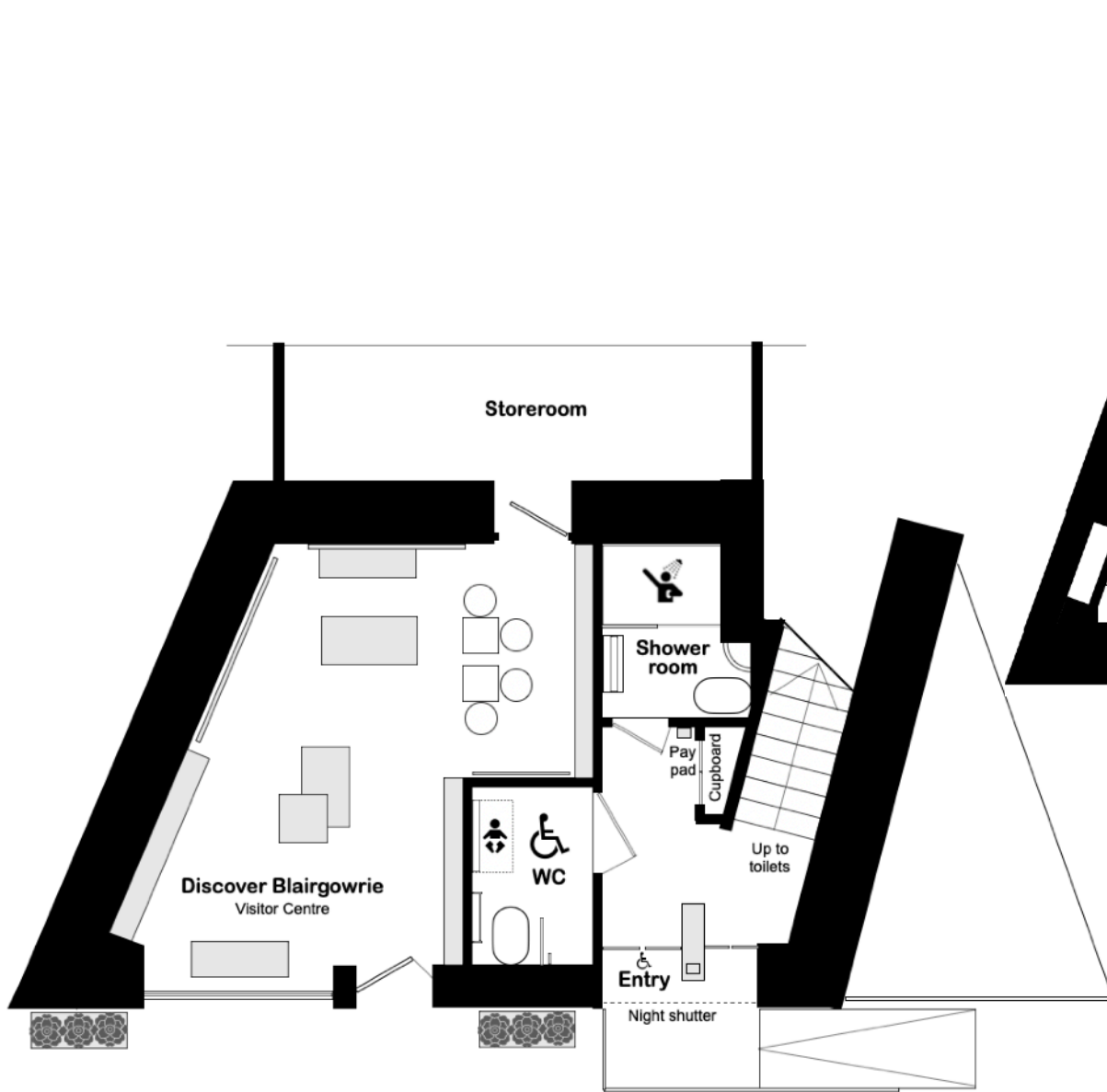
- ▶ Blairgowrie & Rattray Community Football Trust
- ▶ An achievement from the CAP - completed
- ▶ About to start on a community hub building

Phase 1 Complete Rattray Community Garden

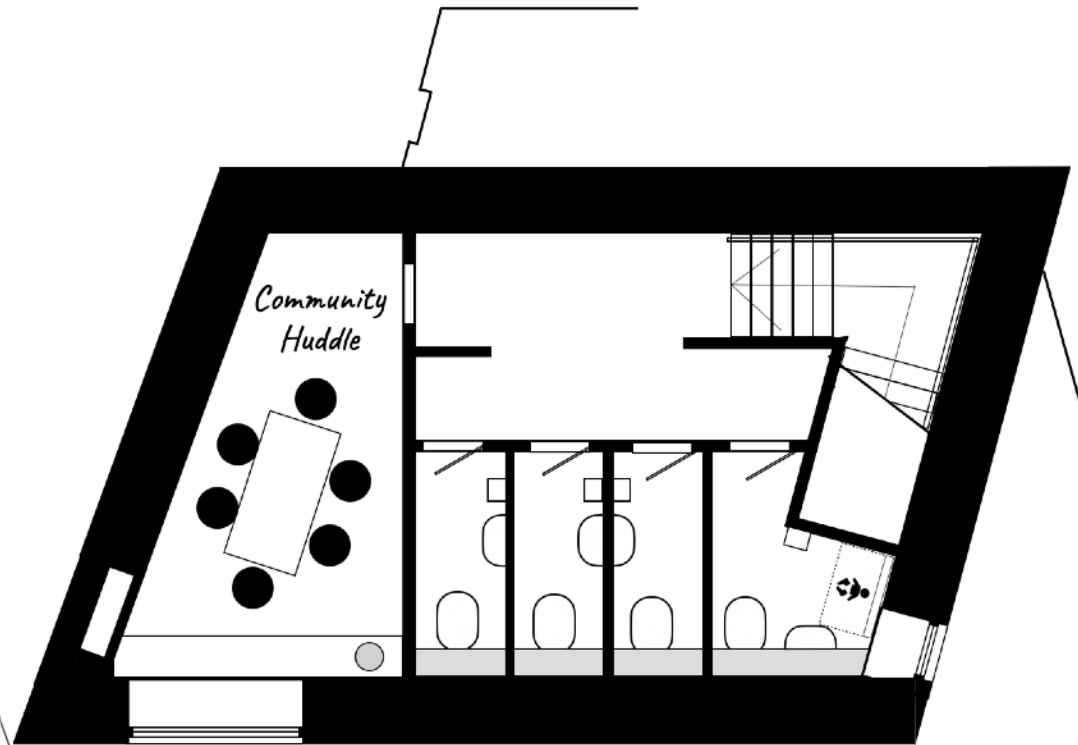


- ▶ A benefit to the community allowing anyone to come and grow plants, flowers or food.
- ▶ A walled garden, bothy, greenhouse and a few polytunnels make up the facilities.
- ▶ Developing into the local circular economy with the production of food.
- ▶ Providing a sustainable, sociable and green environment to our community.
- ▶ About to complete the Phase 2 building renovations

Phase 1 Complete Public Toilets Phase 2



Proposed Ground Floor Plan



Proposed First Floor Plan

On the agenda

Public Toilets Phase 2



- ▶ An asset that the community controls
- ▶ A new lease of life for a tired building that will help enhance the town centre and a sense of place
- ▶ The number of existing facilities exceed the requirements and the space can be put to better use
- ▶ A visitor centre with a new shop window to welcome locals and visitors. It will provide information on local amenities, businesses, recreation facilities, community groups and what's happening in the area.
- ▶ Volunteer run in conjunction with the Public toilets and and a community meeting room.

On the agenda

BARI Building Regeneration



Proposed Plan

On the agenda

BARI Building Regeneration



Meeting/Private Dining



Booklore



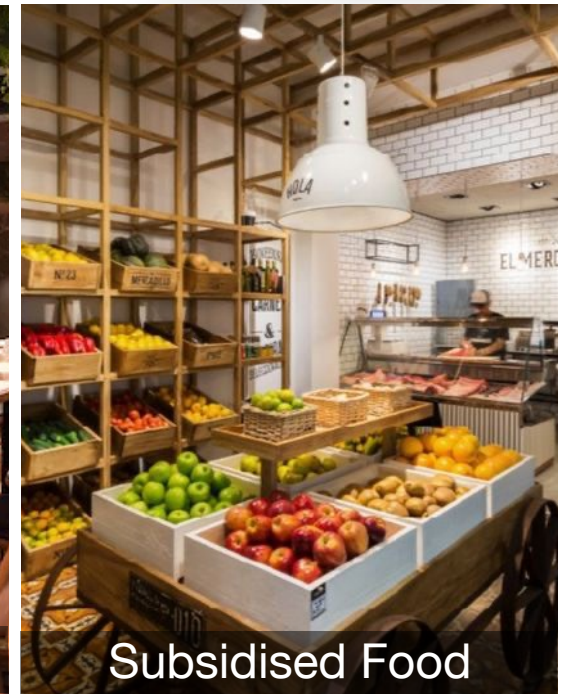
Local Produce



Events



Pop-up restaurant



Subsidised Food

On the agenda

BARI Building Regeneration



- ▶ A place for BRDT's core activities and an asset that the community controls
- ▶ A new lease of life for a tired building that will help enhance the town centre and a create a true community hub for all.
- ▶ A versatile Community Hall with ability to adapt from a fund raising venue to a social space to a commercial pop up restaurant
- ▶ A revamped BARI shop that sells subsidised food to help prevent food waste and isolation along with locally grown food and produce with the added attraction of Booklore second hand bookshop.
- ▶ A new industrial kitchen to service the community meal schemes and provide added value to the community hall and commercial enterprise.

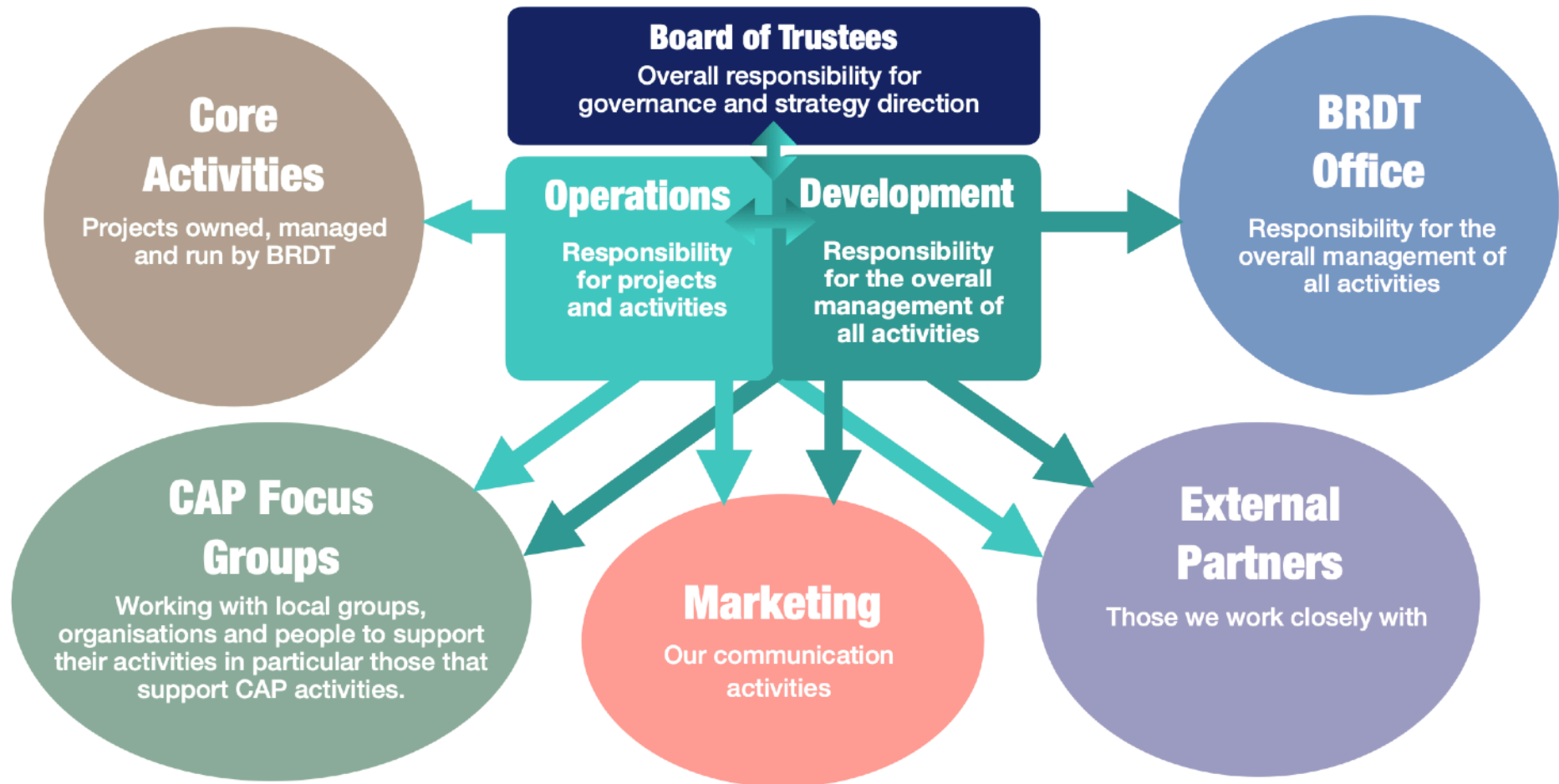
Potential Redevelopment Opportunities



The facilitator

The role of a Development Trust

BRDT Operations Framework



BRDT Future

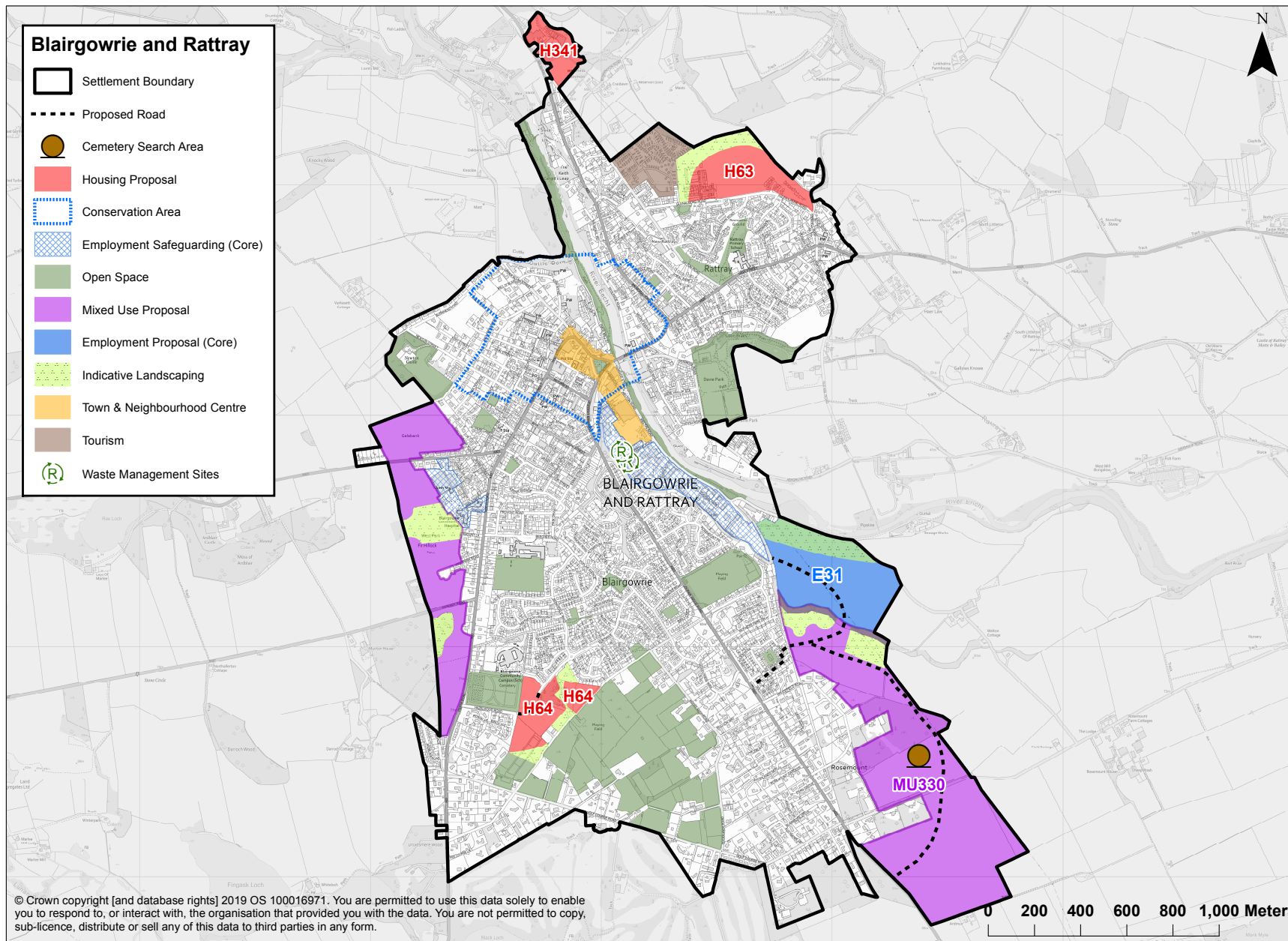


Board of Trustees

- ▶ Our future depends on passionate members of the community to bring their experience to the table.
- ▶ The main duty of our charity's trustees is to advance the purposes of the Development Trust.
- ▶ The trustees must carry out the charity's purposes for public benefit.
- ▶ BRDT role in the community is growing and the government are shifting the emphasis on community support to Development Trusts.
- ▶ We are seeking new trustees with varied experiences and enthusiasm to join the trust now

Getting started

LDP Plan 2019



Maps

- ▶ **What we have**
- ▶ **CAP aspirations**
- ▶ **New aspirations?**

Next Steps

- ▶ 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
- ▶ Any further thoughts or comments to admin@brdt.org.uk

NEXT MEETING: Tuesday, 17th Sept. 2024 @ 6:00pm

Thank you!

**Blairgowrie & Rattray
Local Place Plan**



**Our
Voice**