

Dunkeld & Birnam Infrastructure Report

Working Document

November 2017

Introduction & Context

Dunkeld and Birnam are two adjacent towns in Highland Perthshire and they lie on opposite banks of the River Tay. Dunkeld is one of the best preserved historic towns in Scotland. The settlements have a range of services and facilities an important role in the economic growth within the Highland area.

Tourism plays a key role in providing employment and in maintaining the economic viability of services and facilities. The adopted Local Development Plan seeks to promote and enhance existing and future tourism development. The Local Development Plan also shows protection for the areas of open space and recreation along the river. The plan seeks to protect these areas to maintain the character and the amenity of the two towns as well as protect and enhance local biodiversity.

There are approximately 687 residential properties within Dunkeld & Birnam (PKC Corporate Address Gazetteer, 2017). With an average household size of 2.11 (based on Census trends) it is estimated that the settlement's current population is 1449.

The settlements are highly constrained by potential flooding and so future residential development potential is extremely limited. There may be scope for some infill residential within the settlement boundary however it is assumed that there will not be any significant change in population numbers until 2028. The infrastructure report concentrates on the suitability of the infrastructure provision for the existing population.

Area	Current population estimate	Population projection by 2028	Current residential properties estimate	Residential properties projection by 2028
Dunkeld/Birnam	1449	n/a	687	n/a

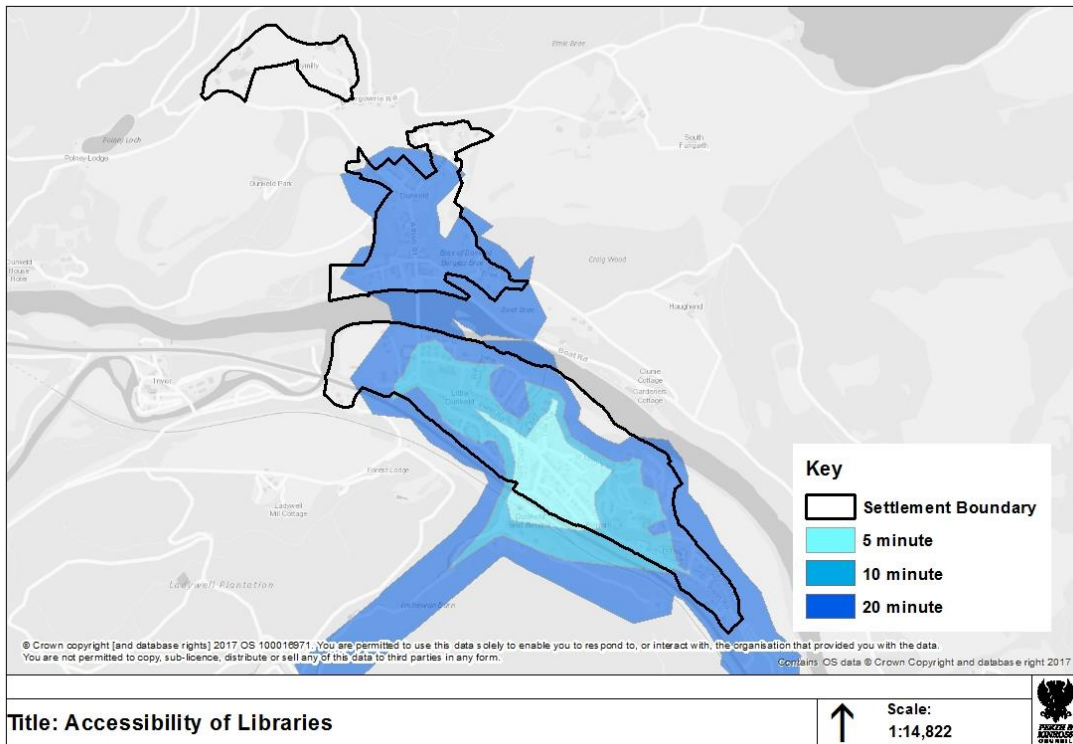
1. Community Facilities and Recreation

The cultural identity of a town is improved by community facilities being present as it offers opportunities for social interaction and is important for local identity. This report will show the key local amenities there are in the town and how accessible they are from different residential areas within the settlement.

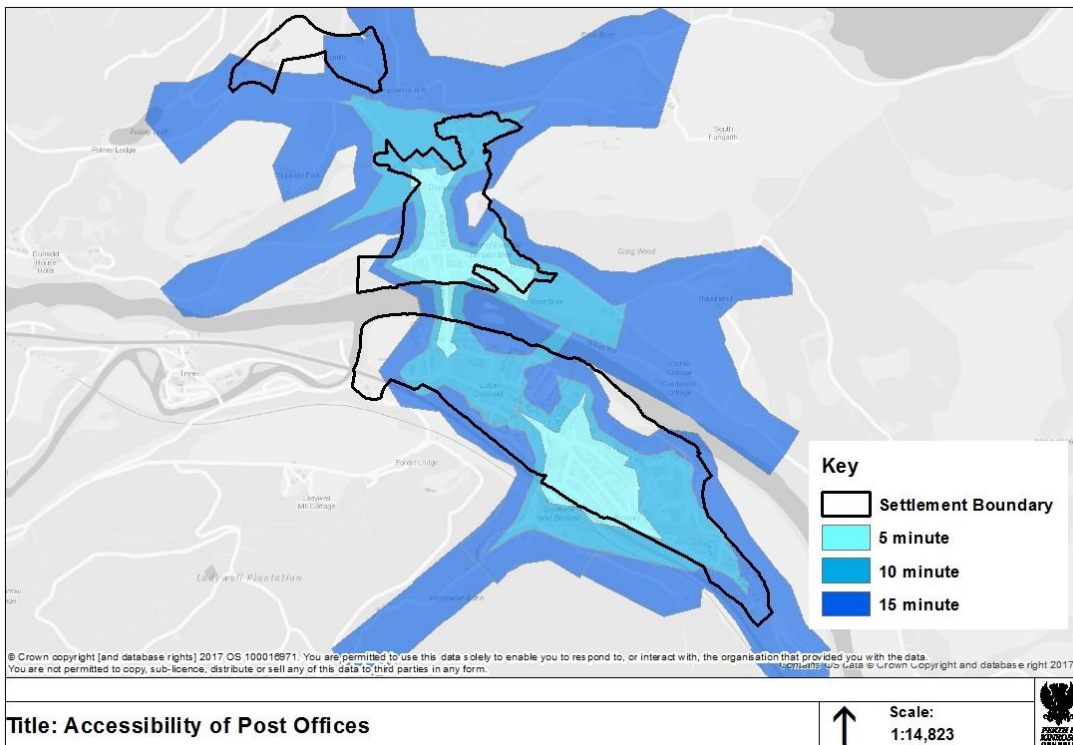
The table below highlights the current provision of community facilities within Dunkeld and Birnam:

Community sports facility and leisure activities	There are 4 community sport and Leisure facilities in Dunkeld and Birnam.
ATMs	There are 2 ATMs in Dunkeld and Birnam.
Petrol stations	There is 1 petrol station in Dunkeld and Birnam.
Libraries/mobile libraries	There is one library in Dunkeld and Birnam.
Community/town hall	There are 2 community halls in Dunkeld and Birnam (including church halls and community buildings).
Post Offices	There are two post offices in Dunkeld and Birnam.
Public Houses / Hotels	There are 5 public houses/ hotels in Dunkeld and Birnam.
Recycling Points	There is one recycling point in Dunkeld and Birnam.
Recycling Centres	There are no recycling centres in Dunkeld and Birnam.
Council Offices	There are no council offices in Dunkeld and Birnam

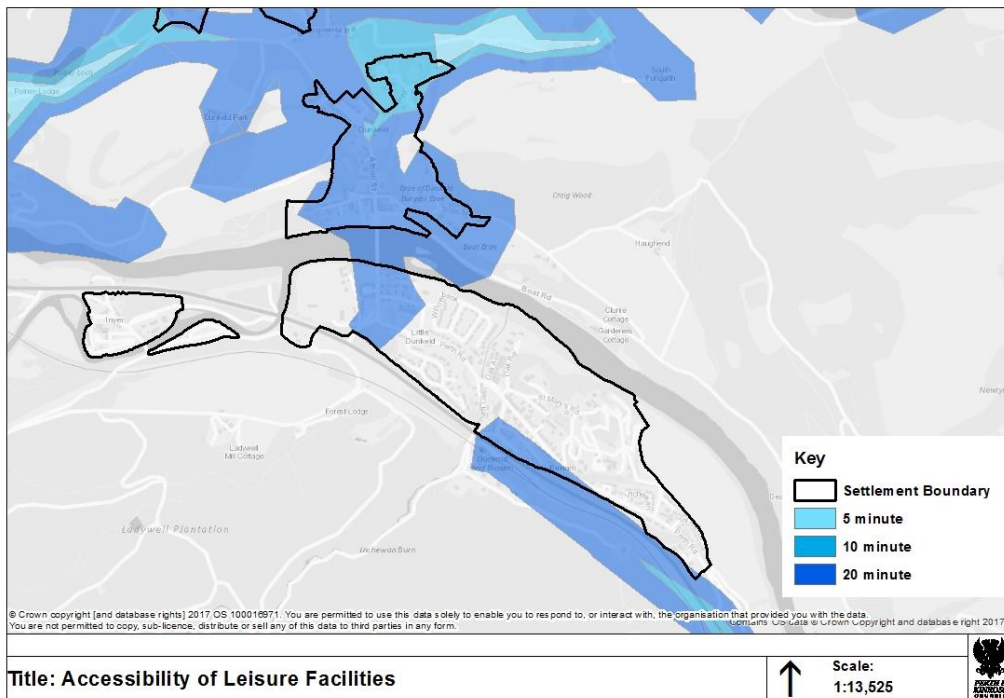
The table above highlights the provision of community facilities within Dunkeld and Birnam at the time of the survey in 2015. The maps below show the accessibility of some of these services. The analysis highlights the number of properties that are within 5, 10 and 20 minutes walking distance to services.



670 households are less than 20 minute walk from a library in Dunkeld & Birnam This is **97%** of all households included in the survey.



All households are less than 20 minute walk from a post office in Dunkeld & Birnam.



279 households are less than 20 minute walk from the nearest leisure facility (e.g. sport centres, clubs) in Dunkeld & Birnam. This is **40%** of all households included in the survey. Besides the surveyed leisure facilities Dunkeld and Birnam has a number of cafes and galleries that provide opportunity for socialising as well as an attractive natural settings that encourages outdoor activities. Furthermore, the Community Centre located in Birnam hosts a number of events throughout the year.

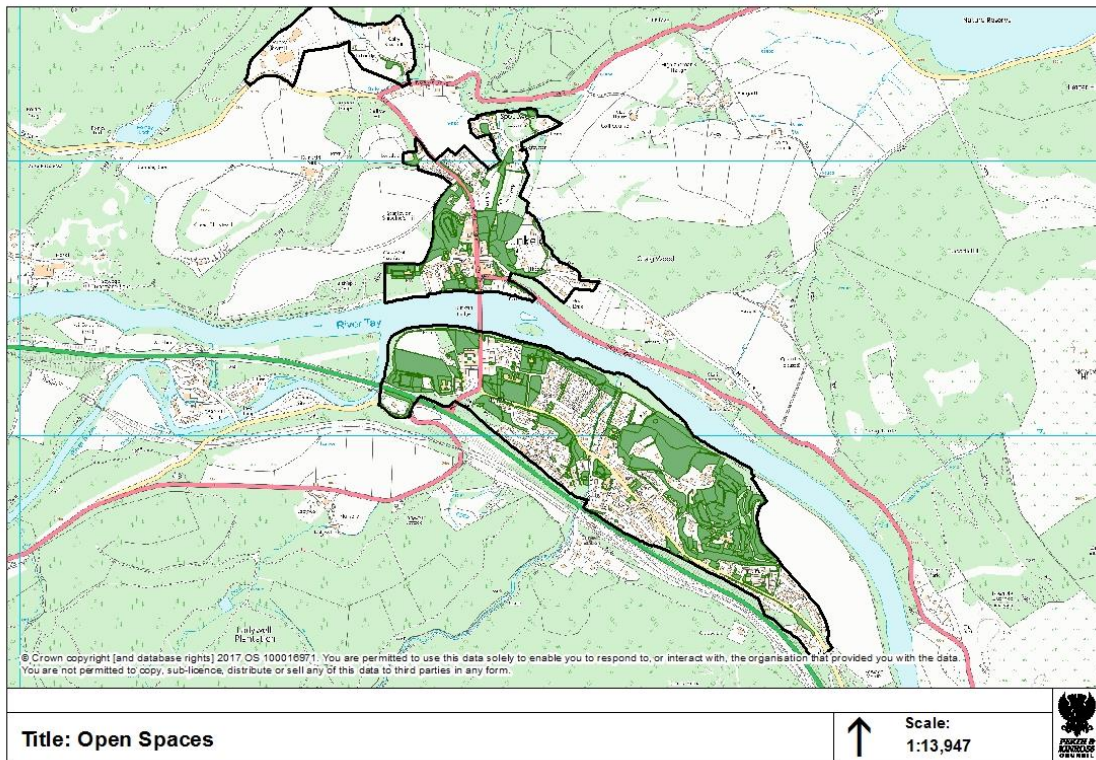
1.1 Implications for the Proposed Plan

The survey shows that the settlement has the essential community facilities, however due to its size it relies on larger settlement for more specialised services. The choice of leisure facilities is limited although there are opportunities for outdoor activities and socialising. There may be demand for more sport facilities in the area.

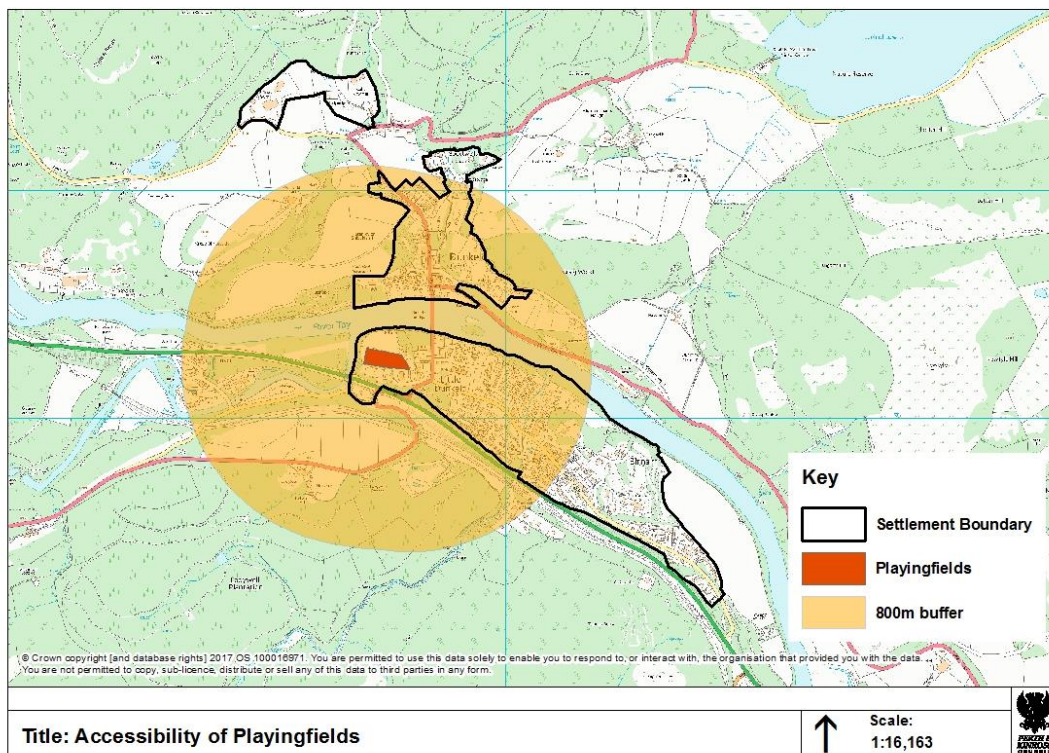
2. Open Space

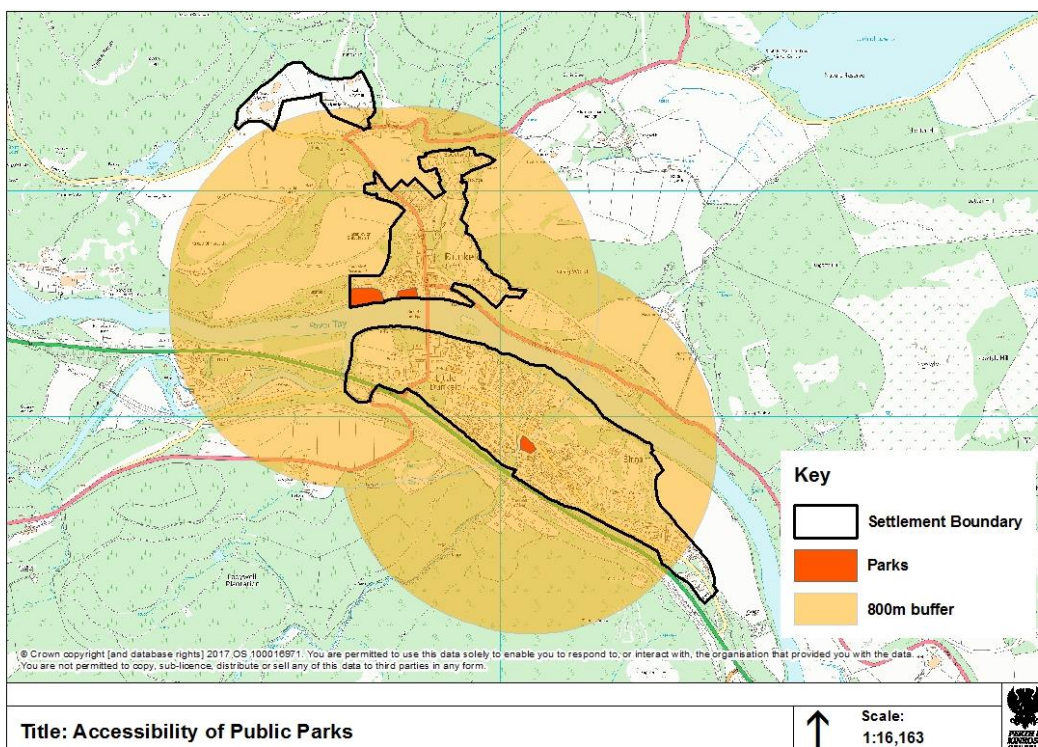
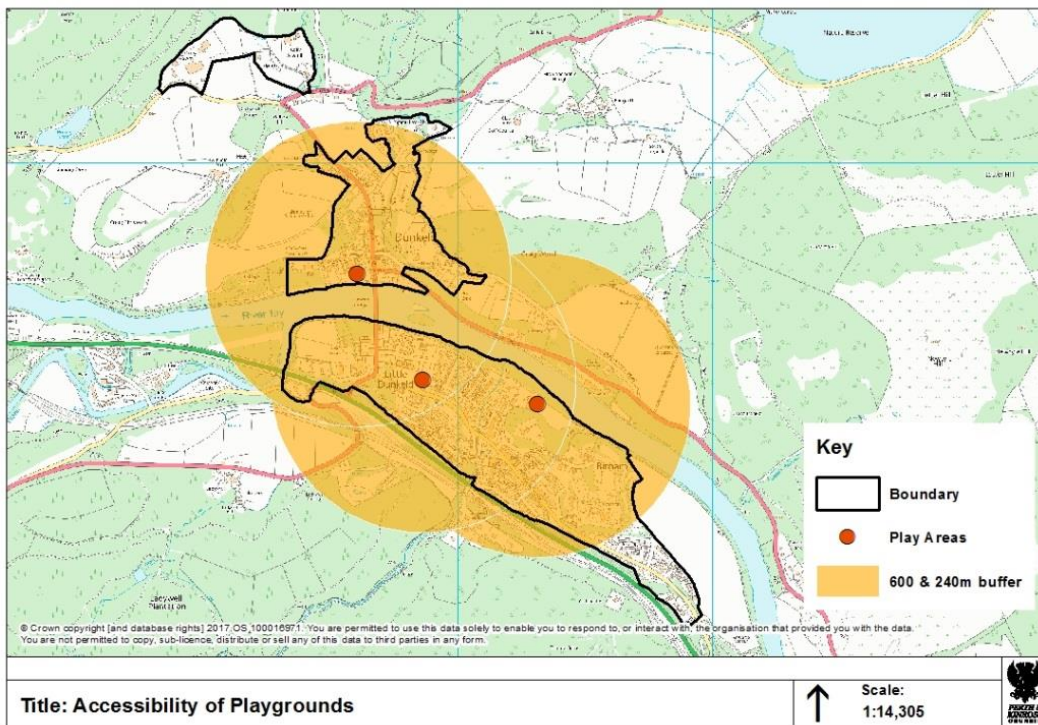
Open space is crucial within a settlement and adds value to the community for both recreational and amenity purposes. The natural environment is a valued national asset offering a wide range of opportunities for enjoyment. Open Space makes a positive contribution to quality of life by breaking up the built up urban areas and creates wildlife habitats which increases biodiversity. Open space should be present in every settlement and should be accessible by all residents. This study will comment on the suitability of the current and highlight any shortfall which needs to be addressed.

The map below highlights all the open space within Dunkeld & Binam which is used for outdoor activities or provides visual amenity for residents. The open space provision of the settlement is approximately 29.4 ha which is 20 ha/ 1000 people.



In order to further develop our understanding of the provision of functional open spaces within the council area, an Open Space Audit has been developed examining the supply of playgrounds, playing fields and public parks.





75% of households are within 10-15 minute walking distance from a playing field in Dunkeld & Birnam. Besides the illustrated playingfield, the school also has sport facilities and small kickabouts provide space for informal plan

97% of households are within 10-15 minute walk from a public park or garden in Dunkeld & Birnam

88% of households are within a distance from playgrounds which is considered to be appropriate for children at target ages.

2.2 Cemetery Provision

The cemetery in Dunkeld & Binam is reaching capacity and there is no available room for expansion at the moment. Dunkeld Cemetery is highlighted within the Future Cemetery Provision Strategy as an area where there is a supply of 10 years or less new lair space.

2.3 Implications for the Proposed Plan

The Proposed Plan safeguards existing open spaces such as playgrounds, playing fields, parks and cemeteries. The study also highlighted where there is a need for improvement in order to meet existing as well as future demand:

Playgrounds	The provision of playgrounds is adequate in the settlement with 88% of households having easy access to this function.
Playing Fields	The audit did not highlight any issues with the provision of playing fields. Besides the highlighted pitch, the school also provides access to sport facilities.
Public Parks	The provision of public parks is adequate in the settlement and due to its settings, resident have direct access to the countryside as well.
Cemeteries	The study identified need for more cemetery space. The study identified need for more cemetery space. Investigations will be conducted to identify a suitable site during the life of the plan.

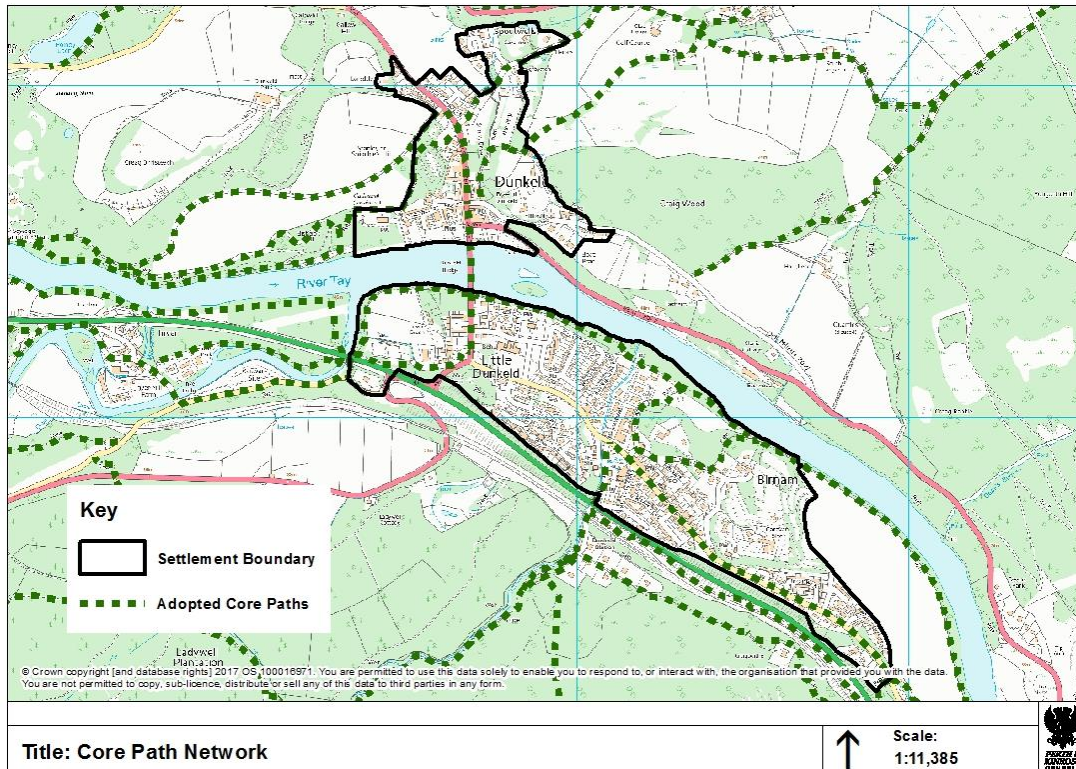
Table 1. The table summarises the conclusion of the quantity and accessibility audit and the Future Cemetery Strategy.

3. Transport

This section aims to comment on the active and public transport networks in settlements. Furthermore, it will examine the capacity of the road network as well as the parking provision of towns.

3.1. Walking

The map below suggests that Dunkeld and Birnam, and the surrounding area, is well served by existing core paths. All new developments have to ensure adequate pedestrian facilities and connections to existing networks.

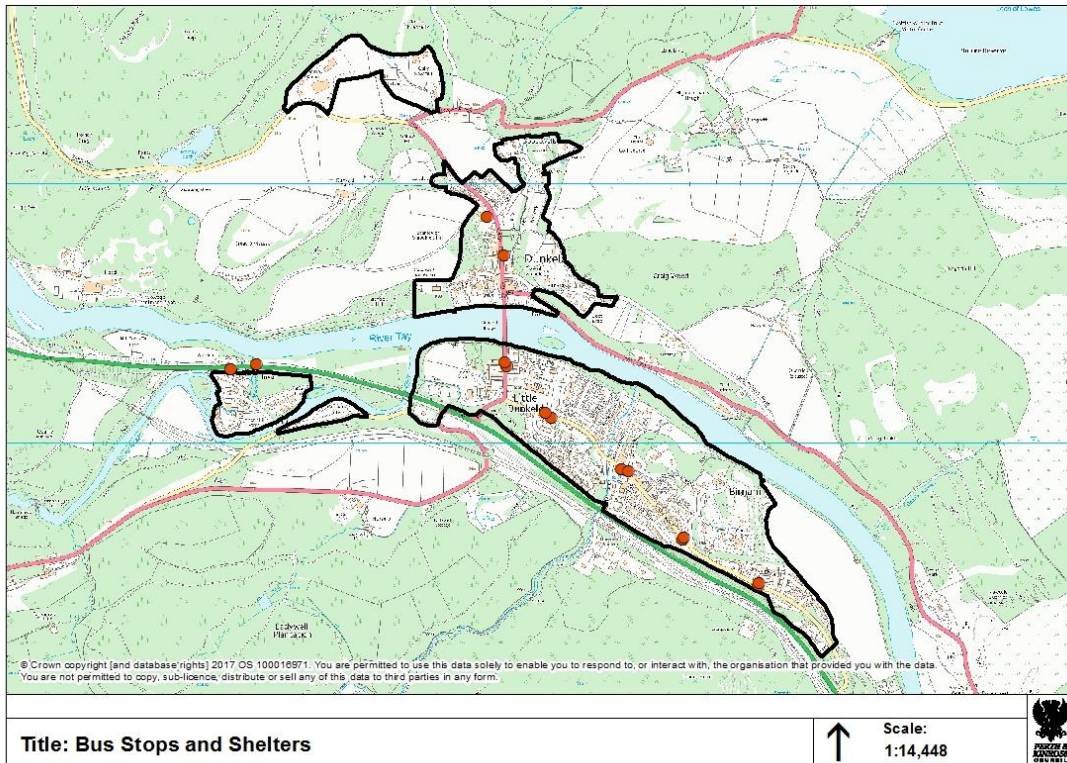


3.2 Cycling

The national cycle route 77 goes through Dunkeld and Birnam and connects it to Perth and the main settlements in the Highlands. This route is a mixture of on road/street cycling, lightly trafficked rural roads and off road cycle paths.

3.3 Public Transport

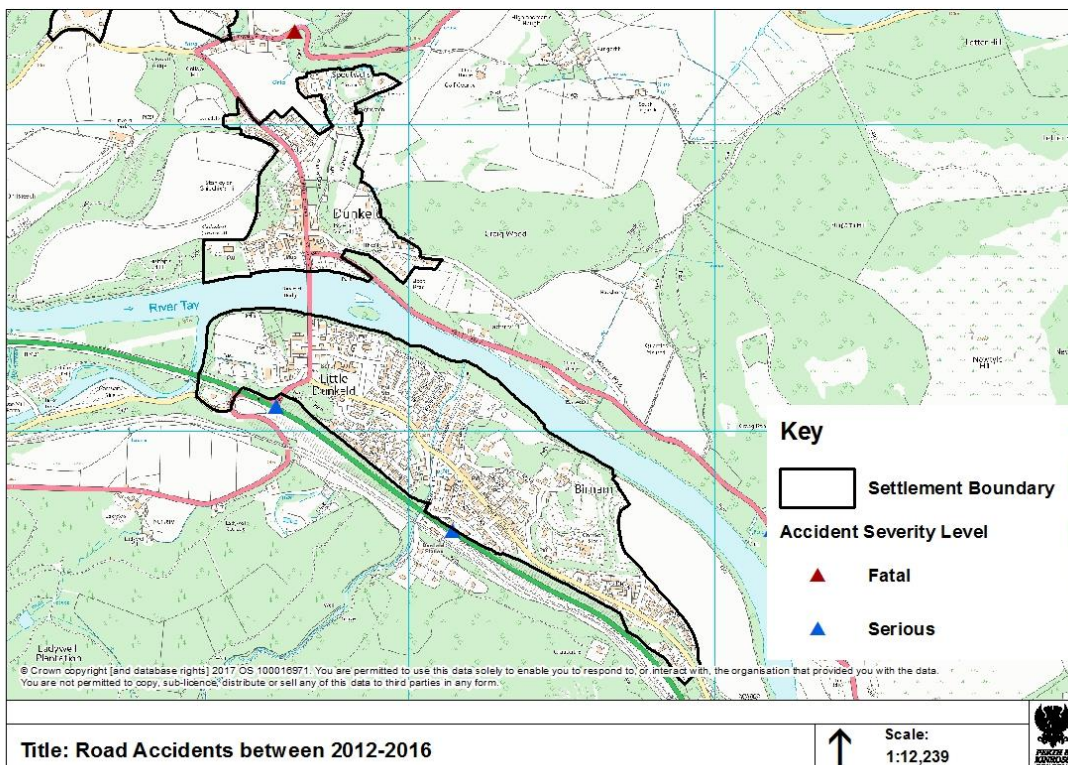
Dunkeld and Birnam are well connected to Perth by bus as well as train. Bus 23/27 runs a frequent service to Perth which takes approximately 40 minutes. Scotrail services run hourly up until 10pm from Monday to Saturday and take approximately 20 minutes. The services are irregular on Sundays with the latest service back to Perth around 7pm. Dunkeld & Birnam is also connected to Pitlochry, Edinburgh and Inverness by train and by bus to Aberfeldy. The map below marks bus stops and shelters within Dunkeld & Birnam. Dunkeld and Birnam does not have a local town bus service due to the small size of the settlement, however there are adequate bus stops throughout the town.



3.4 Road Capacity

The current transport network would have sufficient capacity to sustain the current flow of traffic. There are no known traffic safety issues in the area. 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.

3.5 Accident Records



The study analysed accident records between 2012 and 2016. Within this time period there have not been any accidents within the settlement although three accidents did occur just outside the settlement boundary. Trends within the council area show a decreasing in the number of traffic accidents.

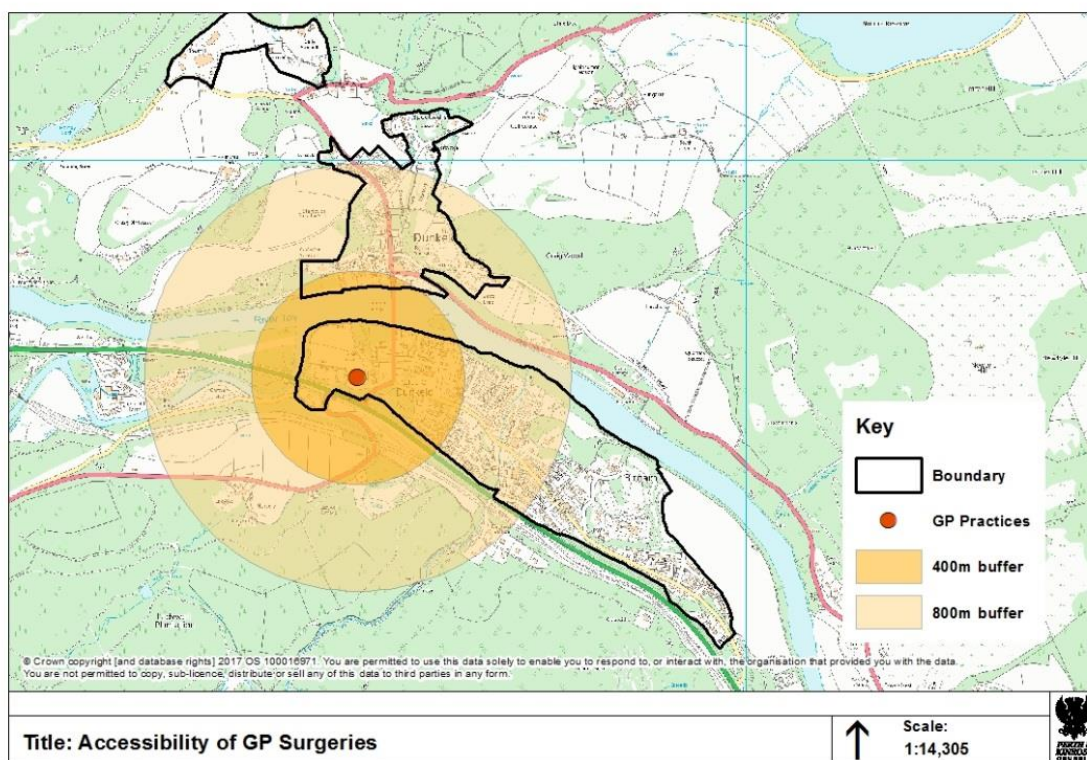
3.6. Car Parking

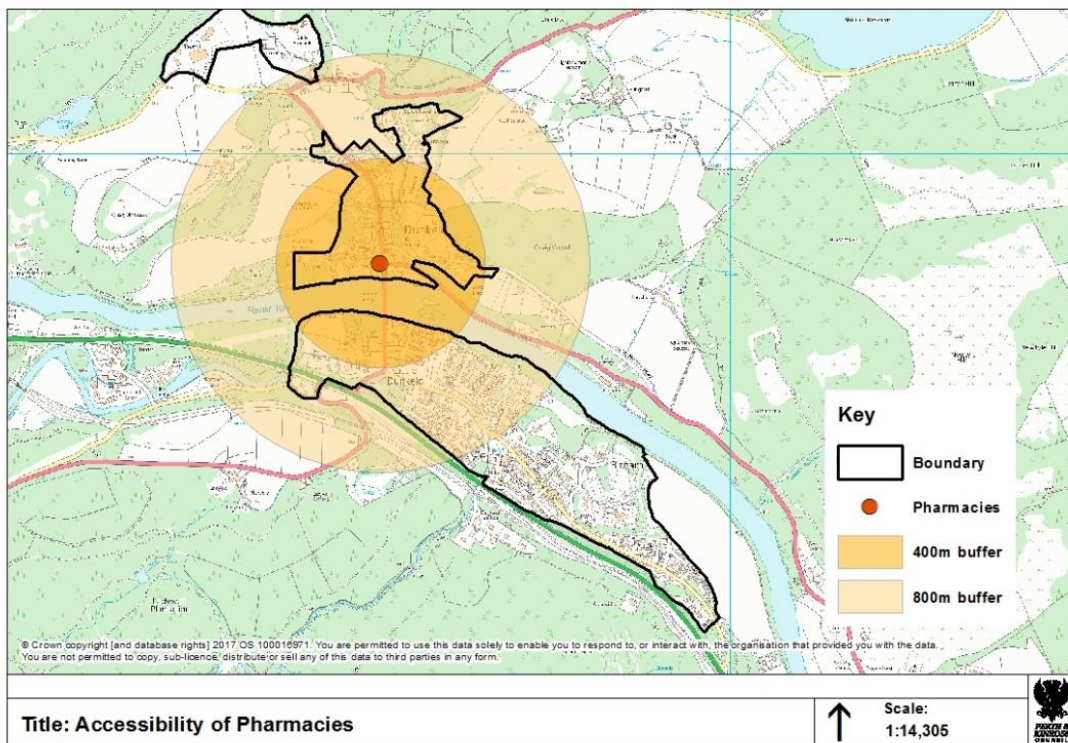
There are two council run car parks in Dunkeld and there is on street parking in the town centres in both Dunkeld and Birnam. The Atholl Street car park has electric vehicle charging facilities.

4. Health

For a community to thrive is it essential that they have access to healthcare. The Council work closely with partners in the NHS to ensure that this can be delivered and that consideration is given to the impact of future development on exiting services.

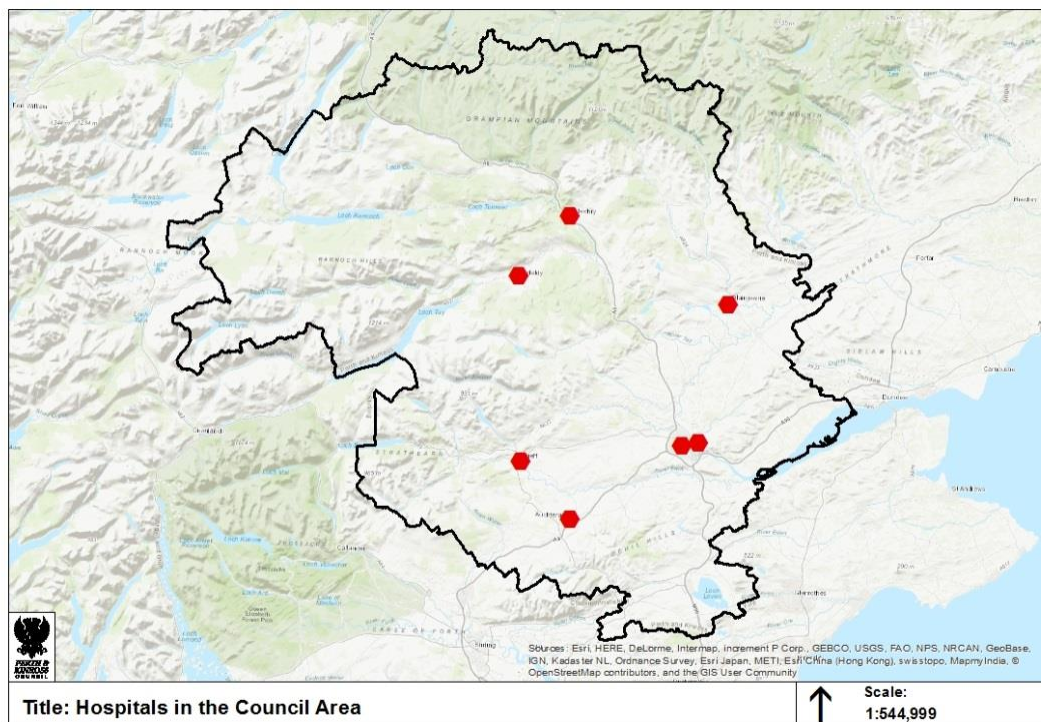
Within Dunkeld and Birnam there is **one pharmacy and a GP surgery**. The surgery has capacity and there are no plans for development, re-location or closure or either of these facilities. The map below highlights accessibility to these facilities.





The maps show the walking distance to pharmacies & GP surgeries. The survey shows that **64%** of households are within a 10-15 minute and 29% are within a 5-7 minute radius from pharmacies. In case of GPs, **73%** of households are within 10-15 minute radius and 20% are within a 5-7 minute radius from surgeries. Those living further away from these facilities may access it by public transport as there is a frequent bus service running through the settlement.

There is also currently one dentist within Dunkeld and Birnam providing NHS services. However it is important to note that dentists operate as a private business and are out with the control of the NHS.



The closest hospitals to Dunkeld & Birnam are in Perth and Pitlochry and there are good transport connections to both.

5. Education

In order to support future growth in a settlement it is essential to have sufficient education provision. Through the School Estates Plan the Council seeks to accommodate this future growth taking account of population projections and future housing levels through the Local Development Plan. The Council has adopted Supplementary Planning Guidance on Developer Contributions which secures contributions from new residential development within the catchments of primary schools with a projected capacity constraint. The guidance provides an annual update relating to the likely impact of future identified housing on the school estate.

The Royal School of Dunkeld has capacity to support future development within its catchment. Additionally Council run nursery classes are available at Puddleduck Nursery as it is a Council partner nursery provider within Perth and Kinross.

6. Retail and Employment

Both retail and employment are significant aspects of the development of any town or village. Perth and Kinross Council completes an annual Employment Land Audit which provides information on how much land there is available and establishes whether or not there is a need to provide more employment land to facilitate economic growth in the area.

This report shows that there is a total of 3.3 hectares of employment land within Dunkeld and Birnam, the take up of which will be closely monitored to establish whether or not there is a need for further employment land within the area.

To measure Retail Capacity within Perth and Kinross a Retail Capacity Study was undertaken in 2016. This investigated whether or not there was a need for more land to be allocated for retail uses and contained the town centre health checks. This study highlighted that Dunkeld and Birnam's retail is to mostly satisfy tourism however there is no requirement for significantly more retail floorspace within the settlement.

7. Energy and Water

It is important that all new and existing development can be served by key infrastructure including electricity, gas and water treatment works. The analysis below suggests that the exiting community is well served but that there may be a need for improvements to facilitate future growth.

7.1 Water Network Capacity

There is sufficient capacity within the water network in Dunkeld and Birnam.

7.2 Waste Water Network Capacity

There is sufficient capacity within the waste water network in Dunkeld and Birnam.

7.3 Is the opportunity to connect to the national grid?

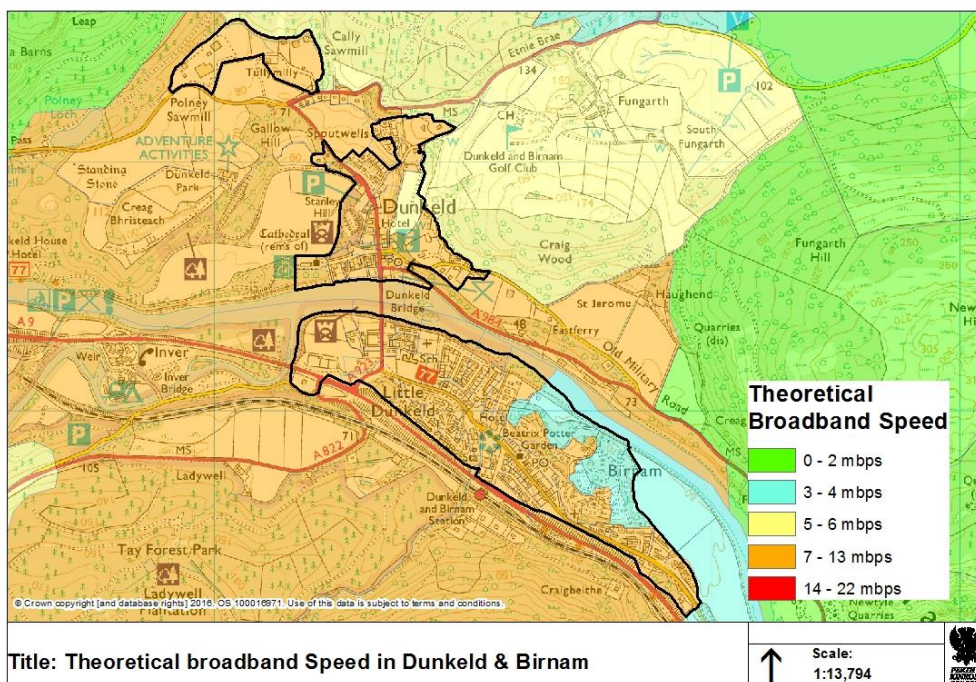
Properties within Dunkeld and Birnam are connected to the national grid.

7.4 Is the opportunity to connect to gas supply?

Most properties within Dunkeld and Birnam are served by gas mains.

7.5 Access to High Speed Broadband

Fibre broadband has been deployed within Dunkeld & Birnam. The vast majority of premises will be covered, although not necessarily all (Digital Scotland, Scottish Government). The map shows that the settlement has 7-13mbps speed on most locations with some areas having slightly lower capacity.



Conclusion

Dunkeld and Birnam are small towns which lie on opposite banks of the River Tay. Dunkeld is a historic town with opportunities for further employment-generating uses to be developed at Tullymillly to the north. Birnam has a good range of accessible services, facilities and open spaces. Both have a high quality landscape and townscape and are attractive places to live and to visit. However, the potential for future development is extremely constrained due to the risk of flooding from the River Tay, topography, and the numerous natural and built heritage designations in and around the towns.

SWOT Analysis	
<p>Strengths</p> <ul style="list-style-type: none"> • High quality landscape and setting • Historic town of Dunkeld • Offers a good quality of life to residents with a good level of accessible community services and facilities • Good bus service to Perth and railway station on the Perth to Inverness railway line • Capacity within schools to support additional development 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Distance from main service centres and Perth • Lack of developable land
<p>Opportunities</p> <ul style="list-style-type: none"> • Land allocated for additional employment uses at Tullymillly • Future A9 dualling can bring economic benefits 	<p>Threats</p> <ul style="list-style-type: none"> • Extremely limited future development opportunities due to flood risk and surrounding environmental constraints • Insufficient cemetery provision