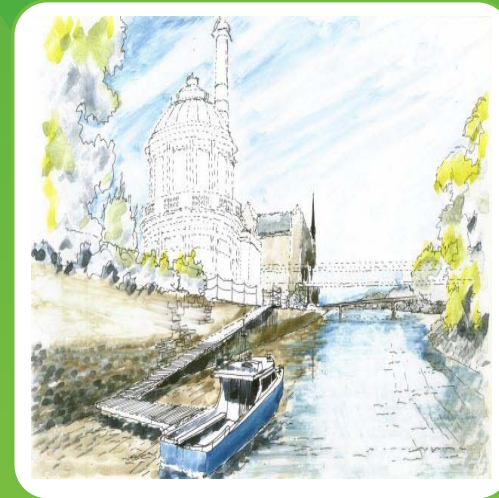


# Inner Tay Masterplan 2012- 2022

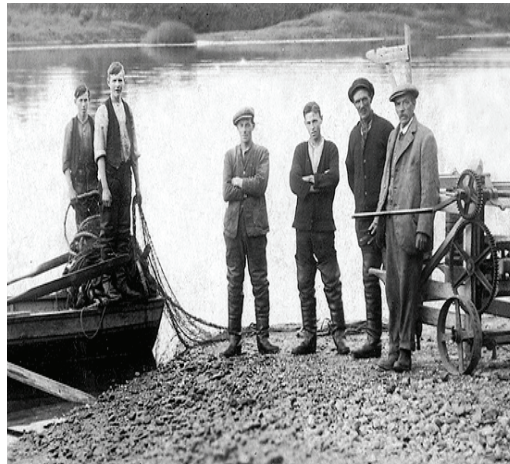
Preserving The Past ..... Promoting The Future



## Foreword

The area around the meeting of the rivers Tay and Earn has been continuously inhabited for over 8,000 years. It boasts important prehistoric sites, the birth place of Scotland, spectacular scenery and a rich natural heritage. It is also nationally recognised as a popular place to live, work and visit. The mighty Tay is a major asset for the area. However recreational activity and use of the Inner Tay is limited due to the lack of access and facilities although it remains a commercial trading route providing for import and export of goods through Perth Harbour. The original harbour and river crossing points were vital to the development and growth of Perth.

The Tay Salmon Fishing Company used to be the main employer on the river, but the Fishery closed in 1996. The river banks became overgrown and often inaccessible and the river bothies fell into a state of disrepair. The Tay Salmon Net Fishing Memories Book shows some of the characters who were once a common sight on coble boats and the river banks making a living from fishing, to the work of Tay Salmon today. [www.taysalmon.co.uk](http://www.taysalmon.co.uk)



A landscape character assessment highlights the area's unique features and challenges. Management guidelines are offered to ensure that the importance and character of the landscape and historic environment are reflected in proposals and relate to key policies, plans and strategies. The landscape character types map (see [www.taylp.co.uk](http://www.taylp.co.uk) for more details) is included in Appendix 1.

Private, public and social enterprise interest in promoting greater understanding and making more active use of the river and its' environs has recently grown. This reflects the area's potential to contribute to local and national economic growth and link with planned investment to the east in the environs of Dundee. Achieving city status for Perth also provides an

exciting opportunity and renewed energy to deliver our Vision. We have listened to community views and our Vision is outward looking and designed to make connections with **both our past and our future.**

The Masterplan will ensure that locals and visitors are better able to use and access their physical, natural, social, economic, historic and cultural assets and to support sustainable economic growth and jobs. It will help us to improve river access, walking and cycling access, conserve and enjoy the historic sites and wildlife and appreciate the history, stories, countryside and traditional skills of our local area.

The Masterplan supports the draft Perth Development Strategy [www.pkc.gov.uk](http://www.pkc.gov.uk) and will be used by planning authorities to review planning applications and help secure funding. It looks out with area boundaries and aims to develop opportunities with partners such as Dundee City and Fife Councils. The Masterplan also supports the Tay Estuary Management Plan and its aim of securing and promoting for future generations the wise and sustainable use of the Tay Estuary. [www.dundee.ac.uk/crsem/TEF](http://www.dundee.ac.uk/crsem/TEF)

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## The Vision

The Inner Tay Masterplan provides a local context to the Vision set out in the Strategic Development Plan (TAYplan). [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)

*Our vision is to create a sustainable inner Tay area which is beautiful, vibrant, clean and green where the regeneration and growth has made it a great place for people to live, work, invest and visit.*

*At the heart of the vision is the development of a vibrant, busy and thriving inner river Tay:*

- to establish an internationally attractive visitor destination, create jobs and increase output
- to help regenerate local communities and widen access to jobs, investment and training
- to achieve high levels of accessibility and connectivity through all forms of transport
- to develop distinctive quality places



The core thread running through the Masterplan framework is improving access and connections and looking outward by:

- re-connecting Perth residents and visitors to the river
- re-connecting Perth to Dundee and Fife
- re-connecting residents and visitors with the natural, built and cultural heritage of the area
- connecting with the core path network
- connecting with new opportunities out with the area - Victoria and Albert Museum





## **Aims and Key Principles**

The main aim of the Masterplan is to provide a framework for sustainable development along the inner Tay and its environs which promotes regeneration and the integration of development proposals.

A major challenge is to do this whilst reducing greenhouse gasses and adapting to climate change so that growth is achieved in an environmentally sustainable way.

Key objectives which have been derived from relevant planning documents and consultation with stakeholders include:



### ***Promoting Economic Sustainability by:***

- creating employment, training and education opportunities
- increasing tourist and visitor numbers to the area

### ***Improving Access and Infrastructure by:***

- improving the social and physical infrastructure to meet the demands of a growing and changing population
- prioritising projects, highlighting integration potential and partnership working to co-ordinate investment and make best use of limited resources

### ***Tackling Climate Change by:***

- ensuring that development and land use make a positive contribution to helping to minimise the causes of climate change
- realising the potential for renewable energy sources

### ***Establishing Quality Spaces by:***

- protecting and enhancing the cultural and historic environment
- ensuring that new development enhances the environment and supports the principles of sustainable design and construction
- supporting the principles of the public space management guide

### ***Promoting Green Networks and Biodiversity by:***

- conserving and enhancing habitats and species which are of local, national or international importance
- identifying and supporting green networks which add value to the protection, enhancement and connectivity of habitats and landscapes

## What You Told Us

In community consultations and discussions you told us that:

- the inner river Tay is underused
- the area needs a programme of action to promote sustainability and regeneration
- the programme should include improved access to the river
- access improvements such as footpaths need to be upgraded and linked to landing stages
- river taxis on the Tay should be re-introduced particularly if there was adequate parking and a bus shuttle service
- projects supporting and promoting local produce around the Tay should be developed



- information points and signage need to be improved
- the natural and physical assets of the area need to be protected and maintained
- archaeological digs and research on important local sites should be promoted
- historic buildings and structures should be restored
- interpretation on why particular places are special should be improved
- new paths and cycle ways such as Perth to Dundee along the river should be developed
- links with the Fife coastal path should be created

Details of the online survey can be obtained from [www.taylp.org](http://www.taylp.org) and the community consultation/discussions from [www.taysalmon.co.uk](http://www.taysalmon.co.uk)

## Core Projects - Linkages

The Masterplan includes a number of key projects outlined in the overview map. For ease of presentation, projects are grouped into 4 main themes.

Access and Infrastructure

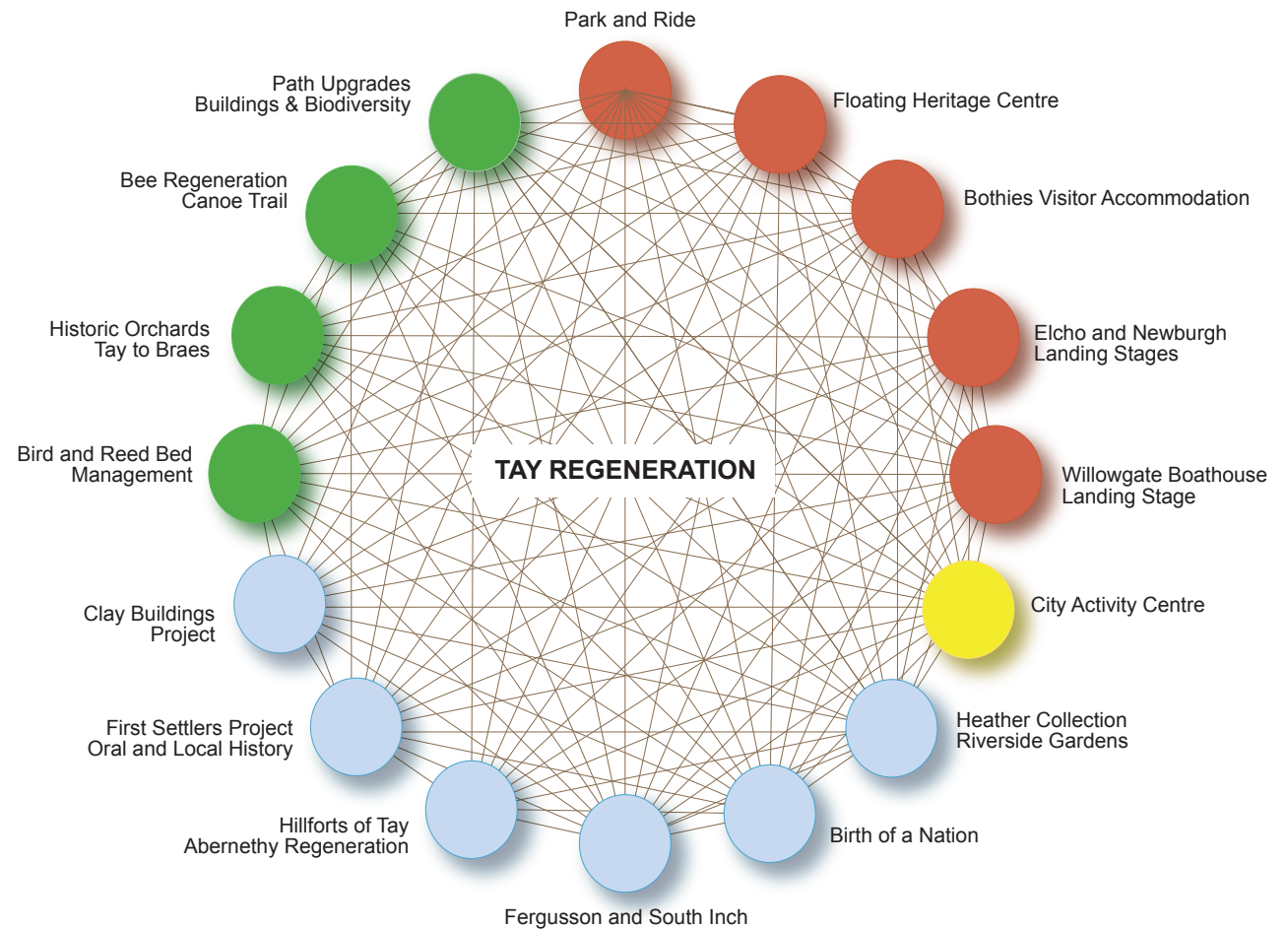
Leisure and Sport

Environmental and Cultural Heritage

Biodiversity, Interpretation and Access

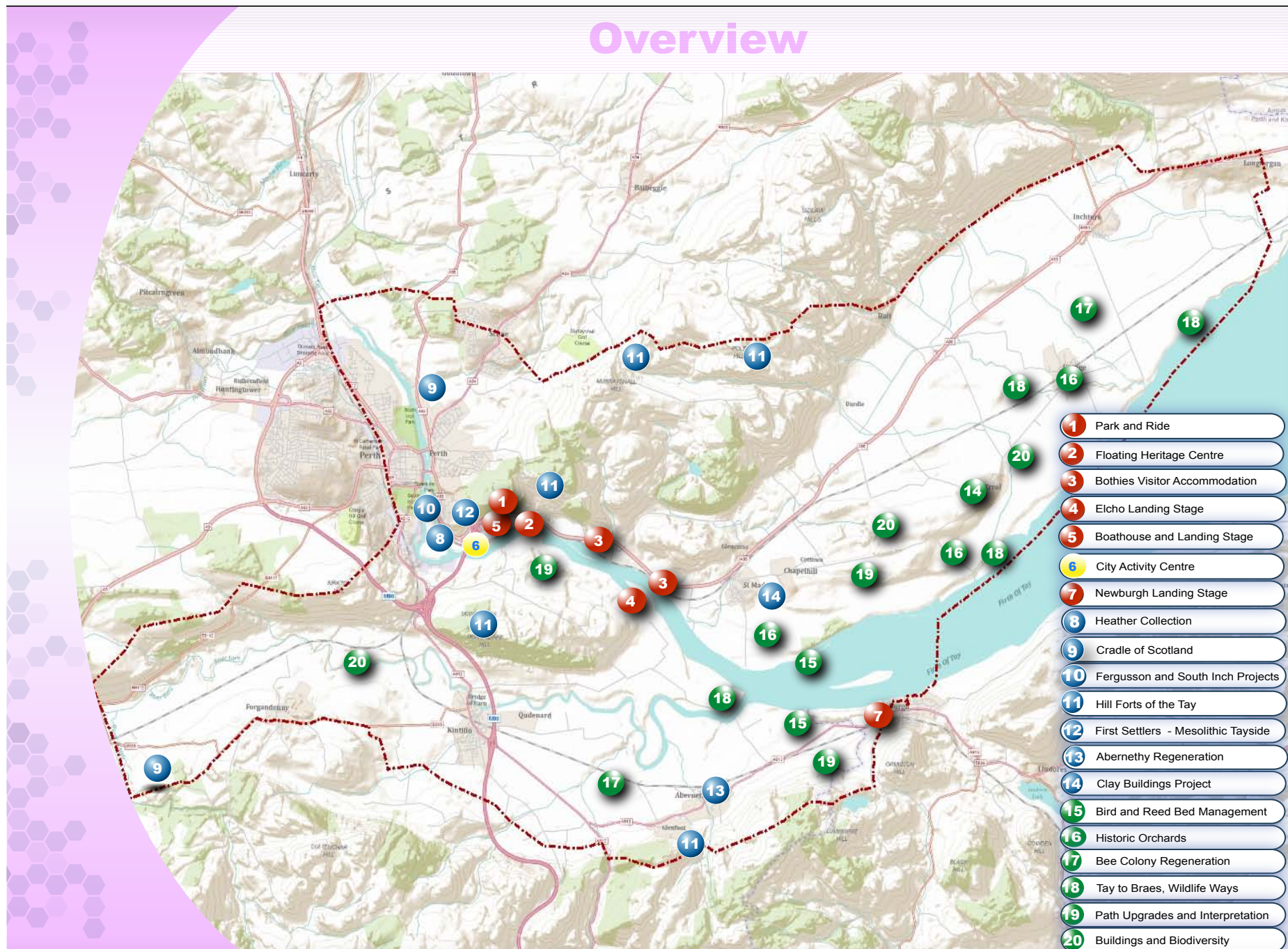
However the themes and individual projects do not operate in isolation. They have considerable potential to be linked and integrated to maximise their impact and sustainability.

For example the Park and Ride will be enhanced by the footpath/cycle way links from the Willowgate into Perth. The creation of the Floating Heritage Centre, City Activity Centre, Landing Stages and Bothies refurbishment will also increase footfall and usage of the Park and Ride. The Masterplan will also open up opportunities to develop linkages out with the area, for example with the Dundee waterfront and Fife.





# Overview



## Access and Infrastructure

One of the main issues identified from community consultations was the need for improved infrastructure along the inner river Tay to ensure better access and increase visitor numbers and leisure activities on the river. Examples included developing paths and signage linked to the path network and landing stages.

In developing the infrastructure it is important to promote the principles outlined on page 2 and in particular the aim to establish quality spaces. This can best be achieved by ensuring that any new development enhances the environment and supports the principles of sustainable design and construction and the public space management guide outlined in Perth and Kinross Council's Place Making Guide [www.pkc.gov.uk](http://www.pkc.gov.uk). In particular the standards and specifications for path construction and signage should be adopted.

The main partners will also require to resolve a number of infrastructure issues such as the ongoing management and maintenance of facilities. For some infrastructure projects such as footpaths and landing stages there are advantages to having a single maintenance regime.



Given the challenges of limited funding, it is important to prioritise investment opportunities and new developments. Priority has been given to developing projects which:

- create jobs and support the local economy e.g. floating heritage centre and retail outlet
- improve access to the river and support other activity such as water taxis e.g. network of landing stages, park and ride
- encourage visitors to stay longer in the area e.g. network of refurbished riverside bothies with visitor accommodation
- provide support services on the river e.g. boathouse, riverside cafe, moorings and boat repair
- demonstrate potential to be integrated and support other projects
- enable links and opportunities to be developed with other projects out with the area e.g. Dundee waterfront and the Fife coast



# Access and Infrastructure





# Access and Infrastructure - Willowgate



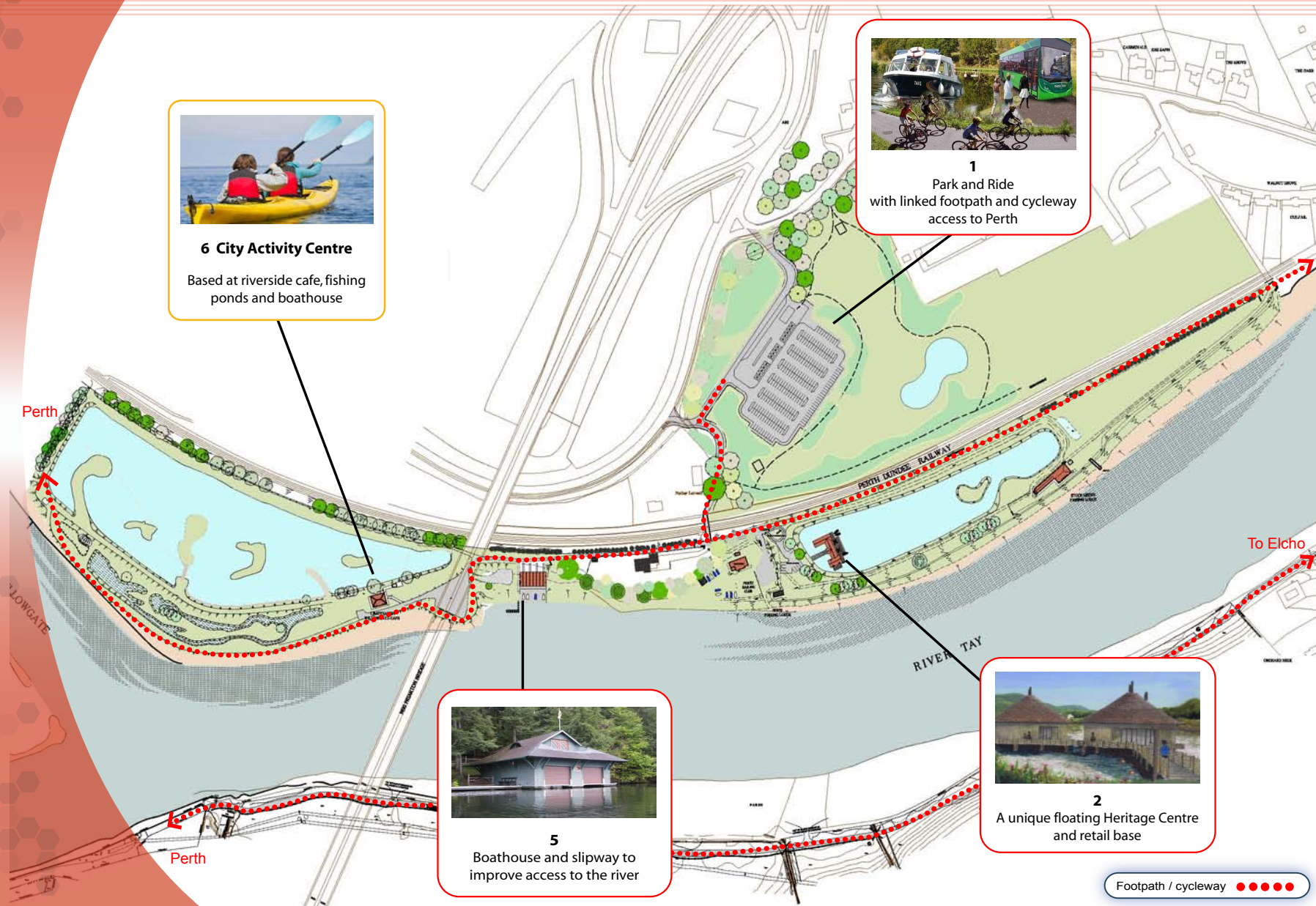
## 6 City Activity Centre

Based at riverside cafe, fishing ponds and boathouse



1

Park and Ride  
with linked footpath and cycleway  
access to Perth



5

Boathouse and slipway to  
improve access to the river



2

A unique floating Heritage Centre  
and retail base

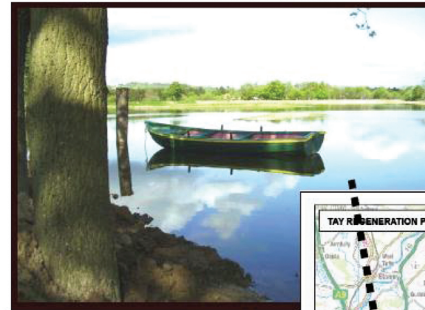
Footpath / cycleway ●●●●●

## Access and Infrastructure - Landing Stages

A network of landing stages could be developed on the inner Tay to link communities along the river, improve leisure facilities and river access into Perth. The network could include Perth, Willowgate, Elcho Castle and Newburgh. It could also be extended to include links to the Dundee waterfront and Tayport and Newport in Fife.

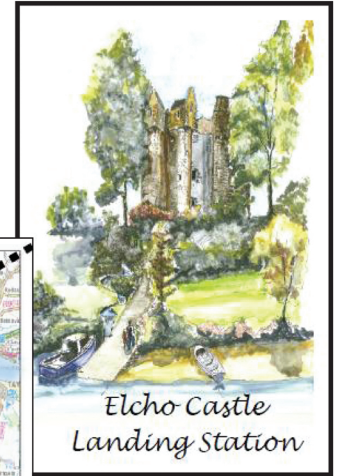
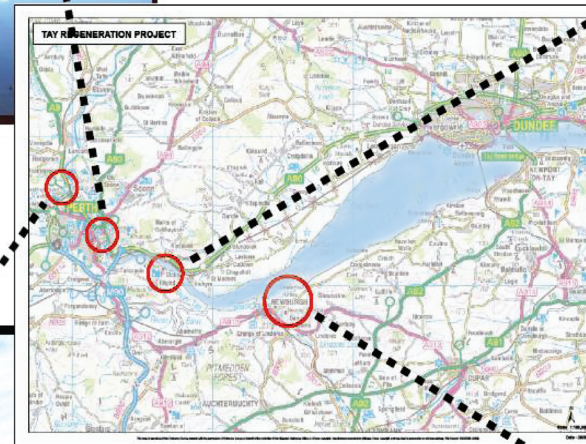
There are currently a range of boat operators providing a choice of trips and experiences on the river. The landing stages could provide access for passenger boats, canoeists and other leisure craft users. They could also support the development of a river taxi service to further enhance river access and increase visitor numbers.

Partners and boat operators would need to come together to agree the locations, construction standards and establish a single management, operation and maintenance regime for the landing stages and river taxis to ensure a consistent and high quality service. The pilot river taxi scheme operated in 2010 provides some useful pointers including the need to develop a business case. (contact [www.taysalmon.co.uk](http://www.taysalmon.co.uk) )



*Friarton Ponds  
Landing Station*

*Fergusson Gallery  
Landing Station*



*Elcho Castle  
Landing Station*

*Newburgh  
Landing Station*



*The illustrations above were provided by the Tay Regeneration Project, a partnership involving Fife Rural Partnership, Fife and Perth and Kinross Councils and Tay Salmon Fisheries.*



## **Leisure and Sport - City Activity Centre**

Lack of recreational use of the river was highlighted by communities. It is important however to ensure that the siting and design of new facilities reflects the character of the area and encourages access to and interpretation of the areas key landscape and historic features. Developing opportunities to support green tourism and conservation volunteering are also important.

The Willowgate site offers an ideal opportunity to develop an exciting and innovative City Activity Centre. The riverside cafe, fishing ponds and boathouse could provide an ideal base for both land and water based activities.

A strong partnership already exists between Perth and Kinross Council Outdoor Education and Tay Salmon Fisheries to develop a range of outdoor activities such as fishing, paddle sports, orienteering and archery at Willowgate. An annual calendar of events could be developed and consideration given to developing smart ticketing to allow access to



multiple venues and transport. A service level agreement also needs to be established outlining arrangements for shared use of facilities.

New partnerships could also be developed with the King James V1 golf course on Moncrieffe Island and the Perth sailing club to further develop and enhance the City Activity Centre.

Links and joint events could also be promoted with other leisure and sports clubs further down the Tay towards Dundee and Fife e.g. Newburgh sailing club and Dundee and St. Andrews University boat clubs. The annual canoe and kayak Tay descent might also take advantage of the facilities at the Willowgate base to extend the canoe course and offer other options such as an additional river trip down to Newburgh.

The refurbishment of the riverside bothies with accommodation will help to support additional leisure and environmental activity on the river. It will also encourage visitors to remain longer in the area.



# Leisure and Sport - City Activity Centre



Cycling along the path network



## 6 City Activity Centre

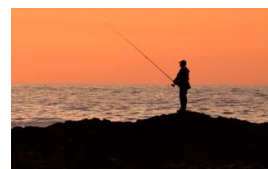
Based at riverside cafe, fishing ponds and boathouse



Golfing for all ages on Moncrieffe Island



Sailing on the river and estuary with Perth sailing club



Fishing competitions and lessons using the riverside cafe as a base



Archery in the woodlands and West Oaks orchard



## Future Developments

There are some key assets that could be developed in the future to further enhance the area and could be included in an updated Masterplan.

Perth Harbour is currently being reviewed by Perth and Kinross Council. Commercial operations at the harbour are important to the long term sustainability of the harbour. However future options for the management and operation of the harbour could possibly include some form of leisure activity to further promote and enhance the river and it's environs.

A current marine development is the Tay Moorings being established in the upper harbour of Perth at Jolly's Yard [www.taymoorings.co.uk](http://www.taymoorings.co.uk) It will provide unique harbour wall and pontoon moorings for leisure and commercial vessels and boat repairs. A commercial slipway, crange and full marine services (including charter and survey services) water sport and leisure facilities and RIB hire and rescue services are being developed. This facility will enhance the river infrastructure and this area of the river has the potential to be a test site for hydro renewable energy.

Moncrieffe Island is also an important asset in terms of attracting visitors and



offering leisure activities. King James VI Golf Club is situated on and covers most of the island with the remaining land being used for allotments. The river Tay setting is notable as it is the country's only self-contained course on a river island. The island course is only accessible by foot by a side-walk on the side of a train bridge crossing the River Tay. Landscaping work could open up the views to the river and add to the attractiveness of the wider area. A boat link to the island could also be considered and provide a unique attraction for visitors.

On the Fife side of the Tay, the dis-used boat house at Newburgh offers considerable potential to be developed to support river activity. It could provide a training base for traditional skills such as boat building and reed bed thatching, a base for river stewards or a heritage museum. It could also offer visitor accommodation and link to the network of riverside bothies from Newburgh to Perth. This part of the river may also present opportunities for harnessing tidal energy. However issues such as navigation, flood risk, sedimentation and nature conservation present significant challenges and any projects would require very careful design.

## Environmental and Cultural Heritage

Protecting and enhancing the cultural and historic environment is vital. The first humans known to live in what we now call Tayside were the small bands of hunter-gatherer communities of the Mesolithic, or Middle Stone Age (c. 8000-4000BC). They followed the animals, birds and fish that colonised this young environment after the retreat of the final ice-sheets around 12000 BC. While they lived in the area for over 4,000 years, the only evidence we have of their lives are a handful of flint blades from around the Tay estuary. By involving communities in archaeological discovery, through field-walking and inter-tidal surveys, we can find out more about these first settlers, and the very different environment in which they lived at that time.

The regularly spaced hill-forts along the Ochil and Sidlaw Hills are distinctive landmarks. However, very little is known about them - how the sites relate to one another, or even how old they are. Hill-forts broadly date from the Iron Age, however in Scotland many were occupied into the early medieval period, a time critical in the evolving merge of Pictish and Gaelic culture that would result in the medieval nation-state of Scotland.



Local groups will be involved in the archaeological exploration of a series of hill-forts around the Tay estuary. The information gathered will provide interpretation and learning experiences about these key heritage features.

Research by Glasgow University around Forteviot, and archaeological

excavations at Scone have uncovered a story linking the Neolithic and Bronze Age monuments of prehistory with the Pictish aristocracy of the 9<sup>th</sup> century and the death of King Kenneth MacAlpin at a palace at Forteviot in 858 AD. It was the descendents of MacAlpin who brought together Picts and the Scots to form the early medieval nation of Scotland and made a shift in the kingship inauguration site to Scone, around 900 AD. By bringing together the Forteviot and Scone research, the remarkable story of the birth of the Scottish nation can be told and the inner Tay area promoted as 'the Cradle of Scotland'.

To encourage a wider range of people to take an active part in their landscape an Oral Histories Of The Tay project is proposed. The project will work with schools to collect information and histories from current and past residents. This information will be archived for future generations and a travelling public exhibition depicting life in the area over the past 100 years will be offered.

Projects will require to be developed in accordance with agreed standards of conservation and agreement reached on destination branding and a consistent approach taken to signage and interpretation.



# Environmental and Cultural Heritage



## 10 Fergusson Gallery

Reconfiguration of Gallery and Museum and displays



## 8 Heather Collection

Enhancement of riverside gardens and location of national heather collection



## 9 Cradle of Scotland

Bringing alive the remarkable story of the birth of the Scottish nation at Forteviot and Scone



## 12 First Settlers - Mesolithic Tayside

Discovering the lives of the first settlers through community archaeology at Kinnoull Hill and around the Tay



## 11 Hill-forts Of Tay

Community archaeology at hill-forts leading to interpretation and learning experiences for visitors



## 14 Historic Clay Buildings

Identify and enhance historic clay buildings. Develop traditional building skills, community workshops and volunteer programmes



## 13 Ancient Abernethy

Enhancing the burgh's unique historic character - round tower, museum, churchyard and merkat cross area. Exploration of the nearby Roman remains

## **Biodiversity, Interpretation and Access**

Protecting and enhancing habitats and species which are of local, national or international importance, and providing good access and interpretation is vital.

The Tay reed beds extend to over 400 hectares and provide the largest continuous area of reed in the UK. They host the only breeding site in Scotland for the rare bearded tit, hold the largest UK population of water rail and are a national stronghold for breeding marsh harriers. The RSPB manage much of this valuable and unique habitat and there is a need to raise awareness of the Tay reed beds as a special and internationally important habitat.

Bees pollinate about a third of the food we eat and are crucial to the successful production of over 90 types of crops including the fruit that is so special to the Carse of Gowrie. Bee populations have greatly reduced over the last hundred years and efforts need to be made to establish new honey bee apiaries and support wild bee colonies.

Developing corridors for wildlife around the fringes of modern farming and

settlements to support wildlife and biodiversity is also important. This includes creating diverse and thriving environments such as roadside verges, pows, tracks and field margins.



*Lorne Gill*

Water voles used to be prevalent in the Carse of Gowrie, but there have been few sightings recently. This is a UK priority species and a survey to clarify numbers needs to be undertaken.

Orchards are of considerable importance for a range of local fruit varieties, species and habitats. The historic orchards need to be saved by active management and planting. There are a wide range of buildings in both rural and small urban locations

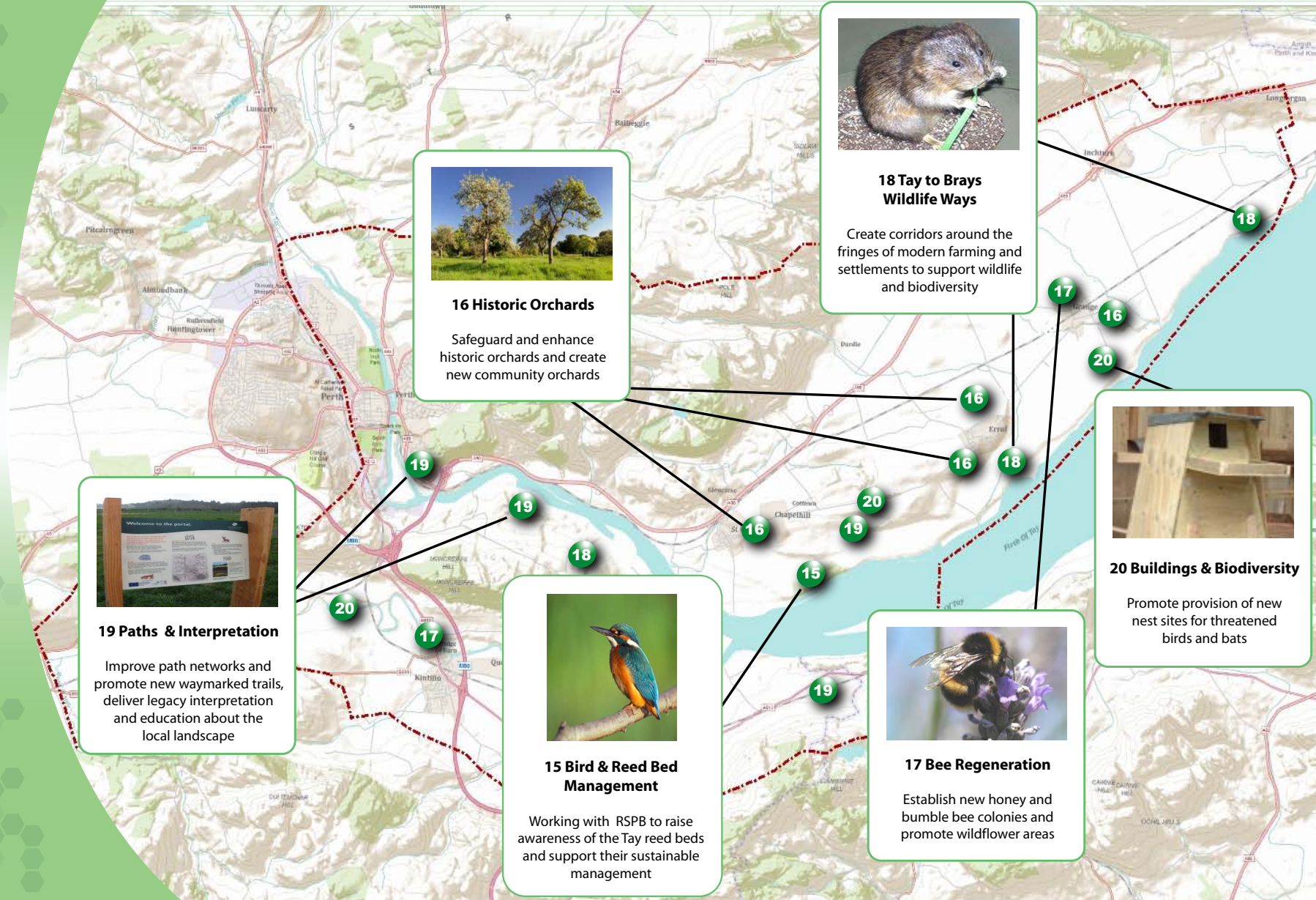
that could provide shelter and nesting sites for owls, swifts, bats and swallows. Awareness needs to be raised with landowners, managers and local communities to achieve this aim.

There is a great interest among the communities around the Tay to improve and integrate the path networks. For example upgrading the Right of Way between Newburgh and Abernethy to continue the coastal trail, improving access to the iron age hill forts and reinstating the river crossing to provide guided walks along the Coronation Trail. A series of local trails could also be established e.g. Orchard Trail. Interpretive panels and events and other innovative approaches for engagement and communication also need to be developed with community groups and schools.

To help further increase opportunities for people to access and learn about the landscape and its heritage, a canoe trail from Perth to Bridge of Earn and Dundee could be developed. This would improve the provision of access and egress points suitable for canoes and kayaks. Local special interest volunteers could be involved in the development and maintenance of the trail, and information would be made available for locals and visitors.



# Biodiversity Interpretation and Access





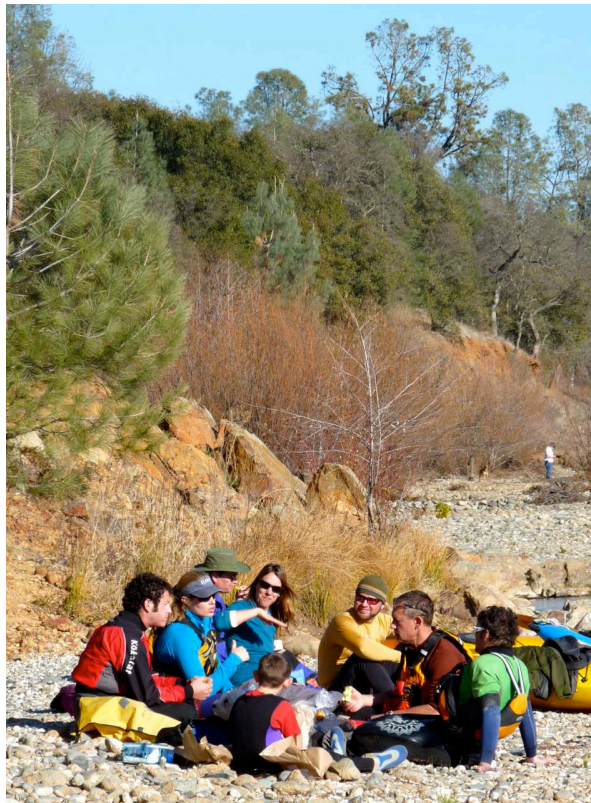
## ***Making It Happen - Partnership and Funding***

An inclusive approach and effective partnership working to co-ordinate investment and make best use of limited resources is essential to ensure the successful delivery and implementation of the Masterplan.

Partnership working is hard work and requires openness, trust and honesty, agreed shared goals and values and regular communication between partners. The benefits however of partnership working are considerable both strategically and operationally. New and innovative approaches can be developed and economies of scale achieved by pooling resources, effort and time. Partnership working also helps co-ordinate action between organisations and can provide new momentum to make things happen.

The Tay Landscape Partnership which includes Perth and Kinross Heritage Trust and Countryside Trust is taking the lead role for the consultation, planning, funding and delivery of the majority of the projects within the Environmental and Cultural Heritage and Biodiversity, Interpretation and Access themes.

### **Partnership Working For The Tay**



The lead partners for the Access and Infrastructure and Leisure themes are Perth and Kinross Council, Tay Salmon Fisheries, Fife Rural Partnership and the Tay and Earn Trust.

A broader, higher level, strategic partnership needs to be set up to achieve wider strategic benefits. This would involve senior political and officer representatives not just from Perth and Kinross Council, but also Fife, Dundee, private sector and other relevant specialist bodies. The role would be to promote a broader integrated approach and secure and co-ordinate investment to deliver the Masterplan. The group requires to be resourced and supported to enable the development work to be undertaken.

Funding and in kind support is being provided from a range of sources such as the private and public sector, trusts and charities. Given the scale of the work programme, a phased approach is being promoted with short, medium and long term project timescales. Phasing the work will help secure some early wins and maintain momentum and also enable partners to forward plan their budget requirements.

Project	Short (2012)	Timescale Medium (2013-17)	Long (2018-2022)	Lead Partner	Funding				
Improving Access and Infrastructure									
Park and Ride				PKC	1,800,000				
Floating Heritage Centre				TSF, TET	1,500,000				
Bothies Refurbishment				TSF, TET	2,000,000				
Elcho Landing Stage				TSF, TET	175,000				
Willowgate Boathouse and Landing Stage				TSF, TET	400,000				
Riverside Café, Ponds - <i>City Activity Centre</i>				TSF, TET	320,000				
Newburgh Landing Stage and Pier Works				FRP	300,000				
Jolly's Yard – Pontoons, Slipway, Boathouse				TM	550,000				
Leisure and Sport									
City Activity Centre ( <i>excl. boathouse, cafe</i> )				PKC, TSF	tba				
Environmental and Cultural Heritage									
Heather Collection Riverside Gardens				PKC capital	150,000				
Cradle of Scotland - Birth of a Nation Project				TLP, PKHT	128,000				
Fergusson Gallery Refurbishment and Pontoon				PKC capital	220,000				
South Inch Landscape Improvements				PKC capital	500,000				
First Settlers Project				TLP, PKHT	20,000				
Hillforts of Tay				TLP, PKHT	125,000				
Abernethy Regeneration				TLP, PKHT	110,000				
Oral and Local History Project				TLP, PKHT	16,000				
Clay Buildings Project				TLP, PKHT	240,000				
Biodiversity Interpretation and Access									
Bird and Reed Bed Management				TLP, PKCT	30,000				
Historic Orchard Development				TLP, PKCT	85,000				
Bee Colony Regeneration				TLP, PKCT	32,000				
Tay to Braes, Wildlife Ways - incl. Water Voles Project				TLP, PKCT	68,000				
Path Upgrades and Interpretation				TLP, PKCT	714,000				
Buildings and Biodiversity - New Nest Sites				TLP, PKCT	51,000				
Footpath and Signage - Elcho Castle to Perth				TSF,TET	300,000				
Footpath and Signage - Willowgate to Perth				TSF,TET	250,000				
					10,084,000				
PKC	Perth & Kinross Council	TSF	Tay Salmon Fisheries	FRP	Fife Rural Partnership	TET	Tay and Earn Trust	TM	Tay Moorings
TLP	Tay Landscape Partnership	PKHT	Perth & Kinross Heritage Trust	PKCT	Perth & Kinross Countryside Trust	tba	: to be agreed		

To achieve wider strategic benefits, a broader partnership framework needs to be developed with other partners adjoining the Masterplan area such as Dundee and Fife Councils, Fife Landscape Partnership and also Scottish Enterprise. The above figures do not include in-kind support such as volunteers time.



## Monitoring and Review

There is an acceptance by all partners that monitoring and review of progress needs to be built in at the start of the process to ensure that good progress is made in delivering projects on the ground.

The partners with the lead roles for securing the funding and delivery of individual projects also have the responsibility for establishing regular monitoring and review mechanisms.

Multi agency steering groups and sub groups have been set up by some of the lead partners. Project review meetings generally take place every 6 to 8 weeks.



Photographs courtesy of Tay Salmon Fisheries

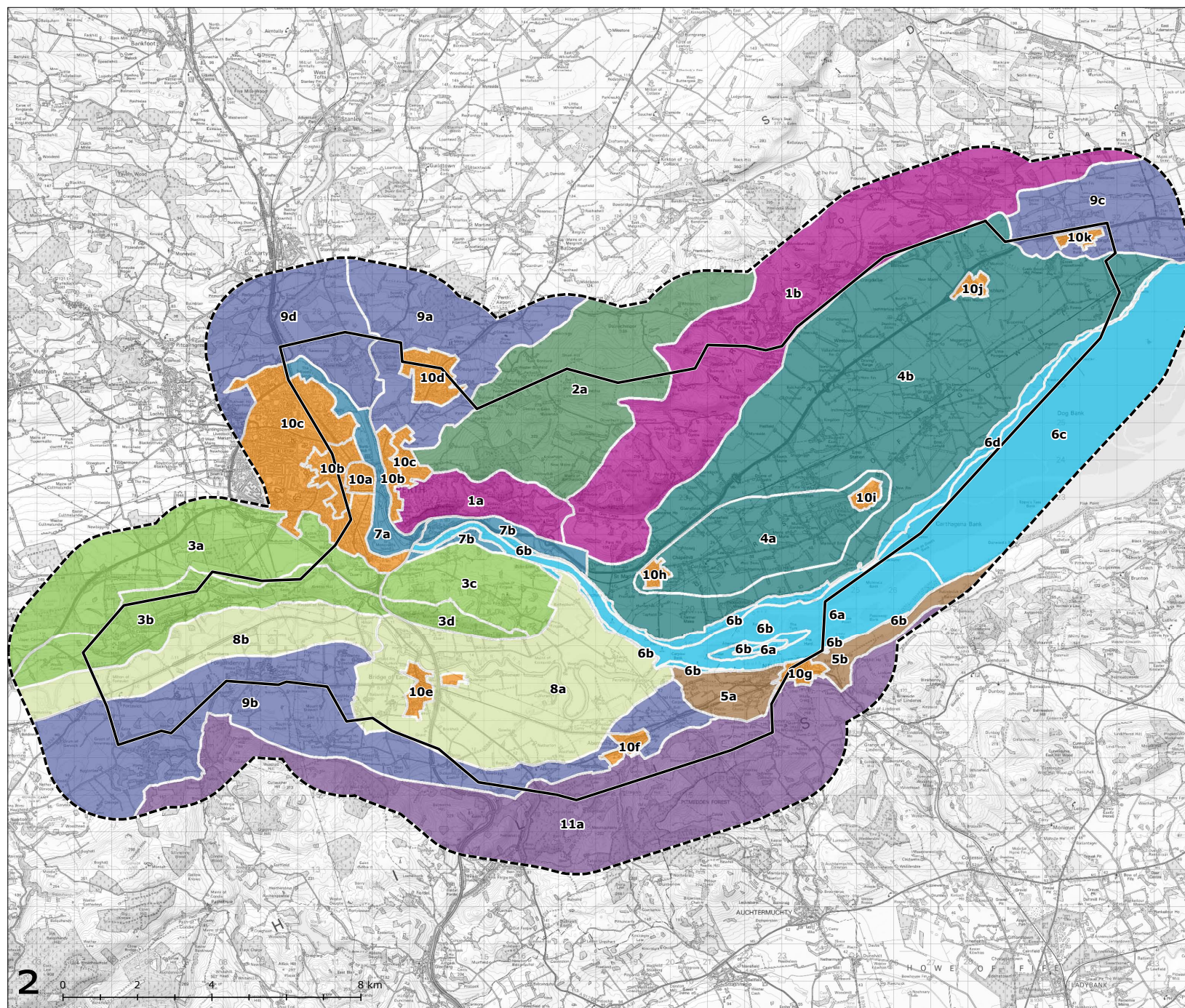
An annual monitoring review report on the progress of the Masterplan will be presented to Perth and Kinross Council and circulated to other key stakeholders including relevant funding bodies.

Progress reports on some of the larger infrastructure projects will also be presented to Perth and Kinross and Fife Councils and other project updates can be accessed through partners' web sites.

The ongoing engagement and involvement of communities is also an important part of the monitoring and review process. Community feedback events are also being considered as a follow up to the community events that have previously been undertaken.







## Tay Landscape Partnership Landscape Character Assessment

### Landscape Character Types

- TLP Boundary
- 2km Buffer
- 1** Igneous Escarpment
- 2** Dipslope Farmland
- 3** Lowland Ridge
- 4** Carse
- 5** Firth Terraces
- 6** Firth
- 7** River Corridors
- 8** Broad Strath
- 9** Lowland Farmland
- 10** Settlement
- 11** Igneous Hills

Map Scale @ A3:1:100,000

**LUC**

**Tay Landscape  
Partnership**



## Inner Tay Masterplan 2012- 2022

Preserving The Past ..... Promoting The Future

The support and co-operation of a wide range of partners and agencies along with the views of local communities is greatly appreciated and has been essential in developing the Masterplan.

To download the Inner Tay Masterplan or for further details on the individual projects or lead partners please visit our website **[www.taysalmon.co.uk](http://www.taysalmon.co.uk)**

Jim Findlay Tay Regeneration Project [jim\\_findlay@tiscali.co.uk](mailto:jim_findlay@tiscali.co.uk)



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