

Perth and Kinross LDP3 2027- Evidence Report

TOPIC PAPER NO. 028: Rural Development and Homes

July 2024



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1 Introduction

This topic paper sets out the key information relating to rural development and rural homes which will be covered by the Perth and Kinross Local Development Plan 3, as required under the provisions of Section 16B of the Act¹. It will, alongside a range of other topic papers, contribute towards the preparation of the Council's Evidence Report, which is programmed to be submitted to the Scottish Government's Planning and Environmental Appeals Division during November 2024 for the 'Gatecheck' process.

The purpose of an Evidence Report is to provide the local authority's interpretation of the evidence it has gathered and the likely implications of that evidence for the preparation of the LDP. The Report will provide a summary of what the evidence means for the plan, rather than contain all the detail of evidence collected.

1.1 Relevant Policies

This topic is covered by the following policies in National Planning Framework 4:

- Policy 17: Rural Homes (part)
- Policy 29: Rural Development

¹ The Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019

1.2 Legal and National Policy Requirements / Expectations

In line with the requirement of the Act, this paper will provide important background information for the Plan area regarding:

- The desirability of allocating land for the purposes of resettlement.
- The extent to which there are rural areas within the district in relation to which there has been a substantial decline in population.

Under these policies NPF4 expects LDPs to:

- Set out tailored approaches to housing in rural and island areas and where relevant include proposals for future population growth.
- Identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures, environmental assets, community priorities and economic needs of each area.
- The spatial strategy should set out an appropriate approach to development in rural areas which reflects the identified characteristics. The Scottish Government's 6-fold Urban Rural Classification 2020 should be used to identify remote rural areas.
- Spatial strategies should support the sustainability and prosperity of rural communities and economies.
- Previously inhabited areas which are suitable for resettlement should be identified in the spatial strategy.

1.3 Perth and Kinross Council Corporate Plan 2022-2027

This topic paper links to the following priorities from the Corporate Plan:

- tackling climate change and supporting sustainable places,
- developing a resilient, stronger and greener local economy, and
- working in partnership with communities.

There is a particular need to consider how the LDP can contribute to the following key action from the stronger and greener economy priority:

- Support and promote business growth, business and place innovation and investment in both our urban and rural areas

1.4 Abbreviations used in this topic paper

CAP	Community Action Plan
LAP	Local Action Plan
LDP	Local Development Plan
LHS	Local Housing Strategy
LPP	Local Place Plan
NPF	National Planning Framework
NRS	National Records of Scotland
SPA	Sparsely populated area

1.5 Data links

Links to data	Relevance of data and why it is required to inform the Proposed Plan
Scottish Government Urban Rural 6-fold Classification 2020	Provides a consistent way of defining urban and rural areas across Scotland based on population and accessibility.
Perth and Kinross Housing Land Audit 2023	Provides a statement of land supply and information on completions within Perth and Kinross.
NPF4 and Rural Planning – RTPi Scotland Thinkpiece	Thinkpiece to provide ideas for the drafting of NPF4 in relation to how the planning system can support total planning across a number of key areas including rural repopulation, housing, infrastructure, and rural economic development.
Understanding Scottish Places	Assembles national government data into localities to represent towns.
Tay Cities Region Economic Strategy 2019-2039	The Strategy identifies strengths and opportunities, and the key issues and challenges across the area, including in rural areas.
Perth and Kinross Economic Wellbeing Plan 2020-2028	Assesses the economic impact at local level of the covid pandemic and identifies the short, medium and long term measures designed to support and stimulation of economic activity, boost productivity and competitiveness, improve connectivity, and ensure that improvements are targeted at those most affected by the economic crisis.
NRS Small area population estimates for Scotland 2021	Identifies the levels of population growth and decline which will help inform the consideration of whether land should be allocated for resettlement.
The James Hutton Institute: Population projections and an introduction to economic-demographic foresight for Scotland’s sparsely populated areas (2018-43)	Identifies the levels of population growth and decline which will help inform the consideration of whether land should be allocated for resettlement.
Scottish Government Advisory Group: Place-based policy approaches to population challenges – Lessons for Scotland	Identifies the levels of population growth and decline which will help inform the consideration of whether land should be allocated for resettlement.
A Scotland for the future: opportunities and challenges of Scotland’s changing population	Scottish Government’s place-based approach to demography
Perth and Kinross Local Housing Strategy Framework 2022-27 and Action Plan	Provides a profile of housing in rural areas in Perth and Kinross

Links to data	Relevance of data and why it is required to inform the Proposed Plan
Tay Forest National Park Evidence Report	Sets out factual evidence to support the preparation of the bid proposal for a Tay Forest National Park.
Perth and Kinross Draft Mobility Strategy	Strategy for managing and improving the transport network over the next 15 years covering all modes of transport and Perth and Kinross' urban and rural settings
Aberfeldy and surrounding area Community Housing Needs Survey July 2022	Assesses the need for new housing in these areas
Comrie area Community Housing and Business Needs Survey Report Nov 2022	Assesses the need for new housing in these areas
Highland Area Local Plan 2000	Predecessor plan for the Highland Perthshire Area which considers the impact of introducing Development Zones in some parts of the area (p.16 paragraph 5.8)

2 Information Analysis – Characteristics of Rural Areas

This section sets out the evidence which is needed so that the Proposed Plan can address the issues raised in the Act and in NPF4 and identifies any gaps or uncertainties in the evidence. NPF4 specifically expects the characteristics of rural areas to be identified, including the existing pattern of development, environmental assets, economic needs, pressures, and community priorities in each area. Data which helps build this picture of rural areas are set out below.

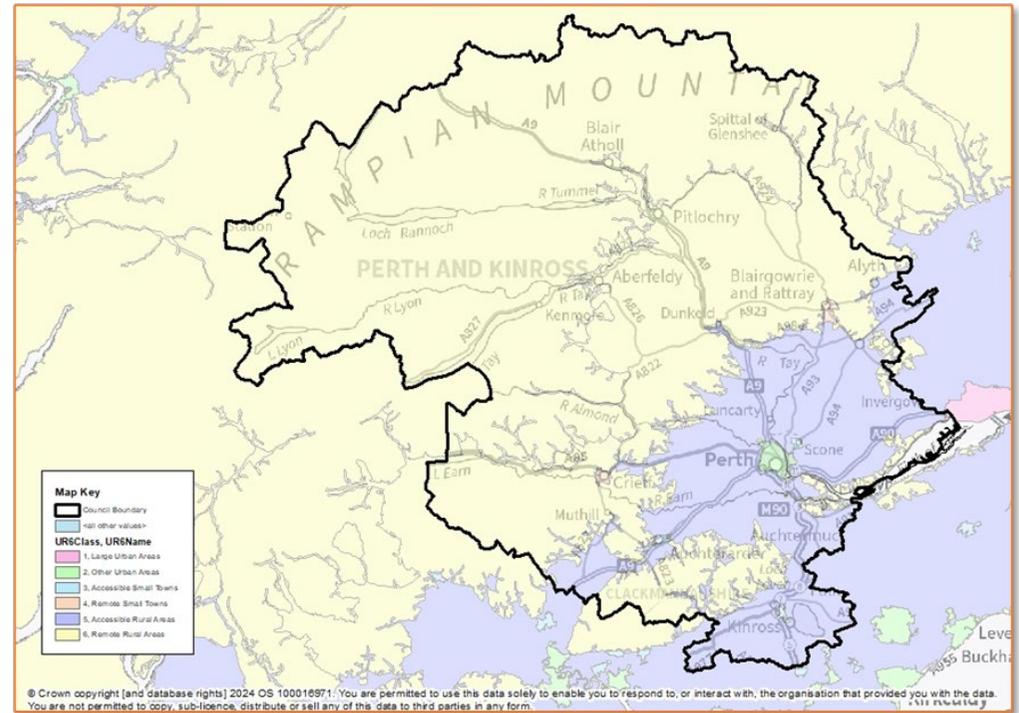
2.1 Existing and Future Pattern of Development

Scottish Government’s Urban Rural Classification

The Plan Area Topic Paper sets out the urban rural split in population as defined in the Scottish Government’s Urban Rural Classification. Figure 23 from the Plan Area topic paper is reproduced below for reference.

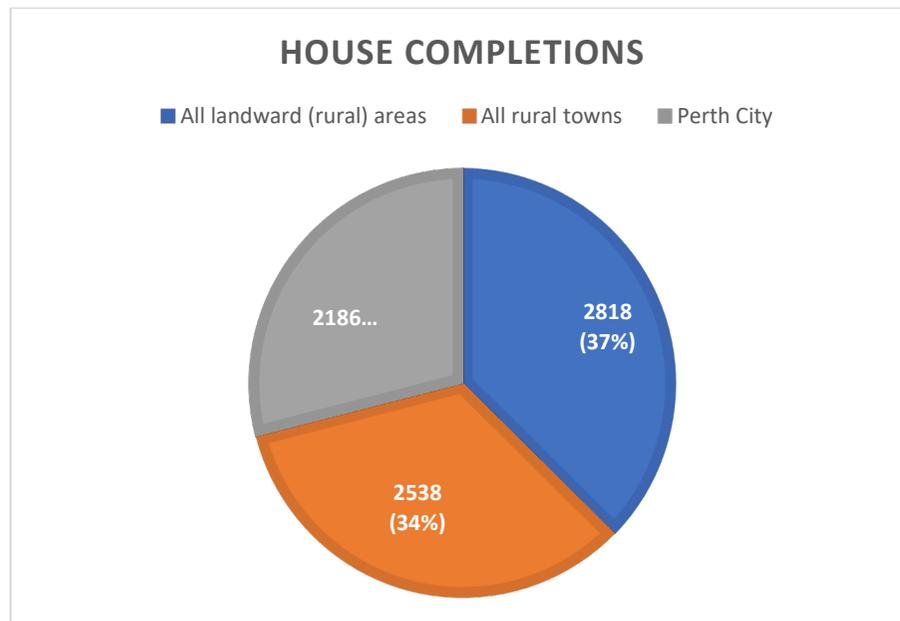
Perth City is the only settlement identified within the Other Urban Areas category. The areas extending from Perth City are classified as Accessible Rural Areas and within this Auchterarder, Kinross and Scone are identified as Accessible Small Towns. The remainder of the Perth and Kinross area is identified as Remote Rural. Within this only Blairgowrie and Crieff are identified as Remote Small Towns. All of the main settlements in the Highland Perthshire area (Pitlochry, Aberfeldy and Dunkeld and Birnam) are identified as Remote Rural

using the 6-fold classification. Overall, the largest percentage of the Perth and Kinross population live within areas identified as Accessible Rural (35%). Although the Remote Rural Area covers by far the largest area, only around 11% of the total population live within this area with a further 11% living in Remote Small Towns.



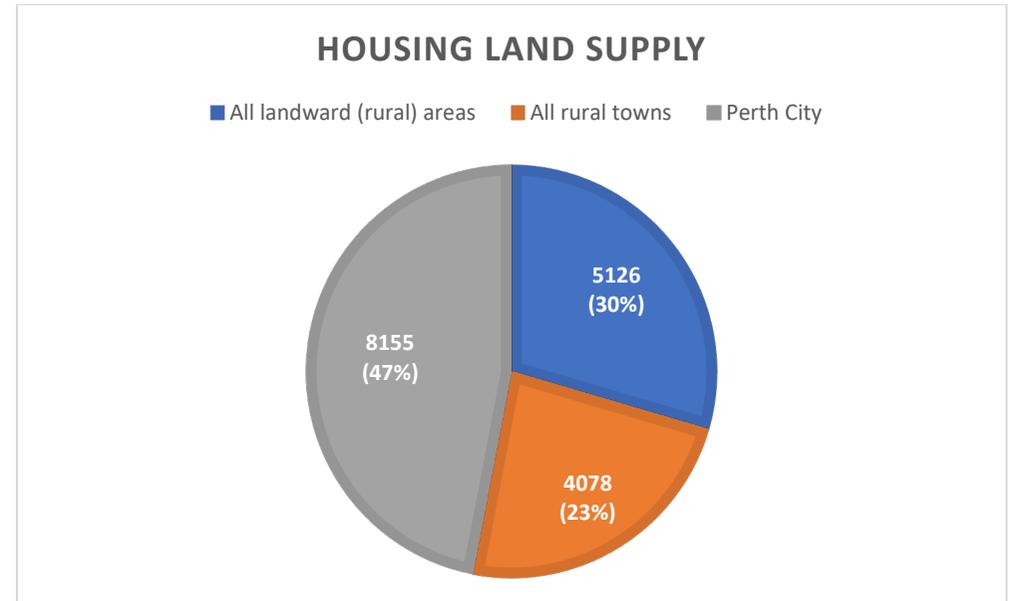
House completions and land supply

The housing land audit identifies the number of houses which have been built in each town and in each of the housing market area landward areas. The chart below shows how completions compared in the landward (rural) areas, the rural towns located within accessible or remote rural areas, and in Perth City between 2011 and 2023.



Source: Perth and Kinross Housing Land Audit 2023

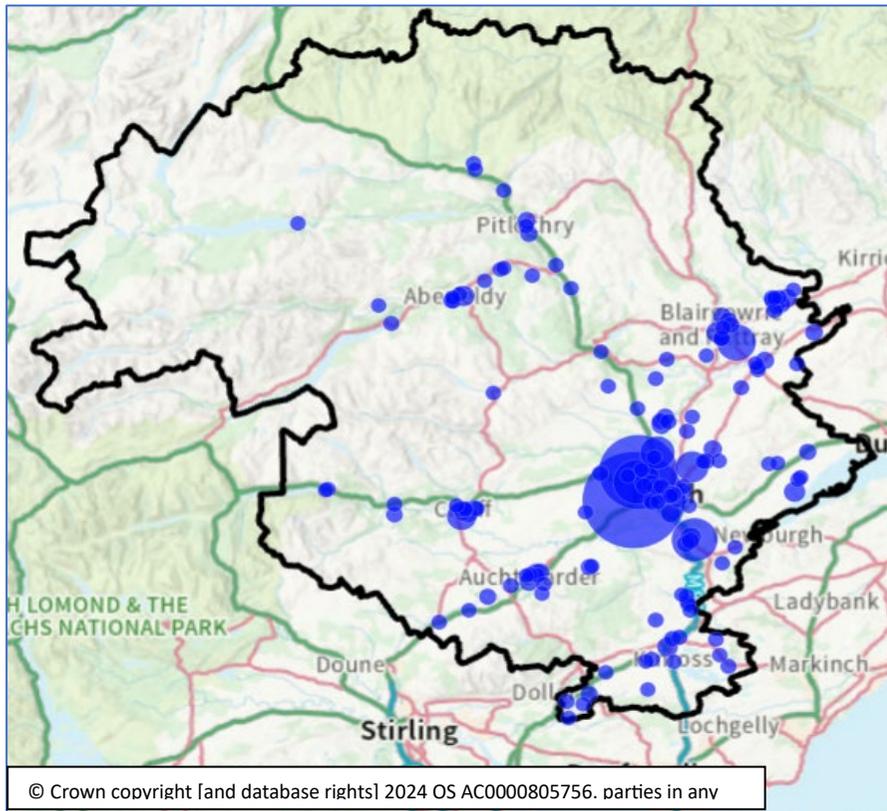
The audit also identified the available supply of land for building new houses and this is discussed in the Homes Topic Paper. The chart below shows how the current programmed housing land supply is split between the rural areas and towns, and Perth City.



Source: Perth and Kinross Housing Land Audit 2023

These charts show that, although past completion rates have been fairly evenly split between the rural areas, rural towns, and Perth City, nearly half of the future supply of land is in Perth city. As shown in the map below, Perth City and the immediate surrounding area has not only the largest supply of land overall, but also the largest individual sites.

Location of the remaining housing land supply at 2023 by size of allocation



Source: Perth and Kinross Housing Land Audit

2.2 Environmental assets

The Plan Area Topic Paper sets out the principle physical and environmental characteristics of Perth and Kinross which will inform the preparation of the Proposed Plan. This includes landscape character types within the area, habitats, land capability for agriculture and forestry, and information on the extensive range of environmental designations particularly in parts of rural Perth and Kinross. These will all help to build the picture of rural areas in Perth and Kinross for the purposes meeting the expectations set out in the NPF.

Environmental designations and constraints have been an issue in previous LDPs for the Highland Perthshire settlements in particular. The extent and significance of the designations in this part of Perth and Kinross have made the identification of sites for housing development challenging. This led to 10% of the housing land requirement for the Highland Perthshire Housing Market area being reallocated to the Greater Perth Housing Market Area in LDP2.

2.3 Economic needs

[Tay Cities Region Economic Strategy 2019-2039](#)

The Strategy identifies strengths and opportunities, and the key issues and challenges for each of the 3 key inter-related themes: key business sectors, place: investment and infrastructure, and people: skills and employability. A key strength is that the rural economy accounts for 27% of Scotland's overall economy. The key challenges identified for rural areas relate to poor transport and

digital connectivity and the impact this has on businesses, workers and visitors.

This strategy is currently being refreshed and will be available in time to inform the preparation of the proposed plan.

[Perth and Kinross Economic Wellbeing Plan 2020-2028](#)

The Perth and Kinross economy had experienced growth up until the pandemic with higher-than-average employment rates, very low unemployment, and higher than the national level increases for VAT business registrations. It was highlighted that the Council and its partners would need to intervene and support recovery and growth post pandemic with a need to make a swifter transition to a digital economy, to plan for clean growth and to support businesses to become more future focused. Underlying economic challenges post-pandemic include enhancing the resilience of the rural economy.

Programme themes for the Wellbeing Strategy include:

- Enhanced connectivity with a more rapid move to full-fibre broadband, and development of more active travel options
- Maximising the economic opportunities of clean growth
- Planning for change in our city, town and neighbourhoods through a post covid lens

This strategy is currently being refreshed and will be available in time to inform the preparation of the proposed plan.

[Commuter flows](#)

The Plan Area Topic Paper sets out the principle economic characteristics of the area. To supplement this the Understanding Scottish Places website provides a range of data on the towns across Scotland. Of particular relevance to this topic is the mapping which shows commuter flows from individual settlements. A number of these maps, as they relate to the 6-fold urban rural classifications set out above, are reproduced in Appendix 1.

These maps clearly indicate the dominance of Perth City as the main commuter destination from all towns although there are also significant relationships between Blairgowrie and Dundee, and Kinross and Edinburgh.

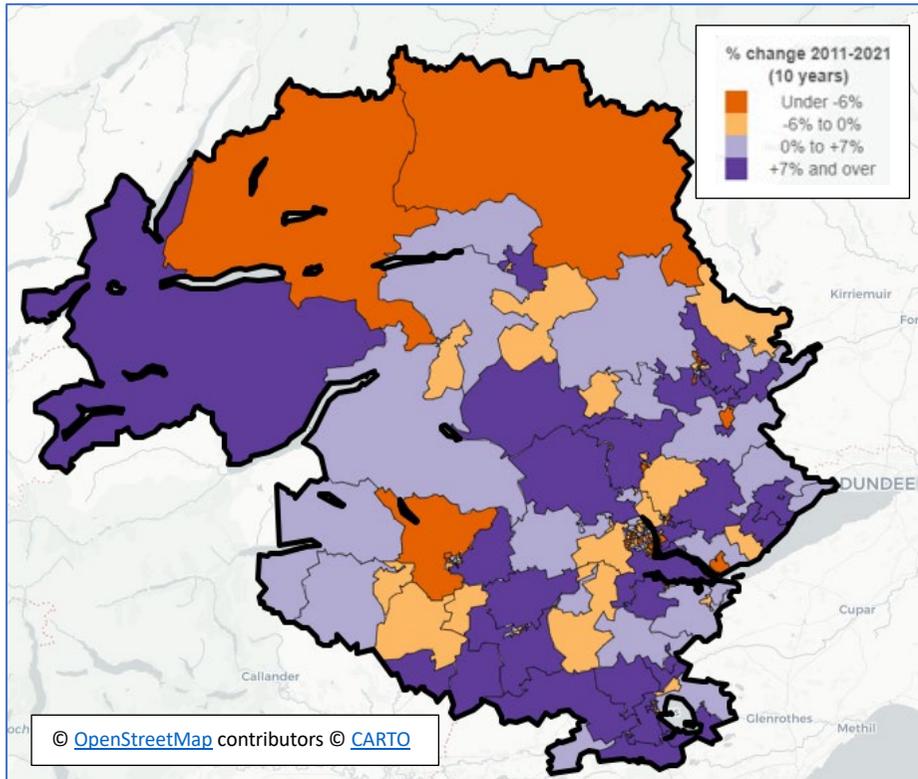
[2.4 Pressures](#)

In addition to the sections below, the Tourism Topic Paper identifies pressures in relation to the needs of communities, visitors, the tourism industry and the environment in Perth and Kinross (section 2.3).

[Rural Areas with Substantial Decline in Population](#)

The Plan Area Topic Paper gives an overview on population in Perth and Kinross. The NRS mid-year estimates 2021 showed a 1.3% increase in population from 2020 and the population of Perth and Kinross is projected to continue to increase in the period to 2028. Although the overall picture in Perth and Kinross is one of population growth, that growth has not been evenly distributed across the Plan area.

As shown in the map and table below, a number of areas within Perth and Kinross have seen a decline in population of more than 6%. This ranges from a 6% fall in the Comrie, Gilmerton and St Fillans datazone, to an 11.5% decline in the Rannoch and Aberfeldy datazone.



Source: NRS Small Area Population Estimates 2021

Rural areas with a decline in population of more than -6%

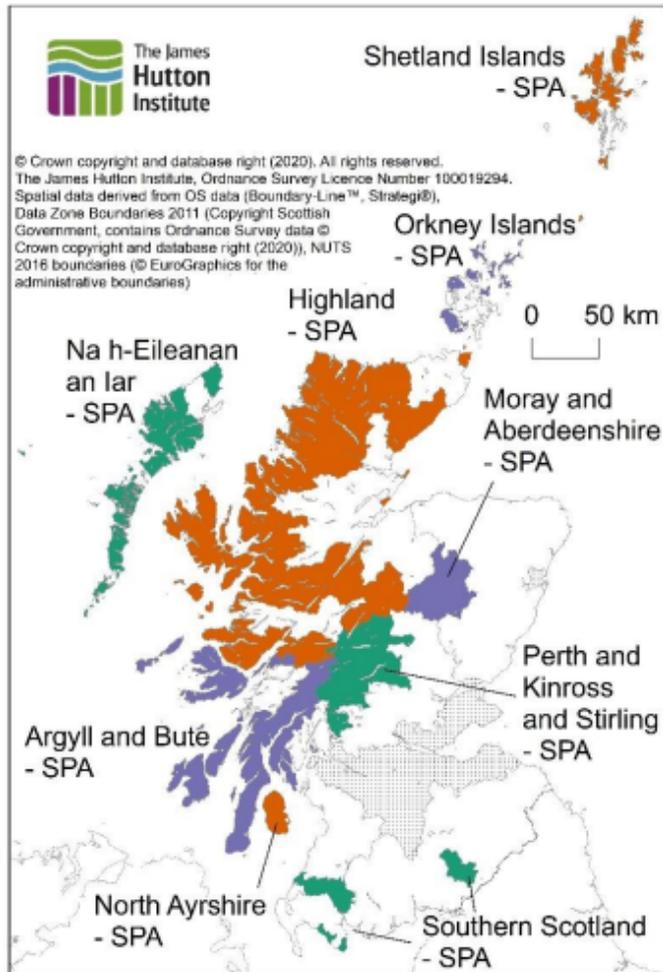
Datazone	Percentage change 2011-21	Area type
Rannoch and Aberfeldy	-11.5	Remote Rural
Coupar Angus and Meigle (2 datazones)	-11.5% -10.7%	Accessible Rural
Bridge of Earn and Abernethy	-7.4%	Accessible Rural
Guildtown, Balbeggie and St Madoes	-7.3%	Accessible Rural
Stanley and Murthly	-6.5%	Accessible Rural
Blair Atholl, Strathardle and Glenshee	-6.1%	Remote Rural
Comrie, Gilmerton and St Fillans	-6%	Remote Rural

Source: NRS Small Area Population Estimates 2021

Of the 8 datazones with a population decline of 6% or more, 3 are Remote Rural Areas. The other 5 datazones are Accessible Rural Areas showing that even in the more accessible parts of Perth and Kinross there are still pockets where the population has been in decline.

Scottish Government-funded research identifies defines those parts of Scotland where less than 10,000 people can be reached within 30 minutes travel using roads and ferries. One of these Sparsely Populated Areas incorporates part of the Perth and Kinross area. Overall parts of the Highlands and northern Scotland (including Perth and Kinross and Stirling Sparsely Populated Area) are

projected to lose between 13% and 17% of their overall populations, and more than 20% of their working age populations from 2018 to 2043 if current trends continue.



Source: Population projections and an introduction to economic-demographic foresight for Scotland's sparsely populated areas (2918-43) J Hopkins and S Piras

Further Scottish Government research (Scottish Government Advisory Group: Place-based policy approaches to population challenges – Lessons for Scotland, p.4) considers how population within individual datazones has been changing with a view to identifying those areas with high numbers of 'shrinking' datazones. Generally, the sparsely populated areas, very remote rural areas, and very remote small towns are the most affected. Least affected are generally accessible rural areas.

In Perth and Kinross 12 datazones are identified as shrinking. This, however, only accounts for 6.5% of all datazones in the area and 5.5% of the overall population meaning that across Scotland Perth and Kinross ranks 29th both in terms of percentage of the number and population living within shrinking datazones.

Population change challenges for Scotland

Scottish Government identify three challenges which population projections for Scotland highlight:

- Maintaining a sustainable total population size
- Maintaining sustainable age structures within the population
- Maintaining a sustainable spatial balance of population across urban, rural and remote locations

Issues relating to these challenges include:

- Population growth over the next 20 years is projected to come from inward migration.
- The ending of freedom of movement could lead to a reduction in the working age population of Scotland of between 3% and 5%.

- Life expectancy has been increasing and the birth rate declining so Scotland's population overall is ageing. This means that the proportion of the non-working age population is projected to increase dramatically over the coming decades to 22.9% by mid 2043. Furthermore, the number of people aged 90+ is anticipated to double between 2019 and 2043.
- Without more working age people pressure on fiscal sustainability, tax revenues, public services and welfare will increase.

Local Housing Strategy – Rural Housing Profile

Key facts:

- 47% of the Perth and Kinross population live in rural areas
- 86% of dwellings in rural areas are houses or bungalows compared to 76% in urban areas
- 30% of rural dwellings were built before 1919 compared to 25% in urban areas
- 57% of homes in rural areas are off gas grid compared to 36% in urban areas
- 26% of households in the Highland Housing Market Area live in the private rented sector
- 44% of all affordable houses in Perth and Kinross are located in rural areas
- There are roughly 5 applicants for every affordable house which becomes available in rural areas of Perth and Kinross
- In 2021 second homes and holiday lets accounted for 3% of the housing stock in Perth and Kinross but 12% in Pitlochry, 18% in Aberfeldy and almost 40% in Kinloch Rannoch

The LHS Action Plan seeks to maintain a 53% / 47% split in affordable completions across urban and rural areas.

Housing Pressures

In addition to the Perth and Kinross wide Housing Needs and Demand Assessment (which is considered in the Homes Topic Paper) a number of local needs assessments have been carried out in rural communities in Perth and Kinross. Examples include the Aberfeldy and surrounding area Community Housing Needs Survey in July 2022, and the Comrie area Community Housing and Business Needs Survey Report in Nov 2022. A key conclusion of both these is that there is high demand for new housing from existing residents, people wishing to relocate into the area, and to support businesses.

The RTPI Thinkpiece highlights a number of issues in relation to the delivery of affordable housing in rural areas that both reflects the diverse housing needs of communities and supports quality placemaking:

- Securing high proportions of developer contributions for affordable housing is difficult in rural areas due to higher construction costs.
- Concentrated patterns of land ownership in rural areas can increase land prices, slow development and reduce the quality of placemaking.
- The need for housing in rural areas must be balanced against the need to direct development to sustainable locations which usually means the key settlements.
- The need to discourage loss of housing stock to second homes.

Pressures in the proposed Tay Forest National Park area

In preparing the bid for the Tay Forest National Park submission, key pressures and challenges being faced as a result of tourism and visitor management were highlighted as follows.

Protection, recovery and restoration of the areas' natural assets – pressures and challenges identified included: climate change, invasive non-native species and disease, overgrazing, habitat fragmentation, afforestation, recreational pressures, water abstraction, water pollution, peatland destruction, wildlife crime, and a lack of knowledge.

Conservation and enhancement of the area's cultural heritage / historic environment assets – pressures and challenges identified included: climate change causing more extreme weather events, development pressures, visitor pressures / damage, and declining intergenerational knowledge. These are exacerbated by increased maintenance costs along with an overall decline in funding for heritage management.

Sustainable use of the area's natural resources – pressures and challenges identified included:

- Agriculture is facing ecosystem pressures such as overgrazing, fragmentation of habitats and the effects of climate change.
- Sporting activities such as shooting and fishing are facing pressures from climate change, and policy changes e.g. relating to land management and fishing regulations.

Economic and social development and wellbeing – pressures and challenges identified included a range of socio-economic needs such as sustainable transport, affordable homes, and access to local services and facilities.

Perth and Kinross Draft Mobility Strategy

Consultation is underway on a Draft Mobility Strategy for Perth and Kinross. Transport Planning Objectives include:

- To improve the affordability of transport options across Perth and Kinross for all
- To improve the ability of rural communities to access jobs, education and services
- To reduce CO₂ emissions produced by transport across Perth and Kinross by reducing car kilometres
- To support local development that encourages and facilitates local living and sustainable access across Perth and Kinross by achieving an increased active travel and public transport mode split to and from new developments
- To improve labour market access through sustainable transport, active travel and digital opportunities to and from Perth and Kinross

Finalising of the Mobility Strategy is due to be complete by late 2024 and so will be available to inform the preparation of the proposed plan.

2.5 Community Priorities

Much of the data sources identified below will also feed into the other characteristics discussed in the sections above.

Perth and Kinross Big Place Conversation

The Council carried out its 'Big Place Conversation' exercise to kick start the LDP3 process across Perth and Kinross communities during most of 2023. This was a substantial exercise involving over 100 events throughout the Council area. The events ranged from drop-in information sessions, meetings, and online surveys to workshops and online sessions using the Place Standard Tool to capture the views of local communities about different aspects of their places. There were also targeted sessions held with schools, service user groups, and minority groups. The Place Standard tool includes a section on work and local economy and this can instigate discussion around job opportunities and travel to work distances.

Local Action Plans, Community Action Plans and Local Place Plans

The Local Living and 20-minute Neighbourhoods Topic Paper identifies the LAPs which cover Perth and Kinross, and the 11 CAPs which cover the rural Perthshire areas of: Meigle and Ardler, Stanley, Alyth, Coupar Angus, Dunkeld and Birnam, Crieff, Blairgowrie and Rattray, Pitlochry and Moulin, Muthill and Tullibardine, Auchterarder and Aberuthven, and St Fillians. A CAP is also in development for Comrie. The Local Living and 20-minute Neighbourhoods Topic Paper includes links to all these plans and sets out their purpose. Of particular relevance to this topic paper is that CAPs focus in part on identifying priorities and actions needed to enhance a place. Also highlighted in the Local Living and 20

Minute Neighbourhood Topic Paper is that an invitation has been extended to community bodies to prepare an LLP for their area.

2.6 Gaps or uncertainties in evidence

Housing Pressures

There is a need for further data on housing system pressures in Perth and Kinross and research to address this data gap is currently underway. The research has been commissioned specifically to inform policy considerations in relation to short-term lets but it will also provide information which will inform other areas of the Evidence Report in relation to housing. The research will consider the following issues:

- Housing affordability pressures
- Income profiles and housing access barriers
- Tenure diversity and housing choice
- The operation of the housing market
- The scale, operation and affordability of the private rented sector
- Existing housing need and wider housing system pressures

Perth and Kinross Big Place Conversation

The results of the Big Place Conversation will be summarised as part of a separate report on the outcomes and findings across the different locality areas. This summary of the results, and the identified place-based actions to be taken forward as part of the development of the Proposed Plan, will be provided as part of LDP3's Evidence Report under the required statement of steps

taken by the Council in preparing the report to seek the views of various stakeholders, as prescribed by the Planning (Scotland) Act 2019.

[Local Place Plans](#)

Whilst the Council has received some expressions of interest from community bodies, no LPPs have yet been registered. There is, therefore, a potential issue in aligning the timescales for the preparation of LPPs and the Proposed Plan. Work is programmed to begin in early 2025 on preparing the Proposed Plan. Realistically, therefore, LPPs will need to be registered by 31 January 2025 if they are to have the best opportunity to influence the Plan. It is not known, however, how realistic this timescale will be for community bodies.

3 Implications for Proposed Plan

The initial implications of the evidence for the Proposed Plan which have been identified so far are set out below. This will be revised and updated following consultation on this Topic Paper.

This Topic Paper has sought to identify the data sources which will be used to set out the characteristics of rural areas within the plan area to inform the preparation of the Proposed Plan. This evidence will allow the Proposed Plan to meet the requirements of NPF4 to:

- Prepare a spatial strategy which supports the sustainability and prosperity of rural communities and economies.
- Prepare a spatial strategy which sets out an appropriate approach to development in Accessible and Remote Rural Areas which reflects the identified characteristics of these areas.
- Set out tailored approaches to housing in these areas and where relevant include proposals for future population growth.
- Identify previously inhabited areas which may be suitable for resettlement.

As discussed in the RTP1 Thinkpiece, there is a need to balance need for housing in rural areas against directing the majority of housing growth to the most sustainable locations. The spatial strategy for the Proposed Plan will therefore have to consider how to distribute the housing land supply, particularly in rural areas which are currently declining, against the requirement to reduce the need to

travel. This will link with the matters discussed in the Local Living and 20 Minute Neighbourhood Topic Paper, and NPF4 policy 17 b) 'Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location....' This will also be informed by the SEA for the Proposed Plan.

Linked to this is the consideration of previously inhabited areas which may be suitable for resettlement. As section 2.4 highlights, there are a number of areas within Perth and Kinross where there has been a significant decline in population. This is particularly prominent in the most remote areas of Highland Perthshire. Previous Local Plans for this area designated 'Development Zones' where the Council's general policy on housing in the countryside was relaxed in favour of individual houses. The success of the Development Zone approach was mixed with some zones experiencing little development whilst others attracted some highly prominent houses, almost to the extent of suburban sprawl to the south of Pitlochry. This said, it may be appropriate to revisit this approach in light of NPF4 policy 17 c) 'Development proposals for new homes in remote rural areas will be supported where the proposal supports and sustains existing fragile communities' and NPF4 policy 29 c) 'Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal will support local employment....'

The forthcoming research on housing pressures will highlight the sub-areas requiring attention on the delivery of both market and affordable housing. LDP3 will need to consider the appropriate response in each area depending on the existing land supply picture. In some areas, for example, attention may need to be focused corporately on the delivery of allocated land which is not coming forward. In others there may be a need to allocate additional land.

The housing land requirement for LDP2 was set by the strategic development plan, TAYplan which allowed a percentage of the requirement in a housing market area to be reallocated to another area where there were 'serious cases of appropriately evidenced environmental or infrastructure capacity constraints' (TAYplan, policy 4). For the Highland Perthshire area specifically, this was up to 15% and 10% in other areas. The Minimum All-Tenure Housing Land Requirement set by NPF4 is for the whole of Perth and Kinross. There is no longer a requirement to split this by housing market area in new LDPs. This potentially gives more flexibility in the distribution of the housing land supply in the Proposed Plan.

NPF4 policy 17 indicates that, where relevant, LDPs should include proposals for future population growth. This includes provision for small scale housing such as crofts and woodland crofts. LDP2's existing Housing in the Countryside policy and associated supplementary guidance currently supports new houses in open countryside where a house is essential on animal welfare grounds. To date, the Council has generally not supported proposals on other grounds, for example, woodland management. This approach will need to be reconsidered in light of NPF4.

4 Stakeholder Engagement

Feedback is sought on this Topic Paper on whether stakeholders and other interested parties agree with evidence which we intend to use to prepare the Proposed Plan as set out above.

APPENDIX 1 – Understanding Scottish Places Commuter Flow maps

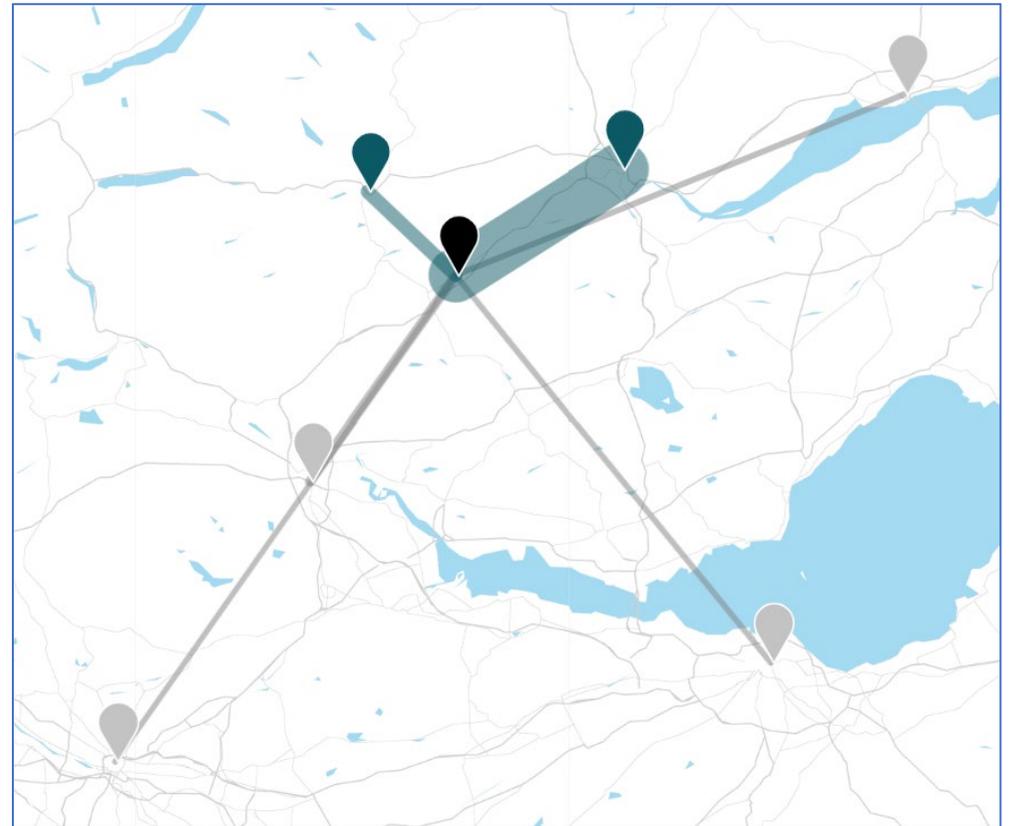
Key to maps

- Coloured lines/pins show the main flows that exceed 2% of this town's population or 2000 people.
- Grey lines/pins show smaller flows that still exceed 0.5% of this town's population or 500 people.
- The thickness of each line is proportional to the size of the flow (both inbound and outbound).
- Flows representing less than 10 people in total are not shown.

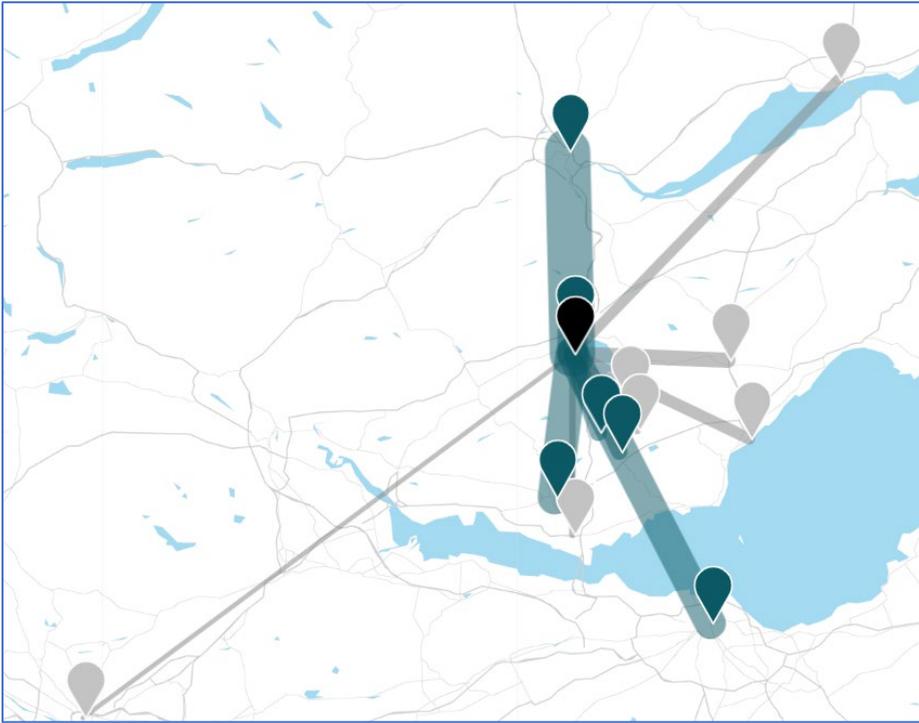
Maps are subject to the [Google Terms of Service](#)

Accessible Small Towns

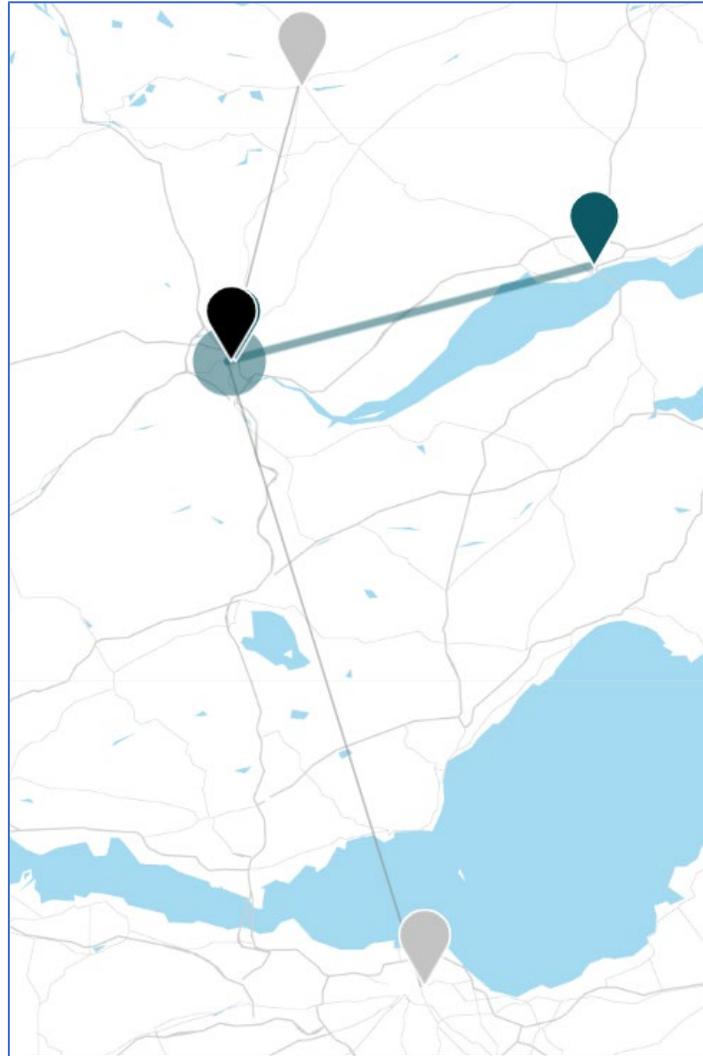
Auchterarder



Kinross

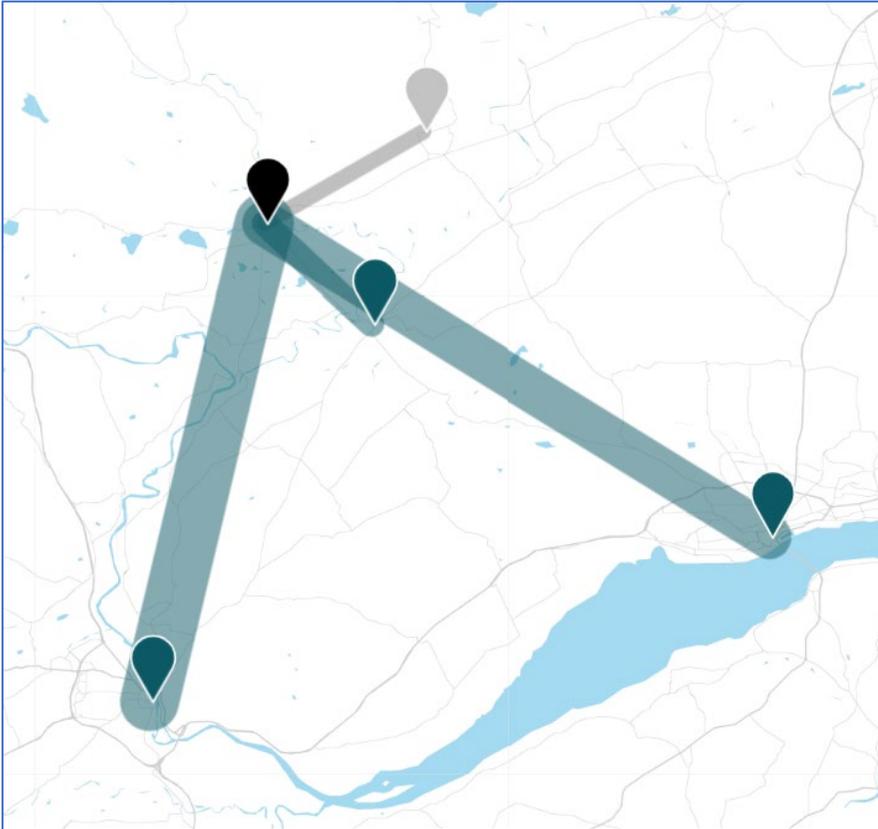


New Scone

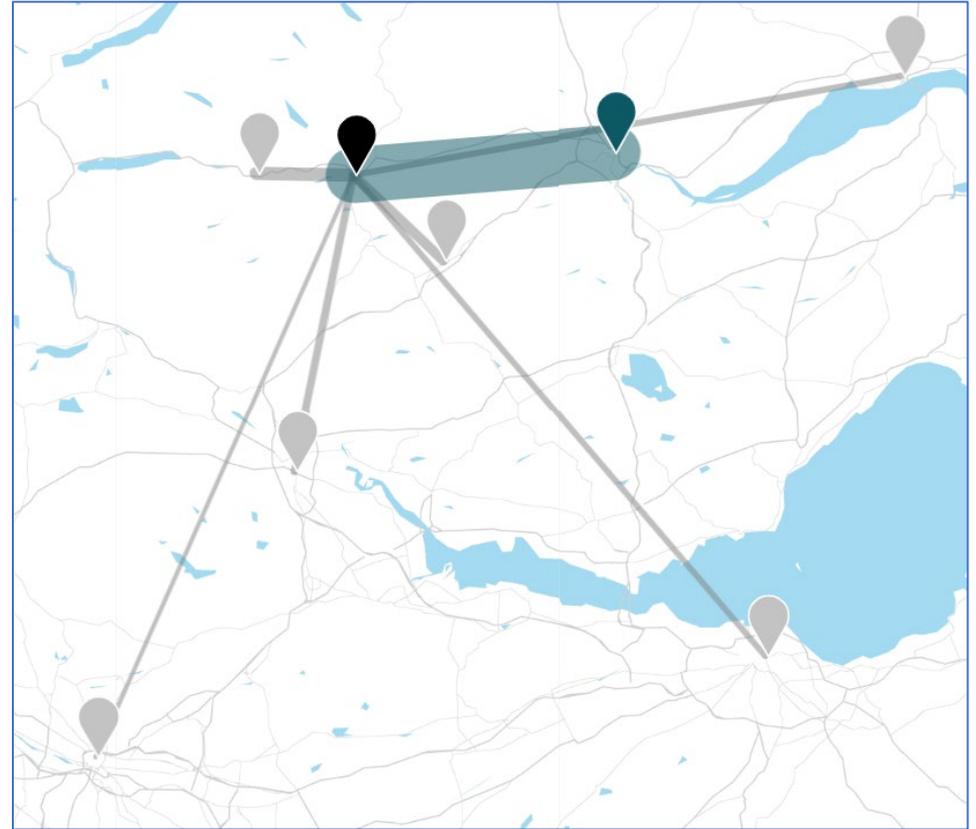


Remote Small Towns

Blairgowrie

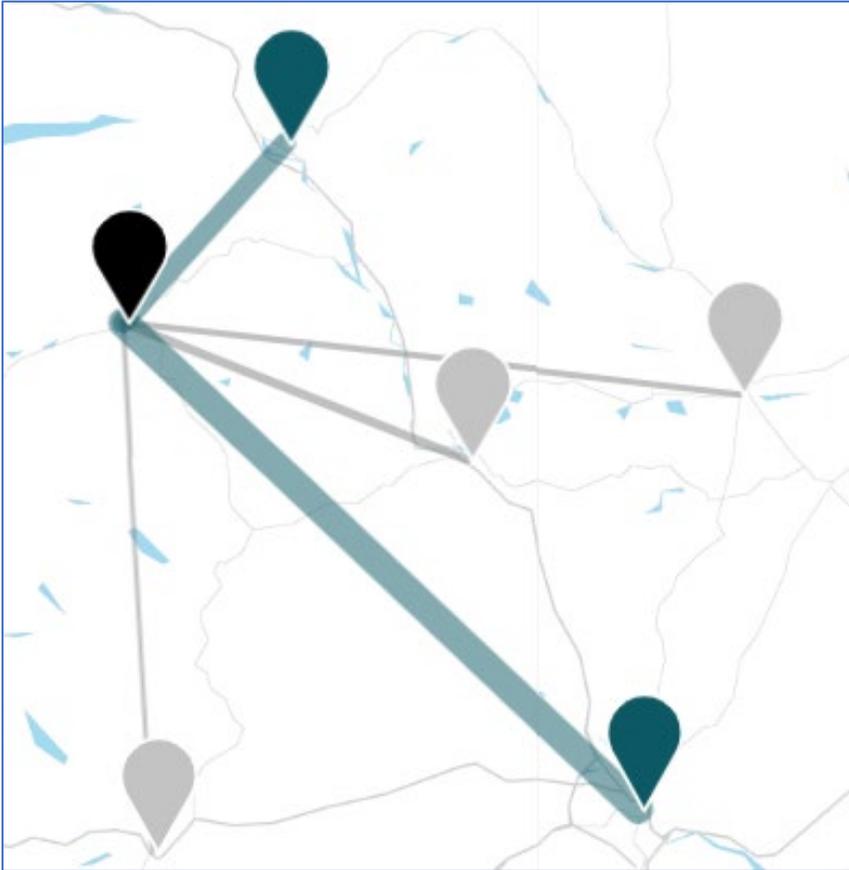


Crieff

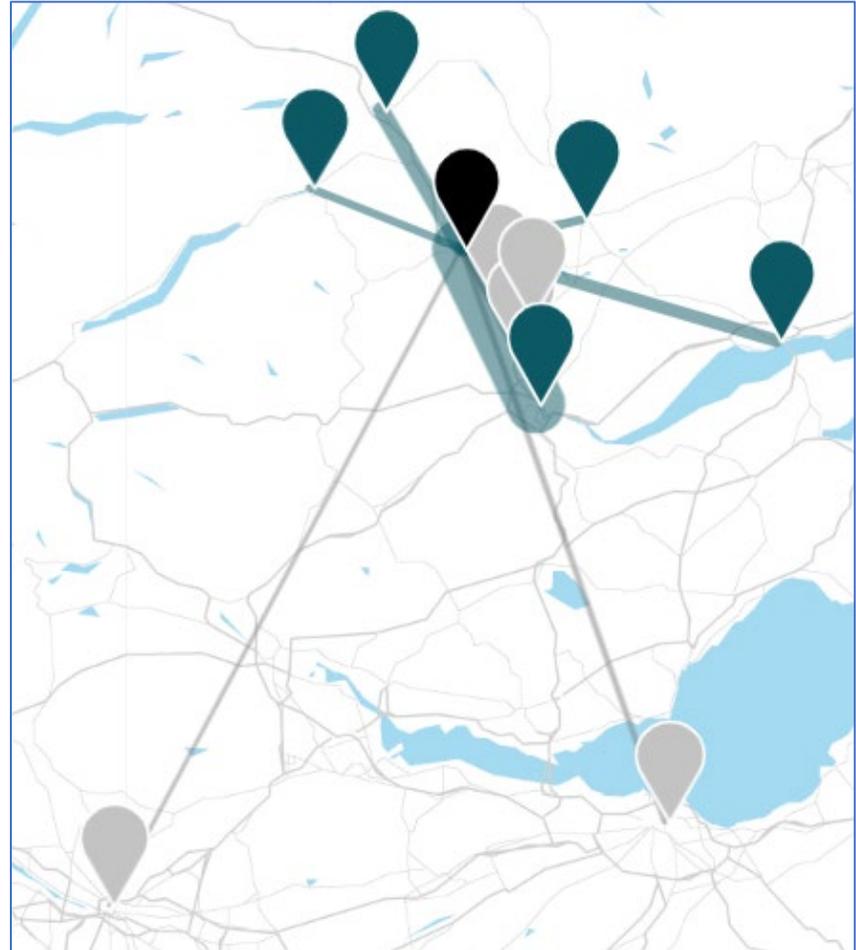


Other towns in the Remote Rural Areas

Aberfeldy



Dunkeld and Birnam



Pitlochry

