



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100727162-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Taymouth Castle"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Kenmore"/>
Company/Organisation	<input type="text" value="River Tay Development Ltd"/>	Address 2:	<input type="text" value="Kenmore"/>
Telephone Number: *	<input type="text" value="07309402520"/>	Town/City: *	<input type="text" value="Aberfeldy"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text" value="07309402520"/>	Postcode: *	<input type="text" value="PH15 2BB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="slb@scotthobbsplanning.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Golf Course, Taymouth Castle, Taymouth Estate, Kenmore, Aberfeldy PH14 2NT"/>

Northing	<input type="text"/>	Easting	<input type="text"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Installation of 2 pole-mounted tracking radars

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See Grounds for Review

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

See Documents List

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/01402/FLL

What date was the application submitted to the planning authority? *

22/09/2025

What date was the decision issued by the planning authority? *

19/01/2026

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Estate Forms part of a live construction site

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Ms Sheila Hobbs

Declaration Date: 09/03/2026

Fee Exemption Reason

I have arranged to pay my fee directly to my Authority

Scott Hobbs Planning

Planning Statement on behalf of:

River Tay Development Ltd

Date:

06 March 2026

Grounds For Review of a Planning Decision 25/01402/FLL

Installation of 2 pole-mounted radars at Taymouth Castle Golf Club



Grounds for Review Statement

Refusal of Application
25/01402/FLL:

Installation of 2 pole-
mounted trackers at
Taymouth Castle Golf
Club

Note:

A resubmission of the full planning application drawings, application forms and supporting documents are included. Please see LRB Documents List for full details of all accompanying information.



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1.0 Executive Summary

1.1 Planning Permission should be granted for the installation of 2 pole-mounted trackers because:

- The Proposals are appropriate in siting and scale, reflecting the importance of the relevant designations and sensitivity of the landscape in which they are sited.
- The Proposals should not be assessed in isolation as a singular development within a singular red-line boundary only. When considering the cumulative context of consented developments across the estate holistically, it is clear that the Proposals, albeit benign in scale, form part of the wider place experiences.
- The proposed equipment is essential for delivering a world-class, five-star golfing experience, providing industry-leading precision, real-time performance data and a seamless, modern training environment that aligns with expectations at elite destination golf facilities. It is now considered a non-negotiable feature of luxury golf venues committed to excellence, innovation and continual improvement.
- The Proposals do not result in any harm to the Historical Garden and Designed Landscape. There is no resulting harm to the historical and architectural integrity of the Category A Listed Dairy Building, nor the key views as identified in 2011.
- There were no public objections to the Proposals.
- The Proposals are compatible with NPF4; in accordance with the Local Development Plan; and supported by Material Considerations.
- The principle of development across the wider estate is well established and supported by various extant consents.
- Holistically, the Proposals form an important aspect of the wider estate regeneration and demonstrate commitment to rural revitalisation in Highland Perthshire. The applicant is committed to rebalanced development and conservation of heritage assets in line with the National Planning Framework 4 Spatial Principles.
- Even if the Proposals are considered to be contrary to the Development Plan, planning permission should be granted, on the grounds that material planning considerations support it.

1.2 The Council's reason for refusal is unsound. The policy position is tenacious and does not consider the proposals context outwith the red line and holistically as a small but important element of an impressive scale redevelopment programme.

1.3 It is therefore requested that the Perth and Kinross Local Review Body reconsiders the proposals and finds favour with the reasoning set herein this Review.

2.0 Introduction

2.1 This Ground of Review Statement ('the Statement') is submitted on behalf of River Tay Developments Ltd ('the Applicant'). This Statement relates to a decision to refuse planning permission for the installation of 2 pole-mounted trackers at Taymouth Castle Golf Club, Kenmore, Aberfeldy, PH15 2NT.

2.2 The Notice of Review is submitted under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended). The Notice of Review has been lodged within the prescribed three-month period from the refusal of planning permission, dated 19th January 2026 (Document A2). Please see supporting Review Documents list for the planning application form, plans and supporting information.

2.3 By Delegated Powers, the Service Lead of Economy, Development and Planning of Perth and Kinross Council decided to refuse the application, as recommended by the Planning Officer in the Report of Handling (RoH) (Document A5). The singular reason for refusal is as follows:

"The proposed installation of two 4-metre high radar tracking poles at the western end of the driving range within Taymouth Castle Estate would result in an unacceptable impact on the setting of the Category A listed Dairy and the integrity of the Taymouth Castle Historic Garden and Designed Landscape (HGDL). Their prominent location at the base of Tom Mòr Hill would introduce visual intrusion into one of the estate's key views, contrary to the principles established in the Environmental Statement for the parent permission.

The proposal conflicts with Policies 27A and 29 of the Perth and Kinross Local Development Plan 2019 and Policy 7(c) and (i) of National Planning Framework 4 (NPF4), which require the protection of the setting of listed buildings and preservation and protection of important views within the HGDL. Operational justification for the radar system does not outweigh these policy concerns, and reliance on landscaping as mitigation is not considered appropriate where siting is fundamentally harmful."

2.4 This Statement provides the grounds for Review which highlight the following:

- The Proposals are suitable in siting and scale. The Proposals result in no harm to the landscape in which they sit, nor do they harm the setting of the Listed Dairy Building, nor the integrity of the Historic Garden and Designed Landscape.
- The Proposals represent an important development for the Highland Perthshire area, and a holistic approach needs to be undertaken to ensure the significant of the overall project is realised and recognised. The applicants have demonstrated their commitment to Rural Revitalisation, Rebalanced Development and Conserving assets in line with the National Planning Framework 4 Spatial Principles to ensure the delivery of productive places.

2.5 Based on the evidence presented in this Review, the applicant contends that the reason for refusal can be set aside, and planning permission can be granted for the Proposals, subject to the imposition of relevant, enforceable planning conditions.

3.0 The Site

- 3.1 Full details of the planning application site, detailed layouts and visualisations of the proposed development are contained within the planning application documents (Documents B1-B7, C1, C2 and E1).
- 3.2 Taymouth Castle Estate is located in Highland Perthshire, approximately 1.5km northeast of the village of Kenmore. The Castle is a Category A Listed Building which sits within an extensive estate, designated as a Historic Garden and Designed Landscape. There are numerous Listed Buildings and structures within the Estate. The Category A Listed Dairy Building is located east of the Review site.
- 3.3 The Estate is bound to the north and east by the River Tay, to the south by the A827 and to the west by the village of Kenmore Figure 1 shows the location of Site within Taymouth Castle Estate. The land to the south and west has been developed as part of the Golf Course.

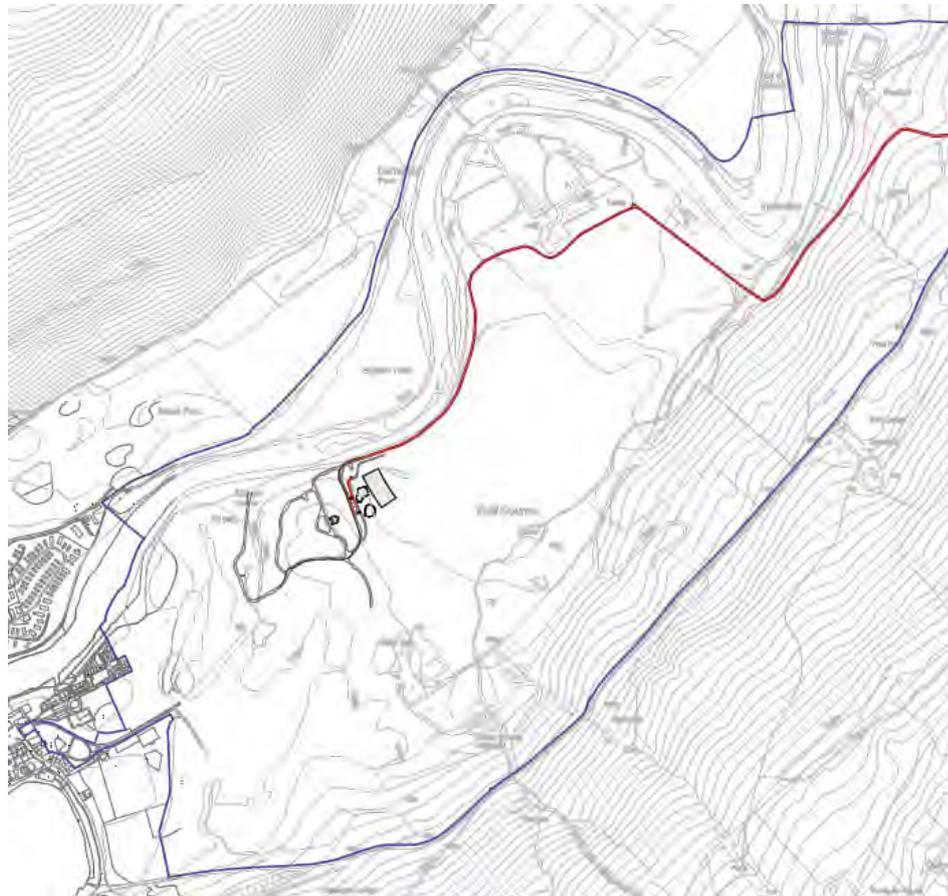


Figure 1 - Site Location Plan

Planning History

- 3.4 In order to assess the Proposals holistically, the wider extent of development approved is an essential consideration. The relevant Estate planning history is outlined below.

Reference	Description
03/02250/PPLB	Redevelopment of Taymouth Castle Estate to include restoration of Castle to form hotel, extension to incorporate 72 hotel suites, erection of spa within Newhall Kennels. Construction of 63 lodges and 26 new fractional ownership houses, conversion of existing buildings to form 7 fractional ownership houses, erection of 16 staff houses, erection of equestrian centre, infra structure and engineering works including sewage treatment works and associated landscaping and maintenance proposals
11/00533/FLM	Erection of 71 estate properties, formation of spa facilities, erection of restaurant, erection of bridge, alterations to golf course and modification to existing consent (03/02250/PPLB) for change of house type of 89 estate properties, relocation of 14 estate properties, relocation and amendments of equestrian centre and golf clubhouse, revised proposals within the east wing of castle to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing of castle
22/01484/FLL	Erection of 8 estate properties, 2 garages and associated works (Zone 1)
22/01485/FLL	Erection of 6 estate properties, a garage and associated works (Zone 1)
22/01486/FLL	Erection of 5 estate properties, a replacement estate property, 6 garages and associated works (Zone 1)
22/01487/FLL	Erection of 5 estate properties and associated works (Zone 1)
23/01228/FLL	Erection of 7 estate properties, construction of access roads connecting to existing estate roads and associated works (Zone 4)
23/01112/FLL	Erection of 5 estate properties, construction of access roads connecting to existing estate roads and associated works (Zone 4)
24/00654/FLL	Erection of 4 estate properties, 3 ancillary buildings, formation of vehicular access and associated works (Zone 2)
24/00655/FLL	Erection of 4 estate properties, 1 ancillary building, formation of vehicular access and associated works (Zone 2)
24/00656/FLL	Erection of 4 estate properties, 1 ancillary building, formation of vehicular access and associated works (Zone 2)
24/01916/FLL	Erection of 5 estate properties, 2 garages and associated works (Zone 5)
24/01917/FLL	Erection of 4 estate properties, 1 ancillary accommodation building and 1 garage and associated works (Zone 5)
24/01918/FLL	Erection of 3 estate properties and associated works (Zone 5)
24/01919/FLL	Erection of 5 Estate Properties and associated works (Zone 5)

24/01920/FLL	Erection of 4 estate properties and associated works (Zone 5)
24/00826/FLL	Erection of golf amenity building, formation of outdoor seating area and associated works (Golf Course Front 9)
24/00389/FLL	Erection of golf course comfort station, installation of solar panels, landscaping and associated works (Golf Course Back 9)
25/00636/LBC	Alterations to dwellinghouse to form clubhouse, formation of outdoor seating area, access track and parking area (The Dairy)
25/00637/FLL	Change of use and alterations to dwellinghouse to form clubhouse, formation of outdoor seating area, access track and parking area (The Dairy)

4.0 The Proposals

- 4.1 The Proposals seek planning permission for the installation of 2 pole-mounted tracking radars. The equipment is located forward of the driving range tee line. The proposals must be located in this area as this is specified by the technology. A five-star golfing facility, such as Taymouth Estate, is expected to deliver a seamless, modern and world class experience at every stage of the guest journey and integrating the TrackMan Range has become essential to meet those expectations.
- 4.2 Since the purchase of Taymouth Estate by the Appellant, the golf course has undergone a comprehensive improvement programme and re-design. This includes the provision of comfort stations, and a recent application has been approved to convert the Listed Dairy Building into a new clubhouse. Overall, the golfing facilities at Taymouth Estate have benefitted from extensive investment, demonstrating the Appellants commitment to their golfing provision.
- 4.3 In today's world golfers expect precision, innovation, and convenience, and TrackMan provides all three through industry-leading ball-flight accuracy, instant feedback, and an intuitive digital interface. Trackman Range transforms a traditional practice range into a high-performance, data-driven training environment, giving players access to the same technology trusted by tour professionals and top 100 golf facilities Worldwide.
- 4.4 Operationally, the technology strengthens coaching, custom fitting, and member engagement, while reinforcing the facility's commitment to excellence, innovation, and best-in-class service. In the luxury market, offering TrackMan Range is no longer a bonus it is a non-negotiable marker of a truly modern, five-star golf destination that prioritises experience, accuracy, and continual improvement at the highest level.
- 4.5 The Inventory for Designed Gardens and Landscapes make specific reference to the golf course within Taymouth Castle Estate noting "Taymouth Park has been laid out as a golf course and the fairways imposed upon it. There has been no replacement of park trees and new planting has defined the straight edged fairways. Most of the western end of the park has been absorbed into Kenmore by new development and playing fields have been made to the south of the drive." Given this description the golf course is deemed as a less important characteristic of the landscape and therefore the proposed mitigatory landscaping enhancements will have a positive impact on the Gardens and Designed Landscape through the mitigatory planting and biodiversity enhancement.
- 4.6 The extent of visibility within this landscape is determined by landform, trees and woodland plantations. An overview of the valley and designed landscape can be gained from a select number of viewpoints (See Document E3). The landscape has been designed specifically for aesthetic enjoyment, incorporating planned viewpoints and views over the whole designed landscape which encompasses the whole valley.
- 4.7 The applicant provided additional supporting information (see Documents B7; C2) to address visual amenity, through proposing additional landscaping to ensure the proposals do not harm the visual amenity of any Listed Buildings, nor the HGDL.
- 4.8 Whilst the proposal introduces equipment into the key view from the Dairy, it will not negatively impact the heritage and cultural significance of the building, nor the landscape in which it sits (See Documents F1 – F9 for mock up views). This evidence has been provided through a series of supporting information, and as such, permission should be granted.

5.0 Grounds for Review

5.1 This statement will argue the following Grounds:

- Ground 1: The Proposals are not contrary to Policies 27a and 29 of the Perth and Kinross Local Development Plan 2 (2019) and Policies 7 (c) and (i) of National Planning Framework 4 (NPF4). The Proposals would not have a detrimental impact on the setting of the Category A Listed Dairy Building. The Proposal does compromise the integrity of the Taymouth Castle Historic Garden and Designed Landscape (HGDL), nor does it introduce visual intrusion into a key view.
- Ground 2: The Proposals represent an important development project for the Highland Perthshire area, and a holistic approach needs to be undertaken to ensure the significance of the project is realised and recognised.

Proposed Procedure to be Followed in Deciding the Review

5.2 The applicant requests that the Local Review Body considers further written representations in deciding the case.

5.3 The appellant retains the right to respond to any representations made throughout the course of the Local Review Body process.

Ground 1 – Policy Assessment

5.4 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.5 The following paragraphs will focus on addressing relevant policy matters included with the reason for refusal before addressing material considerations which support the application.

- NPF4 (2023) Policies 7 (c) and (i) (Historic Assets and Places)
- PKC LDP (2019) Policies 27a (Listed Buildings) & 29 (Gardens and Designed Landscapes)
- Material Considerations: Operational Justification; Economic Benefit of Wider Redevelopment Proposals

National Planning Framework 4 (2023)

5.6 **Policy 7 Historic Assets and Places**, states:

(c) Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

(i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views, to, from and within the site, or its setting.

PKC Local Development Plan (2019)

5.7 **Policy 27a Listed Buildings** states:

“There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use... The layout, design, materials, scale, siting and use of any development which will affect a Listed Building, or its setting should be appropriate to the building’s character, appearance and setting.”

5.8 **Policy 29 Gardens and Designed Landscapes** states:

“The Council will seek to manage change in order to protect and enhance the integrity of those sites included on the current inventory of Gardens and Designed Landscapes”

5.9 It should be reminded that the HGDL listing makes specific reference to the golf course, noting “Taymouth Park has been laid out as a golf course and the fairways imposed upon it. There has been no replacement of park trees and new planting has defined the straight edged fairways. Most of the western end of the park has been absorbed into Kenmore by new development and playing fields have been made to the south of the drive.” Given this description the golf course is deemed as a less important characteristic of the landscape and therefore the proposed mitigatory landscaping enhancements will have a positive impact on the Gardens and Designed Landscape through the mitigatory planting and biodiversity enhancement.

5.10 There is no policy basis to support the refusal of the planning application to which this review relates. The proposals ensure that the character and historic interest of the Listed Dairy Building, the setting of the wider Historic Garden and Designed Landscape, as well as key view across the estate are preserved.

5.11 The House of Lords in its judgement in the City of Edinburgh v Secretary of State for Scotland Case 1998 (STL120) ruled that:

‘Although priority must be given to the Development Plan in determining a planning application, there is built in flexibility depending on the facts and circumstances of each case.’

5.12 This provides the Planning Authority with discretionary powers. Planning Policy is the starting point for the determination of an application and is not an absolute. The site-specific nature of the proposed development has to be assessed in detail as opposed to a weak justification for refusal using local development plan policy which serves as a significant barrier to any development which has “potential” to impact the landscape or a historic asset. The proposal has not been considered in the wider context of the on-going regeneration and redevelopment work being undertaken across the estate.

5.13 The Report of Handling ‘RoH’ (Document A3) notes that the Dairy sits in a prominent elevated position on Tom Mor Hill positioned to take advantage of views across the Taymouth Castle Historic Garden and Designed Landscape.

5.14 Historic Environment Scotland ‘HES’ did not object to the application as it does not raise historic environment issues of national significance but noted that it was their preference would be for the TrackMan to be located north of the driving range, and to minimise impact the poles should be painted in a recessive colour. As outlined, the TrackMan must be located in this area. The applicant would be accepting of a condition requiring the equipment to be painted within a recessive colour.

- 5.15 HES and the PKC Conservation Officer both consider that the proposal would add visual clutter and detract from the appreciation on the HGDL.
- 5.16 The TrackMan radar poles are ancillary development, associated with the operation of the consented and completed golf course within the estate. There has been various approval of ancillary elements across the golf course and within the wider estate.
- 5.17 Whilst it is acknowledged that retaining the integrity of these key views is important a balance must be struck between moving the Estate into its new era.
- 5.18 The applicant has demonstrated its commitment to the restoration and revival of Taymouth Estate, whilst every application should be assessed on its own merits, and in compliance with the development plan, a holistic approach must ensue to ensure that there is appropriate planning judgment applied, and a balanced approach to development management and economic benefit achieved.
- 5.19 It bears reminding that the Estate's function has been fluid throughout its entire history, adapting to the needs of its owners or occupants, whether that be as a grand castle, a school or as a hospital. The Estate's current iteration is just a further development of its character and charm, the economic activity from which allows important historic assets to be retained, reinstated and revitalised.
- 5.20 As the Estate finds it footing with its new use, and along with it, new users – the enjoyment of the estate, and the views within it, will naturally adapt. The Dairy has approved plans in place to convert into a Golf Clubhouse, meaning users taking in the views, will expect ancillary golfing features to be present.
- 5.21 Nevertheless, the equipment is slim, and once seen within the context of the proposed mitigation landscaping scheme of the proposed development, and considered within the wider landscape setting with the landscaping approved as part of the Golf Course works (see **Document E4** for long range views of approved landscaping looking towards the Dairy, see **Document B7 for visualisations**) the proposals do not result in any harm to the historic significance of the Dairy Building, nor is it reasonable to suggest that they introduce clutter into the vast landscape setting of the HGDL.



Figure 2 - **Document E4** – Approved Landscaping. View towards the Dairy from Access Road

5.22 In summary, there is no policy basis to support the refusal of the subject of this review.

Ground 2 – Economic Benefit to Rural Economy

- 5.23 The wider estate redevelopment proposals are a substantial reduction on the proposed developments as approved in 2005 and 2011. The cumulative impact of ancillary buildings and equipment across the golf course is minimal, and the change of use of the Dairy materially alters the importance of any key views from/to the Dairy, or across the golf course. Whilst a small piece of equipment, the proposals relate to the wider Estate redevelopment which supports the long-term vision and viability of the Taymouth Estate revival, whilst supporting tangible benefits in the local economy.
- 5.24 As noted within the EKIS report (Document E2), the cumulative proposals will encapsulate a direct investment of c.£370 million, with a further £360 million in private sector investment throughout the construction period, as well as an additional £30 million of capital expenditure in locality improvements.
- 5.25 Rural revitalisation is one of the six overarching spatial principles included within NPF4 and encourages sustainable development in rural areas, recognising the need to grow and support rural communities.
- 5.26 The proposed Trackman Radars meets the expectations of the users of Taymouth Castle estate and will support the wider estate redevelopment holistically into a world class destination golf course.

6.0 Conclusions

6.1 This Grounds of Review Statement sets out the appellant's case, which is that the reason for refusal can be set aside, that appropriate and enforceable planning conditions can be imposed, and planning permission should be granted. This is because;

- The Proposals are appropriate in siting and scale, considerate of the importance of the relevant designations and sensitivity of the landscape in which they are sited. The Trackman Radar Poles are insignificant in the expanse of the golf course and would sit inconspicuously within the landscape.
- The Proposals result in no harm to the historical and architectural integrity of the Category A Listed Dairy Building, nor the Historic Garden and Designed Landscape. The proposals preserve the significance of the heritage assets identified within the site and its setting.
- The Proposals will not interfere with the identified important views across the Estate.
- The Proposals support rural revitalisation in Highland Perthshire and represent an important commitment to rebalanced development and conservation of heritage assets in line with the National Planning Framework 4 Spatial Principles.
- The form and function of the Estate is materially different from the 2003 and 2011 extant proposals. As such the extent of development, and ancillary infrastructure (including the Trackman Radar Poles) across the estate has progressed and aligned with the applicant's requirements to secure the estate's future.

6.2 It is therefore, respectfully requested that the Local Review Body reconsider the proposals and find favour with the logic as set out within this Grounds for Review Statement and grant planning permission.



Scott Hobbs Planning

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Registered in Scotland No SC3388885

Taymouth Castle, Kenmore, Aberfeldy PH15 2NT
 Local Review against refusal of planning application 25/01402/FLL
 Installation of 2 pole-mounted radars at Taymouth Castle Golf Club

- A- Forms, Decision, Report of Handling
- B- Plans, Drawings
- C- Supporting Documents and Reports
- D- Consultee Responses
- E- Other
- F- Images

Reference	Title
A1	25/01402/FLL: Application Form
A2	25/01402/FLL: Decision Notice
A3	25/01402/FLL: Officer's Report of Handling
B1	25/01402/FLL: Location Plan
B2	25/01402/FLL: Existing Site Plan
B3	25/01402/FLL: Proposed Site Plan
B4	25/01402/FLL: Existing Site Sections
B5	25/01402/FLL: Proposed Elevations
B6	25/01402/FLL: Proposed Site Sections
B7	25/01402/FLL: Visualisations
C1	25/01402/FLL: Supporting Planning Statement
C2	25/01402/FLL: DLC Supporting Statement
D1	25/01402/FLL: HES Response
D2	25/01402/FLL: Conservation Officer Response 1
D3	25/01402/FLL: Conservation Officer Response 2

E1	25/01402/FLL: Trackman Technical Specification
E2	EKOS Economic Report
E3	Taymouth Castle ES Historic Viewpoints
E4	11/00533/FLL: Approved Driving Range Bund Landscaping Proposals (Document: 11/00533/668)
F1	Trackman Image Locations (Mock Up View)
F2	Location A (Mock Up View)
F3	Location B (Mock Up View)
F4	Location C (Mock Up View)
F5	Location D (Mock Up View)
F6	Location E (Mock Up View)
F7	Location F (Mock Up View)
F8	Location G (Mock Up View)
F9	Location H (Mock Up View)



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100727162-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Installation of ancillary golf equipment

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Scott Hobbs Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Sharon-lee	Building Name:	
Last Name: *	Bow	Building Number:	24a
Telephone Number: *		Address 1 (Street): *	Stafford Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH3 7BD
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	
Company/Organisation	River Tay Development Ltd	Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Golf Course, Taymouth Castle, Taymouth Estate, Kenmore, Aberfeldy PH14 2NT

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

305.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Golf Course

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

N/A

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Sharon-lee Bow

On behalf of: River Tay Development Ltd

Date: 19/09/2025

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Ms Sheila Hobbs

Declaration Date: 19/09/2025



River Tay Development Ltd
 c/o Scott Hobbs Planning
 Sharon-lee Bow
 24A Stafford Street
 Edinburgh
 EH3 7BD

2 High Street
 Perth
 PH1 5PH

Date of Notice: 19th January 2026

**Town and Country Planning (Scotland) Act (as amended)
 Planning, etc. (Scotland) Act 2006 (as amended)**

Application Reference: **25/01402/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to **refuse** your application registered on 15th October 2025 for Planning Permission for **Installation of 2 pole-mounted tracking radars Taymouth Castle Golf Club Kenmore Aberfeldy PH15 2NT**

Kristian Smith
Development Management & Building Standards Service Manager

Reasons for Refusal

1. The proposed installation of two 4-metre high radar tracking poles at the western end of the driving range within Taymouth Castle Estate would result in an unacceptable impact on the setting of the Category A listed Dairy and the integrity of the Taymouth Castle Historic Garden and Designed Landscape (HGDL). Their prominent location at the base of Tom Mòr Hill would introduce visual intrusion into one of the estate's key views, contrary to the principles established in the Environmental Statement for the parent permission.

The proposal conflicts with Policies 27A and 29 of the Perth and Kinross Local Development Plan 2019 and Policy 7(c) and (i) of National Planning Framework 4 (NPF4), which require the protection of the setting of listed buildings and preservation and protection of important views within the HGDL. Operational justification for the radar system does not outweigh these policy concerns, and reliance on landscaping as mitigation is not considered appropriate where siting is fundamentally harmful.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

The plans and documents which form part of this decision are listed below and are displayed as 'refused' on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01
02
03
04
05
06
07
08
09
10

Should you require further information regarding the decision please contact either developmentmanagement@pkc.gov.uk or call 01738 475300, quoting the above planning reference number, and you'll be directed to the most appropriate person.

REPORT OF HANDLING

DELEGATED REPORT

Ref No	25/01402/FLL	
Ward No	P4- Highland	
Due Determination Date	14th December 2025 Extended to 14th February 2026	
Draft Report Date	7th January 2026	
Report Issued by	John Williamson	Date 7 January 2026

PROPOSAL: Installation of 2 pole-mounted tracking radars

LOCATION: Taymouth Castle Golf Club Kenmore Aberfeldy PH15 2NT

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

Full planning permission is sought for the installation of 2, 4 metre high radar tracking poles with associated equipment mounted upon them at the western end of the driving range within Taymouth Castle Estate near Kenmore. The poles are to be situated in close proximity to the category A listed Dairy building, essentially sitting at the bottom of the hill upon which the Dairy sits. **The Dairy sits in a prominent elevated position on Tom Mor Hill positioned to take advantage of views across the Taymouth Castle Historic Garden and Designed Landscape.** Planning permission and listed building consent have recently been granted to convert the Dairy into a golf clubhouse.

The radar poles are 4 metres in height and in addition to the radar will also incorporate various fixtures including speakers and cameras used to track golf balls hit from the driving range.

SITE HISTORY

03/02250/PPLB Redevelopment of Taymouth Castle Estate to include restoration of Castle to form hotel, extension to incorporate 72 hotel suites, erection of spa within Newhall Kennels. Construction of 63 lodges and 26 new fractional ownership houses,

conversion of existing buildings to form 7 fractional ownership houses, erection of 16 staff houses, erection of equestrian centre, infra structure and engineering works including sewage treatment works and associated landscaping and maintenance proposals 9 March 2005 Application Approved

11/00533/FLM Erection of 71 estate properties, formation of spa facilities, erection of restaurant, erection of bridge, alterations to golf course and modification to existing consent (03/02250/PPLB) for change of house type of 89 estate properties, relocation of 14 estate properties, relocation and amendments of equestrian centre and golf clubhouse, revised proposals within the east wing of castle to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing of castle 1 July 2011 Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: n/a

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 4: Natural Places

Policy 7: Historic Assets and Places

Policy 14: Design, Quality and Place

Policy 29: Rural Development

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 8: Rural Business and Diversification

Policy 27A: Listed Buildings

Policy 29: Gardens and Designed Landscapes

Statutory Supplementary Guidance

- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER MATERIAL CONSIDERATIONS

Non-Statutory Guidance

None applicable

National Guidance

The Scottish Government expresses its planning policies through, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 51 Planning, Environmental Protection and Regulation
- PAN 68 Design Statements

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

Local Place Plans

Local Place Plans are community-led plans setting out proposals for the development and use of land and set out a community's aspirations for its future development. There is no Local Place Plan for this area.

CONSULTATION RESPONSES

INTERNAL

Conservation Team - The proposed location in the immediate setting of the Dairy would be highly visible in key views. While the golf course has changed the character of the wider setting, the open views between the Dairy and the Castle remain some of the most important in the designed landscape. The introduction of radar poles and fixtures will create an unacceptable degree of visual intrusion, resulting in an adverse impact on the setting of the listed building and wider landscape, contrary to NPF4 Policy 7.

Structures And Flooding – no comments

EXTERNAL

Historic Environment Scotland – proposal would add visual clutter to the foreground of the category A listed Dairy building and detract from its architectural and historic character and important views towards it. Would also detract from appreciation and understanding of the HGDL.

REPRESENTATIONS

Number of representations received: 0

Additional Statements Received:

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable

Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Submitted

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Principle and Cultural Heritage

The site is located within the Taymouth Castle Historic Garden and Designed Landscape (HGDL) and directly adjacent to the category A listed Taymouth Castle. Therefore, Policy 27A of the Perth and Kinross Local Development Plan 2019 (LDP2) is applicable which seeks to ensure the setting of listed buildings is not detrimentally impact upon. Policy 29 is also applicable which states that the Council will seek to manage change in HGDL in order to protect and enhance the integrity of these areas and respect important views within the landscape. Policy 7(c) and (i) of National Planning Framework 4 (NPF4) is also relevant and seeks to achieve similar aims as the above.

Policies 1A and B relate to placemaking and are relevant here and require new development to respect the character and visual amenity of the area. Furthermore, the site is located within the Loch Tay Local Landscape Area (LLA) and therefore the impact which the proposed development has on the landscape character of the LLA is a key consideration and Policy 39 of LDP2 applies. This states that development should be compatible with the distinctive characteristics and features of the landscape and references the Tayside Landscape Character Assessment.

The radar poles are an ancillary development associated with the operation of the consented golf course within the estate, the design and layout of which has been approved as part of permission 11/00533/FLM. The provision of ancillary elements within the estate to enable the operation of the consented facilities is considered to be acceptable in principle as has been noted with the approval of various ancillary buildings across the golf course over recent years.

However, as outlined above the radar poles are proposed to be sited in the immediate vicinity of the category A listed Dairy Building and are also located within one of the key views across the estate between The Dairy and the category A listed Taymouth Castle. This key view was identified in the original Environmental Statement for the development of the site. The Environmental Statement submitted in support of the parent permission for the wider estate development established a series of key principles, including the identification and protection of significant key views across the Designed Landscape. These principles remain fundamental to the assessment of this proposal and will continue to inform the consideration of future development within the estate. Maintaining the integrity of these views is essential to safeguarding the historic and scenic character of the designed landscape, ensuring that incremental development does not compromise the qualities that underpin its heritage value.

The proposed location of the radar poles are within the immediate setting of The Dairy and would be highly visible in the key view across the estate towards the Dairy. While the golf course has changed the character of the wider setting, the open views between the Dairy and the Castle remain some of the most important in the designed landscape. The introduction of radar poles and fixtures will create an unacceptable degree of visual intrusion. Both Historic Environment Scotland and the Council's Conservation Officer raised concerns as part of the statutory consultation process regarding the impact on key views and the setting of the Dairy. The applicant's agent was advised of the concerns, and it was suggested that the poles be moved to an alternative position, remote from the Dairy where the impact on its setting and the impact on key views would be less significant. The applicant's agent advised that due to the nature of the technology and position of the driving range, the tracking poles required to be in the location subject to the application. A set of visualisations and a landscaping proposal were then produced with further written justification. This detailed a proposed landscaping and planting proposal within the immediate vicinity of the radar poles to soften their impact. A set of temporary poles were also installed to demonstrate the extent of impact and these are shown in the visualisations. This information was discussed further with the Conservation Officer but the same concerns remain.

The supporting statement sets out that there is no recognised view corridor between the dairy and the castle. While there may not be clear intervisibility, the siting of the Dairy has been carefully considered in relation to the castle and the open views between both buildings remain some of the most important elements of the designed landscape. This issue has been highlighted in numerous discussions with the developer regarding proposed development within this view corridor.

It is further outlined within the submitted supporting statement that the poles do not constitute visual clutter, and do not disrupt the appreciation or immediate setting of the listed building, and that "no key views are affected". However, the poles will be visible in the immediate setting of the listed building, in a key view from the north-east. Whilst the information submitted is noted, the proposal will create an unacceptable degree of visual intrusion, resulting in an adverse impact on the setting of the listed building and wider landscape, contrary to NPF4 Policy 7.

While landscaping and planting can provide visual softening and enhance integration with the surrounding environment, it should not be relied upon as a primary means of making an otherwise inappropriate proposal acceptable. Development within a sensitive Designed Landscape and in proximity to a Category A listed building must be correctly located from the outset, respecting established key views and the historic setting as identified in the Environmental Statement and relevant heritage policies. Introducing landscaping does not address the fundamental issue of siting and can undermine the integrity and openness that are intrinsic to the landscape's character.

Operational Justification

While the applicant has submitted information to demonstrate that a golf ball radar tracking system is considered an essential feature of any high-end golf course, this technical justification does not supersede the overarching planning policy concerns. The proposed system would notably impact the designed landscape and the setting of the Category A listed Dairy—an area afforded the highest level of protection under the Historic Environment Policy for Scotland (HEPS), which directs that alterations affecting the historic environment must preserve its cultural significance, context, and integrity. Furthermore, under National Planning Framework 4 (NPF4), development must avoid or minimise adverse impacts on scenic and historic assets, with any potential harm only permissible where substantial public benefit clearly outweighs that harm. In this case, the radar system's operational value does not provide sufficient justification to override these foundational heritage and landscape protection policies.

Therefore, the proposed radar tracking poles would introduce significant visual intrusion within the Taymouth Castle Historic Garden and Designed Landscape and adversely affect the setting of the Category A listed Dairy. The development fails to respect key views and the historic character of the estate, contrary to Policies 27A and 29 of the Perth and Kinross Local Development Plan 2019 and Policy 7(c) and (i) of National

Planning Framework 4, which require the protection of listed buildings, designed landscapes, and their setting.

Ecology

The proposal is not considered to result in any ecological impact.

Trees

The proposal does not impact on existing tree resource.

Traffic and Transport

There are no additional access or parking requirements for the development. The site would be served by existing access tracks within the estate.

Residential Amenity

Given the location of the radar tracking poles there is not considered to be any impact on residential amenity.

Flood Risk and Drainage

There is no flood risk associated with the proposal and no drainage arrangements are required.

Archaeology

Given the limited footprint there is not considered to be any impact on archaeology.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Reason for Refusal

The proposed installation of two 4-metre high radar tracking poles at the western end of the driving range within Taymouth Castle Estate would result in an unacceptable impact on the setting of the Category A listed Dairy and the integrity of the Taymouth Castle Historic Garden and Designed Landscape (HGDL). Their prominent location at the base of Tom Mòr Hill would introduce visual intrusion into one of the estate's key views, contrary to the principles established in the Environmental Statement for the parent permission.

The proposal conflicts with Policies 27A and 29 of the Perth and Kinross Local Development Plan 2019 and Policy 7(c) and (i) of National Planning Framework 4 (NPF4), which require the protection of the setting of listed buildings and preservation and protection of important views within the HGDL. Operational justification for the radar system does not outweigh these policy concerns, and reliance on landscaping as mitigation is not considered appropriate where siting is fundamentally harmful.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

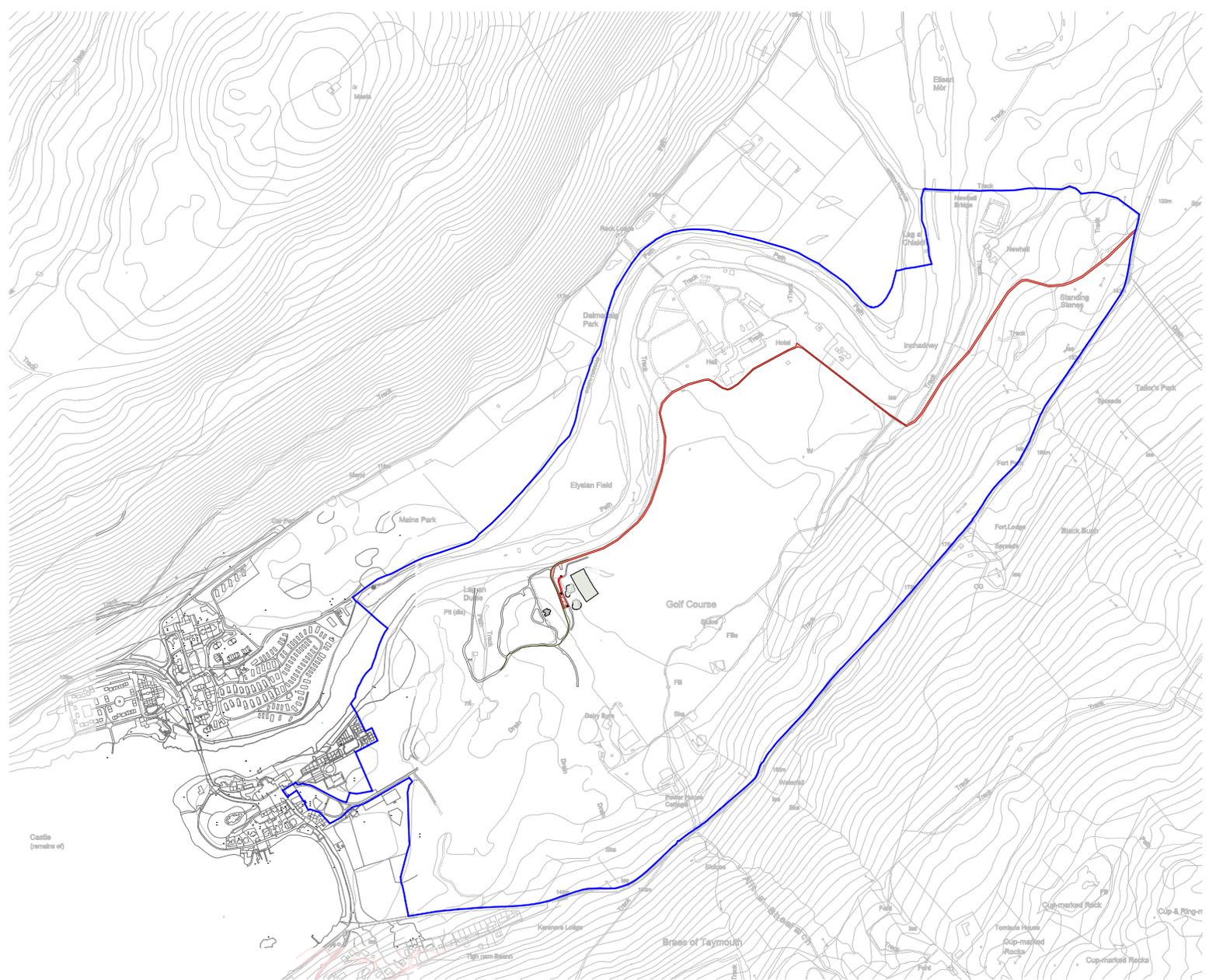
None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
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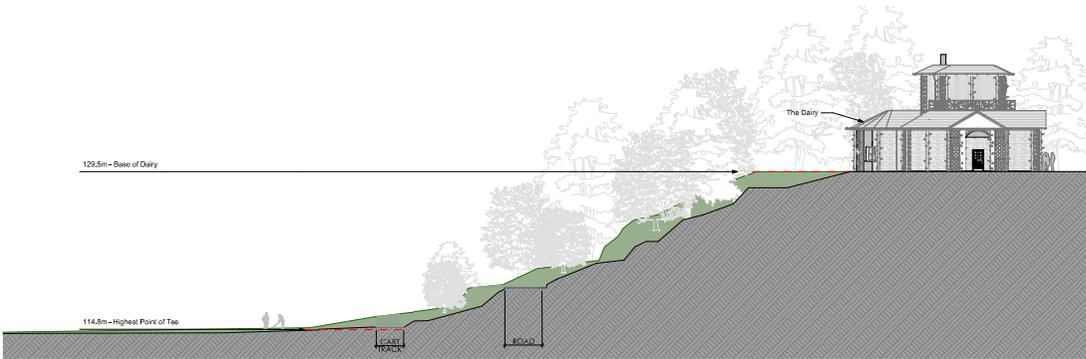


- Legend**
- Land in ownership of the applicant
 - Application site boundary
 - Access to public road
 - Base of poles

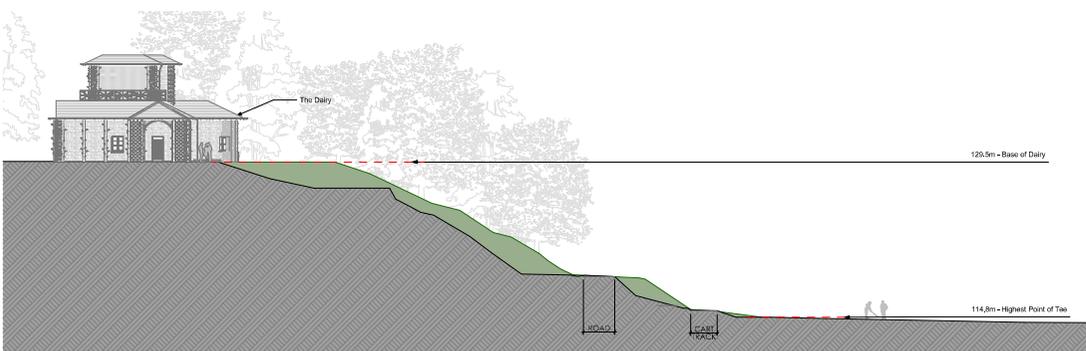
LOCATION PLAN
Scale: 1:5000

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23 Bank Street, Abingdon OX14 3BS, T: 01865 829 228 189 Bunsford Road, Farnham, PH1 5AS, T: 01753 645 993		TRACKMAN RACING LIMITED AR - AM08 - MSA - GF - SC - 10 - 901 - R01	
DRAWING TITLE Location Plan	DRAWING STATUS PLANNING	DRAWN BY JK	CHECKED BY JR, AT
DRAWING NUMBER 1478-MSA - SC - GF - DR - A-901 - S03	SCALE 1:5000 BA1	DATE R01	DATE 24 Sep 2025



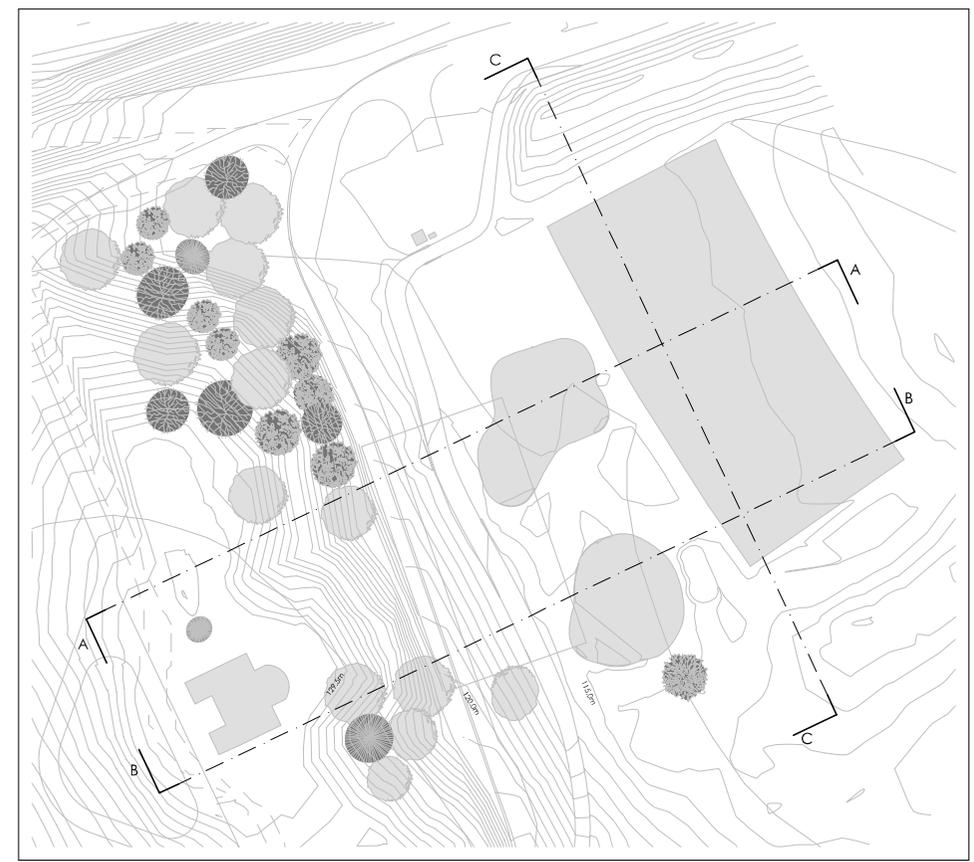
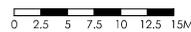
EXISTING SECTION A - LOOKING SOUTH - RADAR POLE 1 & DAIRY
Scale: 1:250



EXISTING SECTION B - LOOKING NORTH - RADAR POLE 2 & DAIRY
Scale: 1:250



EXISTING SECTION C - LOOKING WEST - RADAR POLES & DAIRY
Scale: 1:250



REFERENCE PLAN
Scale: 1:500

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23 Bank Street, Abingdon OX14 3PB, T: 01887 829 228 F: 01887 829 228 189 Dunsfold Road, Farnham, PH1 5AS, T: 01753 645 993		A1 Contents Copyright All Rights Reserved	
PROJECT NAME: "Trackman" Golf Radar Tracking Poles		DRAWING NO: AR - AM08 - MSA - ZZ - SC - 05 - 904 - R00	
DRAWING TITLE: Existing Site Sections		DRAWING STATUS: PLANNING	
DRAWING NUMBER: 1478-MSA - SC - ZZ - A - DR-904 - SO3		SCALE: 1:500, 1:250 @A1	
DRAWN BY: JK		CHECKED BY: JK	
DATE: JULY 2025		DATE: JULY 2025	

EQUIPMENT IMAGES



Trackman Radar
(1) mounted on Pole 1
(1) mounted on Pole 2
(2) total



XNO-8080R Camera
(1) mounted on Pole 1
(1) mounted on Pole 2
(2) total

Wifi Access Points



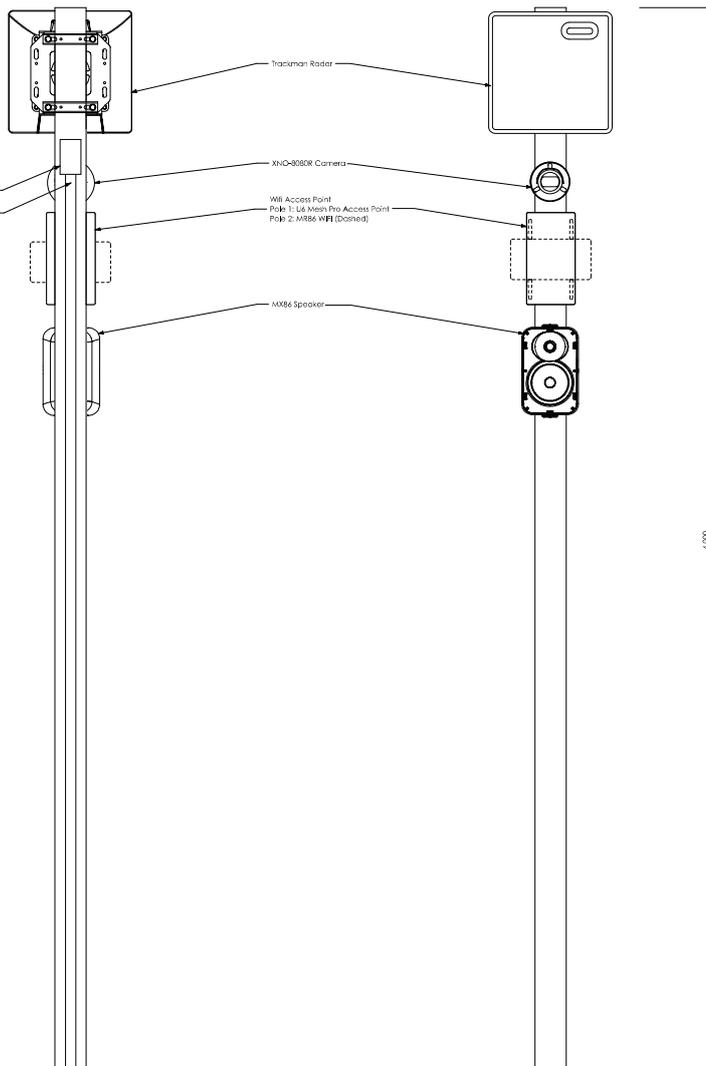
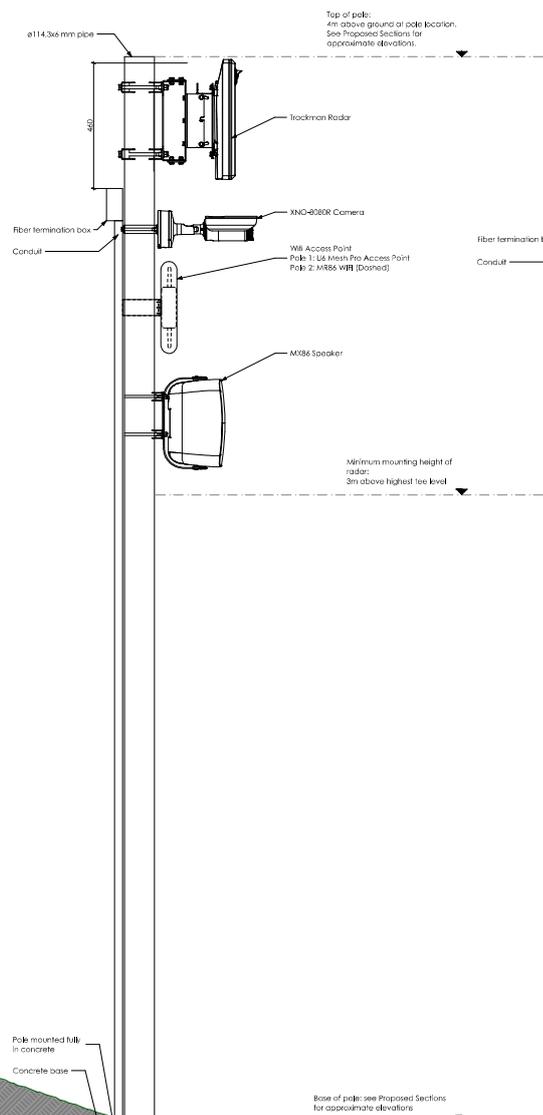
U6 Mesh Pro Access Point
(1) mounted on Pole 1
(1) total



MR86 Wifi
(1) mounted on Pole 2
(1) total

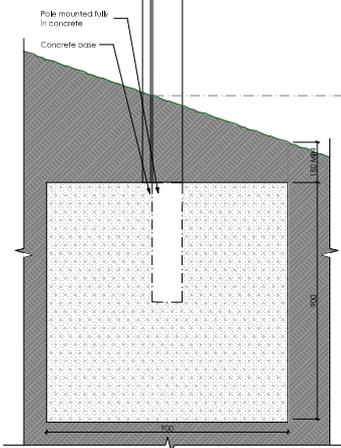


MX80 Speaker
(1) mounted on Pole 1
(1) mounted on Pole 2
(2) total



TYPICAL WEST ELEVATION
Scale: 1:10

TYPICAL EAST ELEVATION
Scale: 1:10

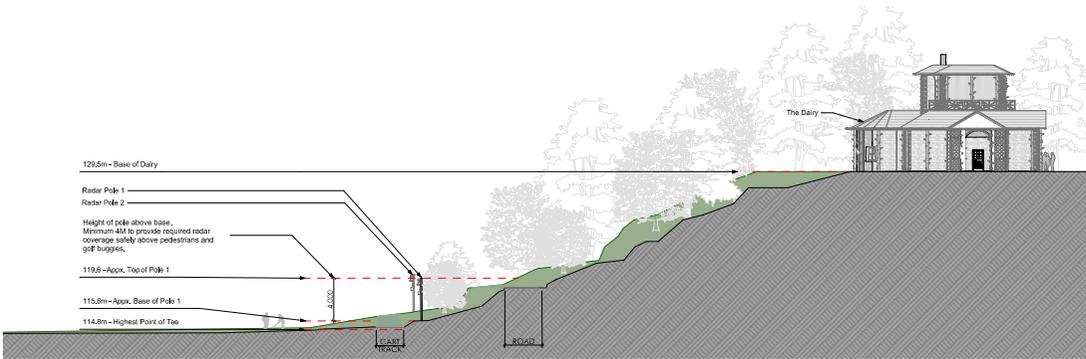


TYPICAL SOUTH ELEVATION
Scale: 1:10

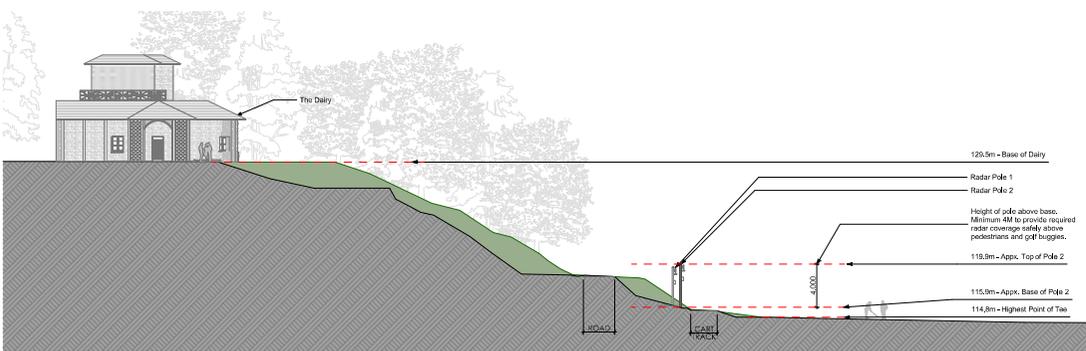


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	JOB #11 "Trackman" Golf Radar Tracking Poles DRAWING TITLE Trackman Pole Elevations DRAWING NUMBER 1478-MSA-SC-ZZ-DR-A-006-503	PROJECT NUMBER AR - AM08 - MSA - ZZ - SC - 21 - 006 - 000 DRAWING STAGE PLANNING SCALE 1:10 @A1	DESIGNED BY JK CHECKED BY JR, AT DATE JULY 2025
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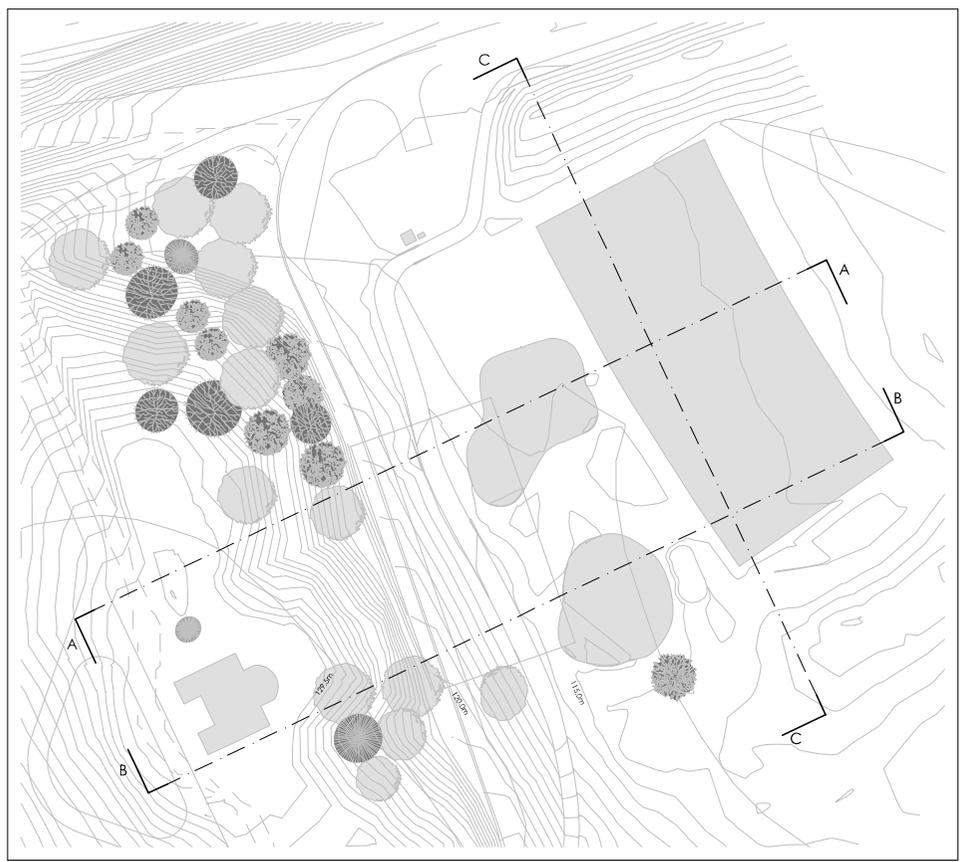
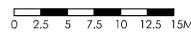
PROPOSED SECTION A - LOOKING SOUTH - RADAR POLE 1 & DAIRY
Scale: 1:250



PROPOSED SECTION B - LOOKING NORTH - RADAR POLE 2 & DAIRY
Scale: 1:250



PROPOSED SECTION C - LOOKING WEST - RADAR POLES & DAIRY
Scale: 1:250

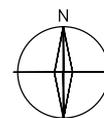
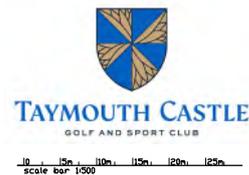


REFERENCE PLAN
Scale: 1:500

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23 Bank Street, Abingdon, PH10 2SB, T: 01887 829 228 F: 01887 829 229 E: info@msa.co.uk

	PROJECT: "Trackman" Golf Radar Tracking Poles	PROJECT NO.: AR - AM08 - MSA - ZZ - SC - 05 - 905 - R00	DATE: JULY 2025
	DRAWING TITLE: Proposed Site Sections	DRAWING STATUS: PLANNING	CHECKED BY: JR, AT
SCALE: 1:500, 1:250 @A1	DATE: JULY 2025	SCALE: 1:500, 1:250 @A1	DATE: JULY 2025



Planting Key:

- Area to be cleared and be seeded with Native Grasses - managed to be at 1m in height
- Mixed Rhododendron planting - planted height - 1m (Mixed planting - Morison March Yellow / Madame Masson White / Manolias Pink / Rockel Pink / Van Planter Pink / Nancy Evans Yellow)
- Gloriosa Libralis 1.2m in height
- Mixed Bay equilibrium planting - cleared height 1.5-1.8m (Common Holly, Common Holly Alaska, Holly Golden King, Holly Blue Angel)
- Area of short grass - planted height 0.0m Pinus Mugo Magnis
- Existing Buggy Track
- Scots Pine Tree - Planted height 4m Pinus Sylvestris
- Sweet Gum Tree - Planted height 4.2m Liquidambar styraciflua

Trackman _ Proposed Landscaping Plan



Site View No.1a _ As Existing _ From Golf Course Towards the Dairy Poles installed to look like 'trackman' system for photo purposes



Site View No.1b _ Proposed _ From Golf Course Towards the Dairy Landscape added as per landscape plan proposed



Site View No.2a _ As Existing _ From Dairy towards castle (castle not visible in this view)
Poles installed to look like 'trackman' system for photo purposes



Site View No.2b _ Proposed _ From Dairy towards castle (castle not visible in this view)
Landscape added as per landscape plan proposed

Project:	
Taymouth Castle Proposed Trackman	
Client: DLC	
Title: Proposed Landscaping Plan	
Status: For Planning	
Ref: AR-TM-DLC-ZZ-20-001-TD	Revision: A
Scale: 1:500 @ A2	Date: 11/12/2025



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 slb@scotthobbsplanning.com
www.scotthobbsplanning.com

24a Stafford Street
 Edinburgh
 EH3 7BD

20 August 2025

Planning and Development Management
 Perth and Kinross Council
 By ePlanning Only

Dear Sir/Madam,

Installation of Ancillary Golf Equipment

Please find enclosed on behalf of the Application (River Tay Development Ltd), an application for planning permission to install ancillary golfing equipment.

This Covering Letter is supported by the following documents and drawings;

Location Plan
 Existing Site Plan
 Proposed Site Plan
 Existing Site Sections
 Proposed Site Sections
 Trackman Pole Elevations

Proposals

As shown within the supporting Plans, the proposal seeks to site ancillary golf equipment (Trackman) adjacent to the Driving Range. This consists of 2 radar poles at a height of 4m. As noted in previous submissions, the Inventory for Designed Gardens and Landscapes makes specific reference to the golf course within Taymouth Castle Estate, noting “Taymouth Park has been laid out as a gold course and the fairways imposed upon it. There has been no replacement of park trees and new planting has defined the straight edged fairways.” Given this description, the golf course is deemed as a less important characteristic of the landscape, and as such the installation of additional golf equipment will have a neutral impact on the character of the HDGL. The Category A Listed Dairy Building is located above the proposed site area. The sections provided demonstrate that the Dairy’s elevated position on the hill provides a view over the equipment, and as such the landscaping setting of the Dairy Building, as well as views to and from will not be harmed, supporting the special characteristics of the HGDL and the Listed Assets.

The Key Planning Policies of relevance are referenced below.

National Planning Framework 4 (2023)

Policy 7 – Historic Assets and Places *c) Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.*

Perth and Kinross Local Development Plan (2019)



Policy 27a - Listed Buildings *There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest.*

The layout, design, materials, scale, siting and use of any development which will affect a listed building, or its setting should be appropriate to the building's character, appearance and setting.

Policy 29: Gardens and Designed Landscapes *Gardens and designed landscapes make a significant contribution to the character and quality of the landscape in Perth and Kinross. The Council will seek to manage change in order to protect and enhance the integrity of those sites included on the current Inventory of Gardens and Designed Landscapes*

The proposed development has been carefully sited to ensure that the character and historic interest of the structures and setting is retained. The Dairy Building is a designated heritage asset of high significance; however, the proposals are proportionate, appropriate and integrate well into the surrounding character of the golf course. The significance of The Dairy Building will remain unharmed. The setting of the Listed Building will remain unchanged. The setting of nearby heritage assets is contiguous with the Listed Building and will be unaffected.

We trust the attached information will allow you to grant permission for the proposed development. However, if you have any queries regarding the submission, please do not hesitate to contact me.

Yours sincerely,



Sharon-Lee Bow MSc BSc (Hons) MRTPI CIHCM
Senior Planner

[Scott Hobbs](#) Planning



Supporting Statement

Application Reference Number - 25/01402/FLL

Installation of 2 pole-mounted tracking radars, Taymouth Castle

We appreciate the detailed comments provided by Historic Environment Scotland (HES) and Perth & Kinross Council (PKC) regarding the proposed installation of two Trackman radar poles in proximity to the Category A listed Dairy building. We value the importance of protecting historic assets and have taken considerable care in reviewing the points raised, undertaking further site assessment, and preparing additional visual material to support a balanced and informed evaluation.

Relationship Between the Dairy and Taymouth Castle

We understand the concern raised about potential effects on views between the Dairy and Taymouth Castle. Following on-site inspections and analysis, it is important to note that there is no direct intervisibility between the two structures due to existing landform, tree cover, and the physical separation within the estate. As such, the proposal does not interrupt or alter any recognised view corridor or designed axial relationship. The wider setting of both assets remains unchanged and fully legible.

Consideration of “Visual Clutter”

We acknowledge the sensitivity of introducing modern elements within a historic landscape and understand why the term “visual clutter” was referenced. However, based on the verified montages and contextual assessment undertaken, the two proposed poles are:

- Slim, unobtrusive vertical structures,
- Widely spaced and simple in form,
- Recessive within the broader golf-course setting, and
- Positioned so as not to obscure or compete with the architectural features of the Dairy.

In this context, the installations do not introduce the type of excessive or disorganised visual elements typically associated with visual clutter and do not disrupt the legibility or appreciation of the historic building or its immediate setting.

Landscape Integration Through Indigenous Planting

To further ensure the proposals sit comfortably within the designed landscape, we have prepared a landscape plan that introduces a carefully considered selection of shrub and tree species which thrive and grow well in this part of Perthshire. These have been chosen for their complementary mix of evergreen and deciduous characteristics to ensure year-round structure, seasonal variation, and a natural fit with the existing estate

planting palette. This enhancement will help integrate the poles sensitively into their surroundings, soften any incidental views, and contribute positively to the overall character of the area.

Justification for the Proposed Location

We fully recognise the suggestion to relocate the poles further north or behind the tee-off zone. Unfortunately, due to the technical requirements of Trackman radar systems, it is essential that the equipment sits forward of the driving-range tee line to maintain an unobstructed tracking path. Locating the poles behind the tee area would prevent accurate ball-flight monitoring and undermine the function of the installation. The tracking system analyses the path and distance of the golf balls on the driving range to provide direct feedback to the players and that is why the location is critical. The proposed siting therefore represents the least visually prominent and only operationally effective position available.

While the proposals cannot be mitigated by relocation, we have sought alternative mitigation by appropriate additional planting. In a designed landscape of the scale of Taymouth, these poles will have negligible impact on the setting of the Dairy, and similarly on the appreciation and understanding of the landscape. We note that HES state their 'view is that the proposals do not raise historic environment issues of national significance and therefore we do not object'. Both designations are of national significance (Category A and Inventory landscape), given the national heritage agency do not object to the submitted proposals, we would hope that the additional mitigation offered will satisfy the objection raised by the Council's Conservation Officer.

Compliance With NPF4 Policy 7

We remain committed to ensuring that all proposals comply with Policy 7 and do not detract from the cultural significance or setting of historic assets. In this instance:

- No key or historic views are affected,
- The setting of the Dairy remains intact and fully appreciable,
- The slender, reversible structures sit comfortably within the golf landscape, and
- Additional landscape planting provides a softening and enhancing effect.

Taken together, these factors demonstrate that the proposal maintains the integrity of the designed landscape and respects the special architectural and historic interest of the Dairy.

Conclusion

We hope that the additional information, visualisations, and landscape proposals help to clarify the modest nature of the development and its limited—indeed negligible—impact on the setting of the Dairy and surrounding designed landscape. We remain very willing to engage constructively on any further refinements that would assist the planning process and ensure an outcome that is both sensitive and operationally functional.

By email to:
Developmentmanagement@pkc.gov.uk

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Enquiry Line: 0131 668 8716
HMConsultations@hes.scot

Our case ID: 300083191
Your ref: 25/01402/FLL
06 November 2025

Dear Perth and Kinross Council

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Taymouth Castle Golf Club Kenmore Aberfeldy PH15 2NT - Installation of 2 pole-mounted tracking radars

Thank you for your consultation which we received on 17 October 2025. We have assessed it for historic environment matters on which we have an [advice-giving role](#) and consider that the proposals affect the following heritage assets:

Ref	Name	Designation Type
LB12091,	TAYMOUTH DAIRY AND TERRACE ON WEST,	Listed Building,
LB12093, GDL00354	TAYMOUTH CASTLE, TAYMOUTH CASTLE	Listed Building, Garden and Designed Landscape

Your archaeology and building conservation advisers will also be able to offer advice on impacts on the historic environment. This may include matters covered by our advice-giving role, and other matters such as unscheduled archaeology, category B and C listed buildings, and conservation areas.

Our Advice

The proposed pole mounted tracking radars would add visual clutter to the foreground of the category A listed Dairy building and detract from its architectural and historic character in important views towards it. The proposals would also detract from our appreciation and understanding of the Inventory garden and designed landscape.

It's unclear why the mounted radars need to be in this location. To mitigate the impact of the proposals, our preference would be to locate them closer to / behind the driving range tee off position (to the north of the driving range) and not directly in front of the Dairy building. To minimise impact, poles should also be painted in a recessive colour.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the current proposal. An amended scheme may require another consultation with us, which should be sent to HMConsultations@hes.scot.

Decisions that affect the historic environment should take the [Historic Environment Policy for Scotland](#) (HEPS) into account as a material consideration. Our series of [Managing Change in the Historic Environment Guidance Notes](#) supports national policy on the historic environment, including HEPS, and explains how it should be applied. Technical advice is available through our Technical Conservation website at www.englished.org.

Please contact us if you have any questions about this response. The officer managing this case is Devon DeCelles who can be contacted by phone on 0131 668 8075 or by email at Devon.DeCelles@hes.scot. However, if you wish to reconsult us on this proposal please email HMConsultations@hes.scot.

Yours faithfully

Historic Environment Scotland

**Comments to the Development Management and Building Standards Service
Manager on a Planning Application**

Planning Application ref.	25/01402/FLL	Comments provided by	Diane Barbary IHBC
Service/Section	Conservation	Contact Details	
Description of Proposal	Installation of 2 pole-mounted tracking radars		
Address of site	Taymouth Castle Golf Club, Kenmore		
Comments on the proposal	<p>The proposed development site is within the Taymouth Castle site on the HES Inventory of Gardens and Designed landscapes, to the north-east of the category A listed Dairy.</p> <p>The radar poles are 4 metres in height and, in addition to the radar, will incorporate various fixtures including speakers and cameras. The proposed location in the immediate setting of the Dairy would be highly visible in key views. While the golf course has changed the character of the wider setting, the open views between the Dairy and the Castle remain some of the most important in the designed landscape. The introduction of radar poles and fixtures will create an unacceptable degree of visual intrusion, resulting in an adverse impact on the setting of the listed building and wider landscape, contrary to NPF4 Policy 7.</p> <p>I object to the proposal in its current form.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	14/11/2025		

**Comments to the Development Management and Building Standards Service
Manager on a Planning Application**

Planning Application ref.	25/01402/FLL	Comments provided by	Diane Barbary IHBC
Service/Section	Conservation	Contact Details	
Description of Proposal	Installation of 2 pole-mounted tracking radars		
Address of site	Taymouth Castle Golf Club, Kenmore		
Comments on the proposal	<p>The proposed development site is within the Taymouth Castle site on the HES Inventory of Gardens and Designed Landscapes, to the north-east of the category A listed Taymouth Castle Dairy.</p> <p>The radar poles are 4 metres in height and, in addition to the radar, will incorporate various fixtures including speakers and cameras.</p> <p>Additional information has been submitted to support the proposal, following previous comments.</p> <p>The supporting statement sets out that there is no recognised view corridor between the dairy and the castle. While there may not be clear intervisibility, the siting of the dairy has been carefully considered in relation to the castle and, as per my previous comments, the open views between both buildings remain some of the most important elements of the designed landscape.</p> <p>It is further stated that the poles do not constitute visual clutter, and do not disrupt the appreciation or immediate setting of the listed building, and that “no key views are affected”. However, the poles will be visible in the immediate setting of the listed building, in a key view from the north-east. I remain concerned that the proposal will create an unacceptable degree of visual intrusion, resulting in an adverse impact on the setting of the listed building and wider landscape, contrary to NPF4 Policy 7.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			

Date comments returned	06/01/2026

QUICK LOGIN
SCAN WITH TRACKMAN GOLF
APP OR USE PINCODE 713789




PRACTICE
Improve your game by practicing with feedback and purpose.



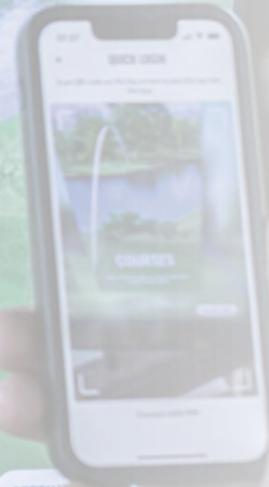
GAMES
Play alone or challenge your friends to earn the bragging rights.



COURSES
Play a round of golf on some of the best courses in the world.

TRACKMAN

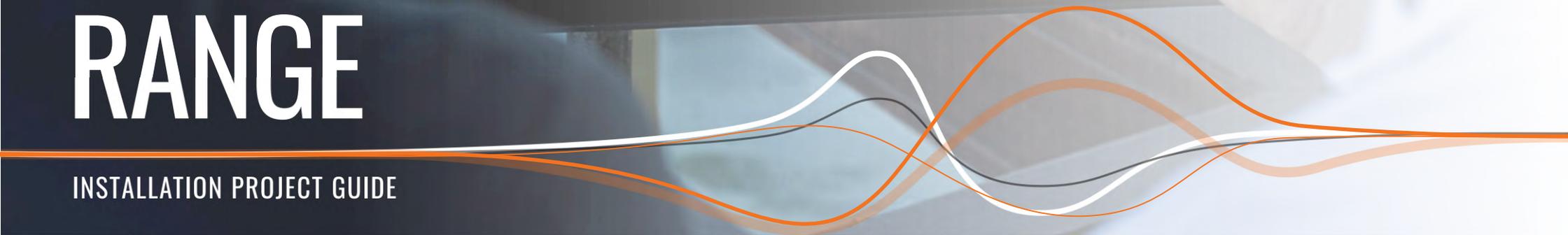
SETUP



 TRACKMAN

RANGE

INSTALLATION PROJECT GUIDE



MAIN CONTENT

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Project Timeline and Milestones	4
Site Design Plan	5
Radar Measurement Guide and Pole height	6
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Trackman Deliverables.....	7
Customer Deliverables	7
Range Installation Examples.....	8
Project Deliverables - Customer Checklist.....	9
Appendix.....	10

PROJECT INFORMATION

DLC DUBAI SOUTH

Range Solution

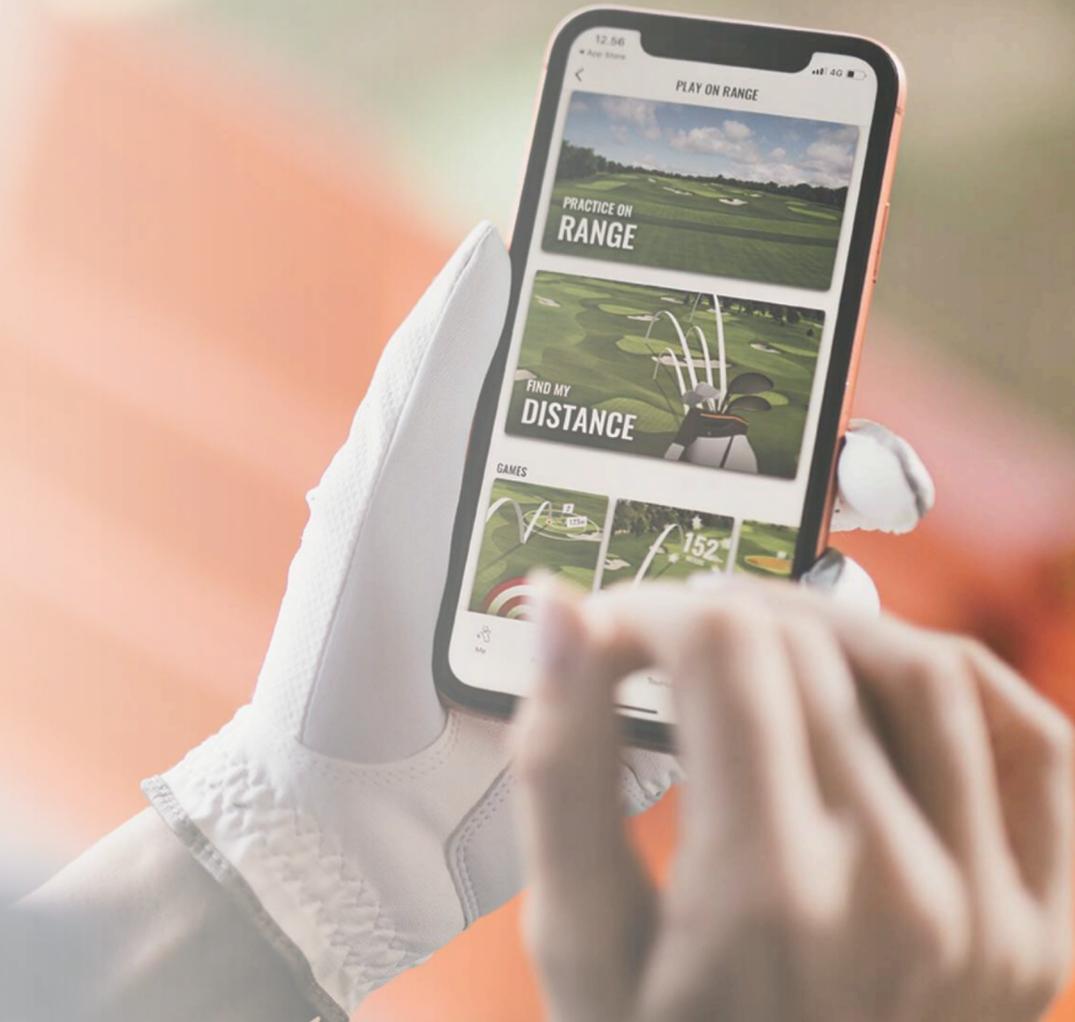
3 Radar system

Scheduled Installation date: TBD

Trackman Range Operations Contacts



Zack Henry | Project Manager
Mobile | +45 53 57 72 77
Email | zkh@trackman.com



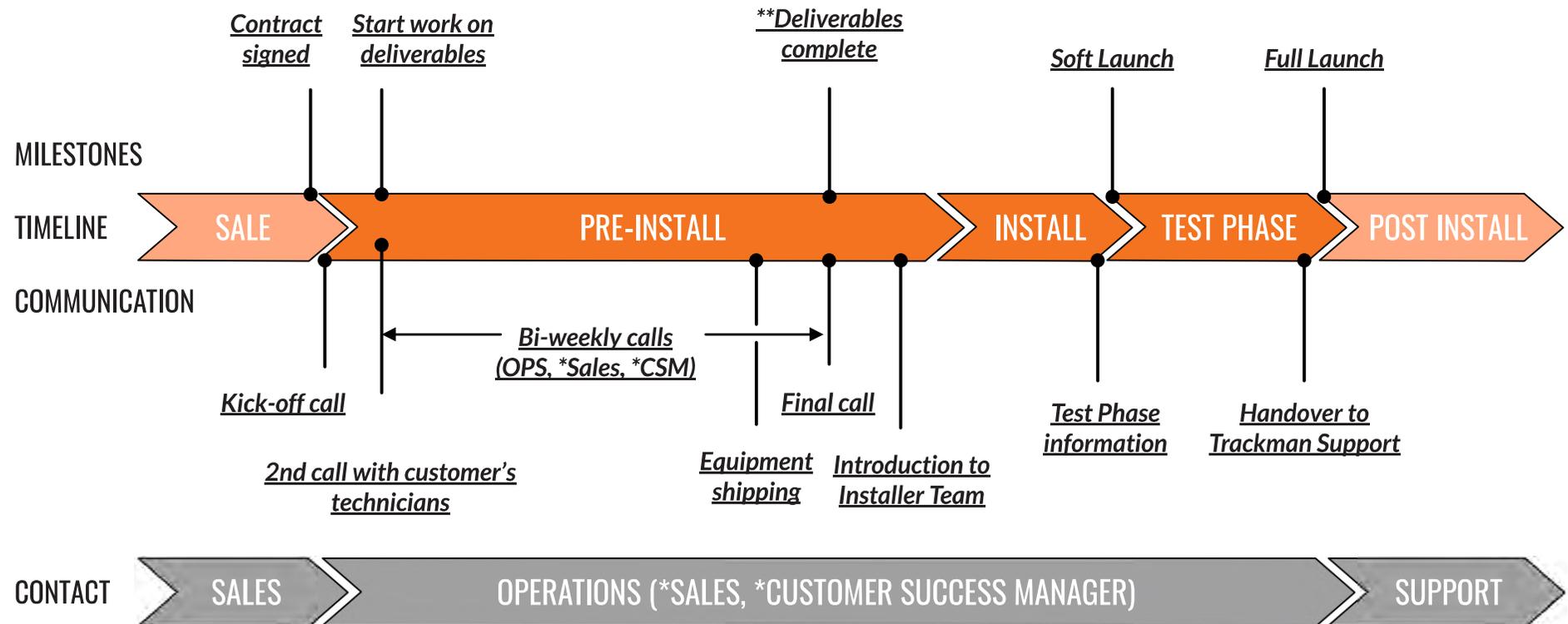
PROJECT TIMELINE AND MILESTONES

This timeline summarizes milestones and meetings for installing Trackman Range.

****The customer must submit photo documentation of completed deliverables or as a minimum communicate the planned completion date for outstanding items 14 days before the installation date.**

If progress is deemed insufficient, we reserve the right to reschedule the installation, to ensure a successful outcome.

Attending bi-weekly calls is crucial for a successful installation. Your technicians' participation is encouraged to address any potential questions/concern.



SITE DESIGN PLAN

See Schematic overview in Appendix A.1 and A.2



Legend

- Server room location
- Screen locations
- ← Radar position and direction
- Bay locations
- Grass Tee (Dynamic Tee)
- ★ WiFi Access points
- - - Fiber and power for radars
- - - Power and cat6 for screens
- - - Cat 6 cables for Access points

Notes

WiFi access points (APs) are powered over Ethernet (PoE) though Ethernet cable routed from the server room

RADAR MEASUREMENT GUIDE AND POLE HEIGHT



Measurements not final.
Please use this only as a reference.
We will have final measurements upon the kick off call

Legend

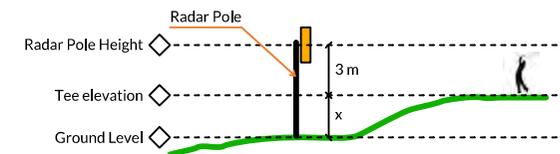
- Radar position and direction
- R1** Pole height: 3 meters above Tee Height
- R2** Pole height: 3 meters above Tee Height
- R3** Pole height: 3 meters above Tee Height

Notes

Location measurement tolerance in plan: +/- 1.0m

If height of poles in the field are stated as above 'ground local level', The given heights of the poles have been found by compensating for local elevation changes with 'x' added to the height.

Pole height Illustration



PROJECT DELIVERABLES

As outlined in the contract, as the customer you will be responsible for supplying and installing a portion of this infrastructure; unless other arrangements have been made with the Trackman Team.

The following list serves as an simplified overview of project deliverables from each party, outlining their respective contributions within the project. Specific details on each item can be found later in the document.

TRACKMAN DELIVERABLES

Pre-install

- Provide technical guidance regarding the installation of project deliverables to customers contractors/technicians through regular video calls.
- Shipping of Trackman Range Hardware to arrive on site before the installation.
- Drone Flyover of Driving range and Golf Course (if applicable).

Install

- Install Trackman Range Hardware Including:
 - Trackman Range Radars and installation brackets.
 - 2x Servers and network equipment incl. Dream Machine Pro, Switches, Access points, UPS battery.
 - (If applicable) Trackman Touchscreens
 - (If applicable) Trackman Personal device holders.
 - GPS Rover unit for target and bay mapping.
 - Fiber and Ethernet patch cables for final connection of Trackman Range Hardware from customer termination points.
- GPS mapping of all Range Target and Bay locations
- Commissioning of Trackman Range Hardware after installation
 - Testing of all Trackman devices, i.e. screens, access points.
 - Testing of tracking performance from all bay locations.
- Customer introduction to Trackman Range features, and facility management portal.

Test Phase

- Monitor and optimize tracking performance based on shot data collected during the test period.

CUSTOMER DELIVERABLES

Pre-install

- Prepare local infrastructure needed for installation of Trackman Range
 - Climate controlled server room with 12U server rack and wired internet connection (variations can apply)
 - IT-infrastructure including Fiber cabling for radars and Ethernet cabling for screen and access points.
 - Electrical installation for power supply to: Radars, screens and Server rack.
 - Trenching and ground works for cables runs to radar poles.
 - Conduits and containment for fiber, Ethernet, and power.
 - Radar poles
 - Radar termination box for power and fiber.
 - Screen poles or an alternative mounting location (if applicable)
 - Vesa Screen mounting brackets (if no theft protections included)
 - The mats in all fixed bays are either fixed or marked. Tee lines are divided where applicable.
- Coordination with Trackman (Technical meetings can be done by customer contractors)
- Provide shipping information

Install

- Access Equipment and machinery needed for installation and commissioning by Trackman Range installation Team (contract section 3.2) to the extend needed
- Customer personnel during installation week (contract section 3.3) to the extend needed

Test Phase

- Provide feedback to Trackman team if issues arise.

RANGE INSTALLATION EXAMPLES

To illustrate the Trackman Range solution, we've curated a collection of photos that aim to address any queries you may have. These images are readily available for download through Dropbox, ensuring easy access to visual insights.



[Click here to download all example photos](#)



PROJECT DELIVERABLES - CUSTOMER CHECKLIST

The list below can serve as your checklist without all the technical details. Project deliverables are explained in detail for technicians/contractors in Appendix C. We are happy to discuss these directly with your technicians.

Throughout the process, please share photos of deliverables when completed - this will allow our Trackman Range team to plan better.

Server Room

- 1 pcs. Dedicated Climate controlled server room
- 1 pcs. Server Rack cabinet, 12U
- 1 pcs. 230V A/C Power socket
- 1 pcs. Cat6 Patch panel with Ports for Screens and Access Points, Installed in Server Rack.
- 1 pcs. Fiber Patch panel with Ports for all Radars, Installed in Server Rack.
- Wired Internet connection at Server Rack location (10 Mbit/s up and download speed) - Use [link](#) to speed test.

(If applicable) Secondary Server Rack

- 1 pcs. Server Rack cabinet, 6U
- 1 pcs. 230V A/C Power socket
- 1 pcs. Cat6 Patch panel with Ports for Screens and Access Points, Installed in Server Rack.
- 1 pcs. Fiber Patch panel with Ports for all Radars and Access Points, Installed in Server Rack.

Radar Locations

- Trenching to specified radar locations
- Ground conduit for Power and Fiber cables for Radars
- 3 pcs. Radar Pole(s), installed at specified locations
- 3 pcs. Radar concrete base(s)
- 3 pcs. Single-mode OS2 Fiber cables with 4 strands from Server room to radar(s) including termination.

- 3 pcs. Fiber Termination box with LC connectors installed at radar pole(s)
- 3 pcs. Power cables 230V A/C to radar locations, incl. Termination in both ends.

Screens

- ? pcs. Power cables 230V A/C to Screen locations, incl. Termination in both ends.
- ? pcs. Ethernet Cat6 cables to Screen locations, incl. Termination in both ends. Max 5 meter from Screen Locations
- ? pcs. Pole(s)/Mounting locations for installation of screens

Access Points

- 3 pcs. Ethernet Cat6 cables to Access Point locations, incl. Termination in both ends. Max 1 meter from Access Point Locations

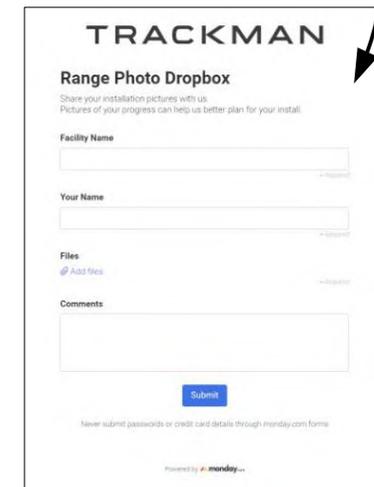
Safety equipment and customer personnel

- Safety equipment (lift, scaffold, ladders)
- Recycling options on site
- Customer personnel available during the installation week.

Miscellaneous

- The mats in all fixed bays are either fixed or marked. Tee lines are divided where applicable.

[Click here to send photos via our online form.](#)



APPENDIX

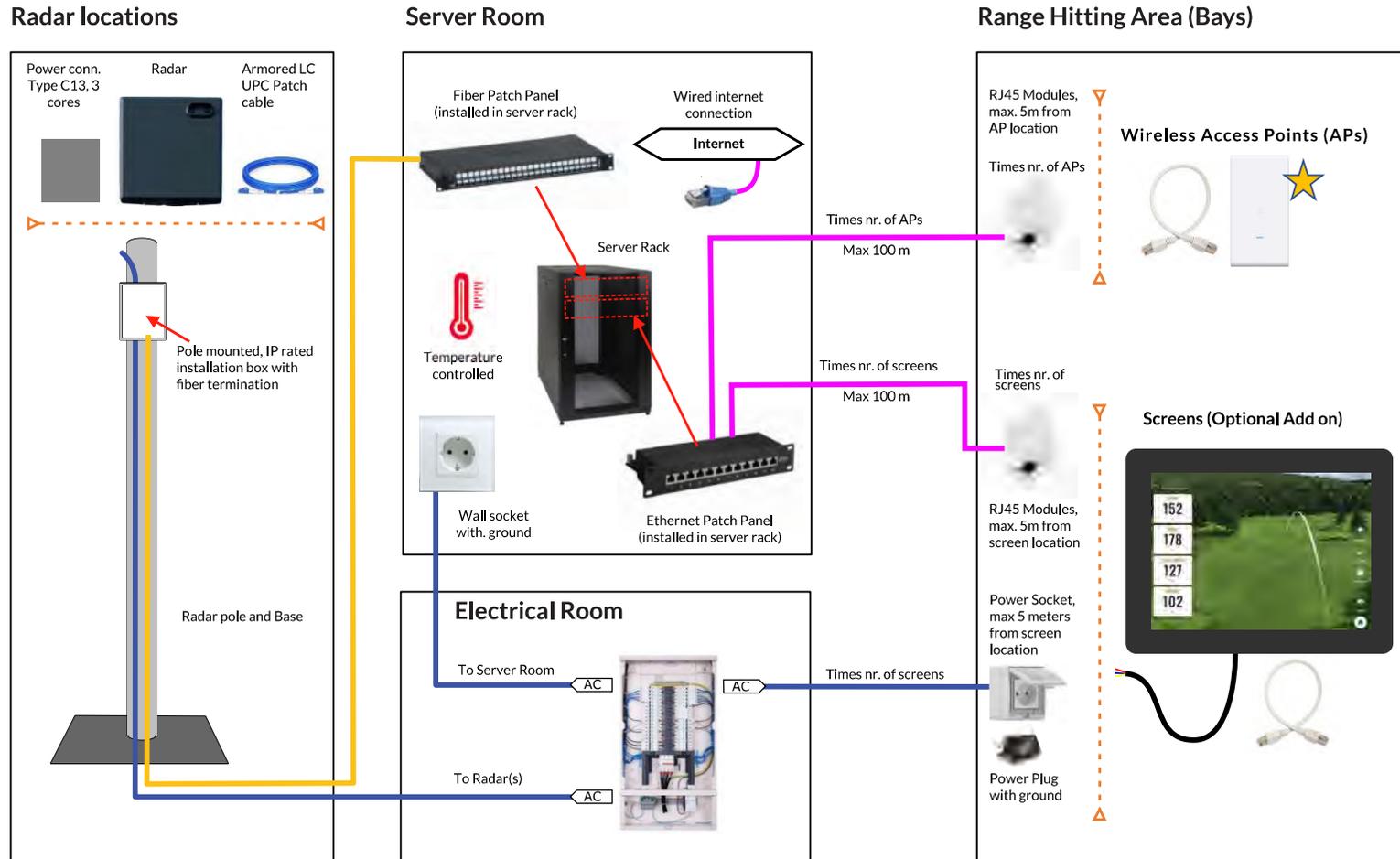
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APPENDIX A: DEFAULT SYSTEM SCHEMATIC

Distance from Server Room to Screens and Access Poins are Less than 80 meters

Legend

- TrackMan and Customer Interface
- Ethernet CAT 6 Cable
- AC Power
- Single Mode OS2 Fiber Cable



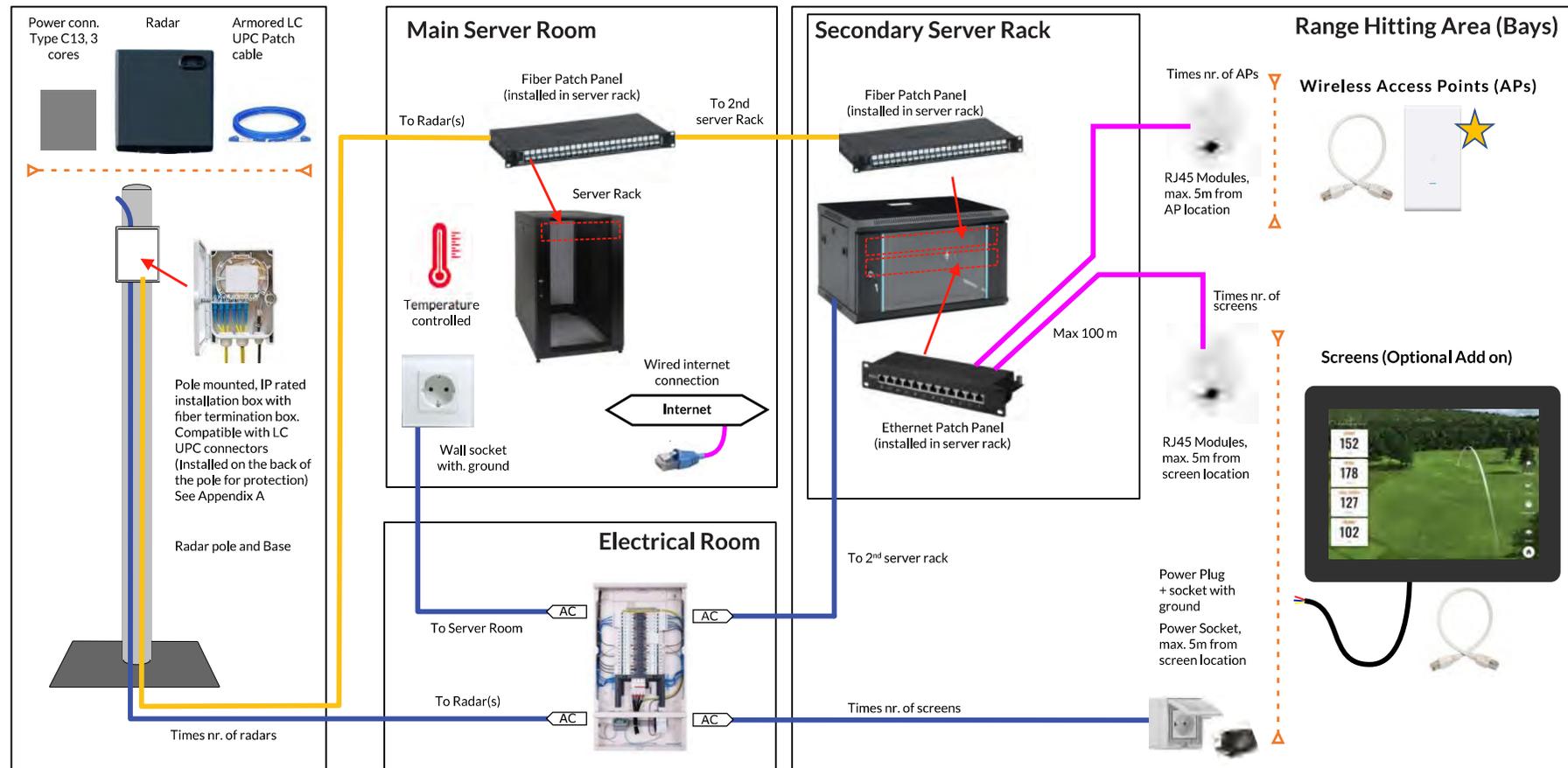
APPENDIX B: REMOTE SERVER ROOM SYSTEM SCHEMATIC

Distance from Server Room to Screens and Access Points are MORE than 80 meters

Legend

- TrackMan and Customer Interface
- Ethernet CAT 6 Cable
- AC Power
- Single Mode OS2 Fiber Cable

Radar locations



APPENDIX C: CUSTOMER DELIVERABLES SPECIFICATIONS

RADAR INSTALLATION REQUIREMENTS

Radar Poles

- ▶ Galvanized Steel Pipe to foundation (*Figure 1*), Cast or bolted into concrete foundation.
 - Pole height *shorter than 5 meters height*: 114.3mm Outer Diameter, 6.0mm wall thickness
 - Pole height taller than 5 meters: 168.3 mm Outer Diameter, 4.45mm wall thickness
 - Pole height is indicated in section: '*Radar Measurement Guide and Pole Height*'.

Concrete Base

- ▶ Sturdy concrete foundation; dug into the ground or cast in a mold at frost free depth, our recommendation at minimum are following.
 - A concrete base of 90x90x90 cm (*Figure 2*)
 - Local structural engineers can consult on the ideal size based on local soil type and weather conditions

Electrical Installation

- ▶ Install external grade 230v A/C Power cables with 3 cores, from each radar location to electrical panel
 - Max power consumption is 350W per radar
 - Each radar must be on its own circuit breaker
 - Power cables must be terminated by an authorized electrician during the installation, with at IEC C13 power connector provided by Trackman
- ▶ Install protective conduit/tubing for power and fiber cables from base of pole or within the pole for wiring

Legend

- ▶ Indicates deliverable
- Specifications and Guidance



Figure 1 - Galvanized and powder coated Radar pole 114 mm



Figure 2 - Radar pole bolted into concrete base



Figure 4 - Radar pole installed on roof



C13 power connector

Figure 3 - Power Termination in Radar

APPENDIX C: CUSTOMER DELIVERABLE SPECIFICATIONS

RADAR FIBER INSTALLATION

Fiber cable type and connectors

- ▶ Install external grade Single mode OS2 Fiber, 4 optical strands (2 pairs) with LC UPC connectors at both ends from server room to each radar location.
 - Fiber can be purchased pre-terminated with LC connectors at fs.com (Figure 1) - Lead time can be up to 4 weeks+
 - Alternatively fiber can be terminated by splicing the connectors on site by a fiber technician.
 - All fiber must be tested prior to install.
- ▶ Fiber cables must be terminated in the IP rated installation box with LC connectors or in a Fiber termination box (Figure 2, Figure 3) by the radar and in *fiber patch panel* in the server rack.

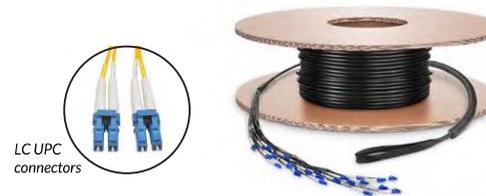


Figure 1 - Pre-terminated fiber purchase options from www.fs.com

Legend

- ▶ Indicates deliverable
 - Specifications and Guidance



Figure 2 - Waterproof cable glands for installation on termination box bottom

Fiber Termination box on each radar pole

- ▶ Install a pole mounted, IP rated installation box, with fiber termination inside at each radar pole (Figure 3)
 - Recommended Installation box: [Schneider 150x200x300 Wall Box](#)
 - Installation box will provide protection of the main fiber cable from the server room. Trackman will install an armored patch cable from the installation box and connect to the radar. If this cable gets damaged, it is easily replaceable.
 - Fiber termination must be compatible with LC UPC connectors. The box must be installed on the back of the pole for protection as illustrated in (Figure 3)
 - Installation boxes must include waterproof outlets at the bottom of the termination box (Figure 2)



Figure 3 - Installation box with LC fiber patch box and Power Termination on the inside

APPENDIX C: CUSTOMER DELIVERABLE SPECIFICATIONS

SERVER ROOM REQUIREMENTS

Server Room, Server Rack and Internet Connection

- ▶ Provide dedicated, secure and climate controlled Server room with ambient temperatures ranging from of 10°C to 30°C. Note: this may require an air conditioning unit.
- ▶ Provide and Install 12U Server rack (*Figure 1*)
 - Height: minimum 12U of space; Width: 600 mm (outside measurements); Depth: minimum 900 mm minimum (outside measurements)
 - Recommended model: [STARTECH.COM 12U AV RACK CABINET RK1236BKF](https://www.startech.com/12U-AV-Rack-Cabinet-RK1236BKF)
 - Installing office/work space is NOT recommended - server fans can be noisy at times
- ▶ (*If Applicable*) Provide and Install 6U Secondary Server near access points and screens. (*Figure 5*)
 - Recommended model: [Rack cabinet 19 inch 6U 600x450x370mm wallmount](https://www.startech.com/19-inch-6U-600x450x370mm-wallmount)
- ▶ Install LC to LC Patch Panel for Fiber installed in Server Rack (*Figure 2*) with enough ports for all radars
- ▶ Install Ethernet Cat6 patch panel installed in server rack with enough ports for all screens and access points (*Figure 3*)
- ▶ Wired Internet connection with minimum 10 Mb/s Down and 10 Mb/s Up speed (See [Appendix E](#) regarding IP and firewall requirements.)
 - If using a 4G/5G Cube, the addition of an external antenna is required.

ACCESS POINTS FOR WIFI CONNECTIVITY

Access Point installation

- ▶ Install Cat6 Ethernet cables from Server rack to each access point location, indicated with *stars* in 'Site design plan' and terminate cables in a RJ45 modules (*Figure 4*)
 - Trackman will provide and install Access Point and Ethernet Cat6 patch cables to connect Access Point from RJ45 module.
 - The customer is responsible for providing any cable conduit from the RJ45 module to the AP location if cleaner cable management is desired.

Legend

- ▶ Indicates deliverable
- Specifications and Guidance



Figure 1 - 12U Server Rack



Figure 5 - 6U secondary Server Rack



Figure 2 - LC to LC Fiber Patch Panel



Figure 3 - Ethernet Cat6 Patch Panel



Figure 4 - Wireless Access Point (AP) UniFi Mesh-Pro

APPENDIX C: CUSTOMER DELIVERABLE SPECIFICATIONS

SEMI-OUTDOOR SCREEN INSTALLATION REQUIREMENTS

Screen and Theft Protection models including measurement are listed in Appendix F

Power for Touch Screens

- ▶ 230V A/C socket outlet at each location with a screen (*Figure 2*)
 - Power consumption: 150W
 - Each screen has a 5m unterminated power cord
- ▶ Customer is responsible for providing the region-specific power plug, compatible with the power socket.
- ▶ Customer is responsible for providing any cable conduit from the power socket to the screen location if cleaner cable management is desired.

Ethernet for Touch Screens

- ▶ Install Cat6 Ethernet cable from server rack to each *screen location* terminated in a RJ45 module, tested prior to install date. (*Figure 2*)
 - Trackman will provide 5 meter Ethernet Cat6 patch cables for each screen.
- ▶ The customer is responsible for providing any cable conduit from the RJ45 module to the Scree location if cleaner cable management is desired.

Mounting locations for Touch Screens

- ▶ Poles/mounting locations must be sturdy and must be able to support ~35 kg.
 - Poles must be made galvanized steel with a min. wall thickness of 3mm for stability.
 - Theft protections are mounted on a (5-10 cm) square pole or flat surface (*Figure 1,3 and 4*)
 - If theft protections are not used, customer is responsible for providing a VESA mounting bracket that supports 25 kg of weight.
 - Recommended VESA Mounting bracket for Wall installation: [RICOO TV Wall Mount](#)

Legend

- ▶ Indicates deliverable
- Specifications and Guidance



Figure 1 - Theft Protection to 5-10 cm square pole



Figure 2 - Socket Outlet and RJ45 Module



Figure 3 - Theft Protection mounted to wall/wooden column



Figure 4 - Theft Protection to 5-10 cm round pole

[Click here for more photos.](#)

APPENDIX C: CUSTOMER DELIVERABLE SPECIFICATIONS

FULLY-OUTDOOR SCREEN INSTALLATION REQUIREMENTS

Screen and Theft Protection models including measurement are listed in Appendix F

Power for Touch Screens

- ▶ Install 230V A/C power at each screen location
 - Screen power consumption: 150W
 - Each screen comes with a 5m unterminated power cord that must be terminated in junction box (**Figure 1**).
- ▶ Provide and install a IP65 rated junction box on the pole (**Figure 1**)
- ▶ Provide any cable conduit needed for the installation of power.

Ethernet for Touch Screens

- ▶ Install Cat6 Ethernet cable from server rack to each screen location terminated with a RJ45 connector. (**Figure 2**)
- ▶ Provide any cable conduit needed for the installation of Cat6 cabling.

Mounting locations for Touch Screens

- ▶ Poles/mounting locations must be sturdy and must be able to support ~35 kg.
 - Poles must have an outside diameter between 75-100 mm, with a min. wall thickness of 3mm for stability for poles that are only mounted to floor/ground.
- ▶ Concrete base for sturdiness. Alternatively poles must be dug into ground and properly stabilized (e.g. cast or similar)

Legend

- ▶ Indicates deliverable
- Specifications and Guidance

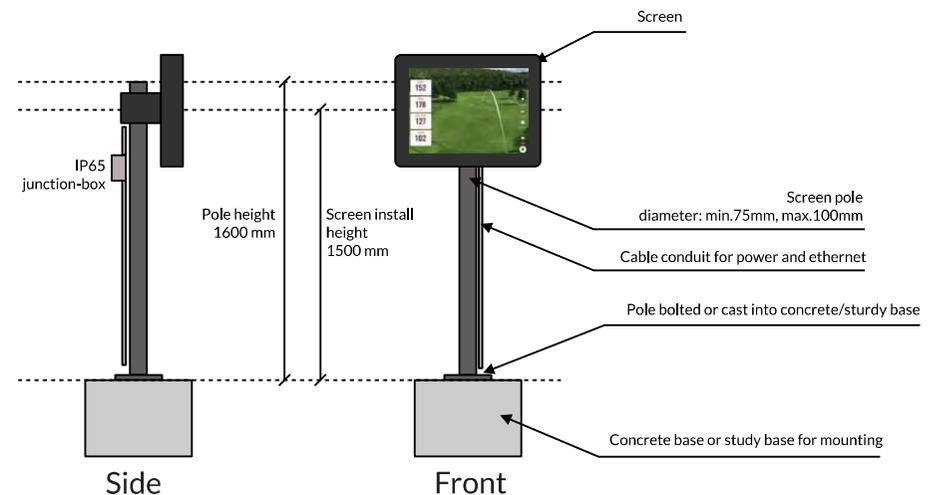
[Click here for more photos.](#)



Figure 1 - IP65 Junction box for power mounted on pole



Figure 2 - Ethernet Cat6 cable must be terminated with RJ45 connector



APPENDIX C: CUSTOMER DELIVERABLE SPECIFICATIONS

SAFETY EQUIPMENT AND PERSONNEL FOR INSTALLATION WEEK

Legend

- ▶ Indicates deliverable
- Specifications and Guidance

Mobile Scaffolding and Lift Requirements

- ▶ Rent a mobile scaffold or boom lift (*Figure 1, 2*)
 - Lift or scaffolding must be movable between radar poles.
 - If terrain is uneven, the lift must be able to adjust into level, e.g. using hydraulic feet (see tow-able boom lift)
 - The Lift/scaffolding must reach the top of the radar poles.
 - Min. platform weight capacity: 225 kg (~2 people + equipment)

Other Equipment

- ▶ 2 pcs. tall and sturdy A-frame ladders (*Figure 3*)
- ▶ Utility golf cart for transportation of equipment over longer distances (*Figure 4*)
- ▶ Hand dolly for transportation of larger equipment around site (*Figure 5*)

Disposal of packaging during installation

- ▶ Recycling bins for plastic, cardboard, metal and electronic waste must be available during installation.
 - Our Trackman Range installers will keep the Range as tidy as possible during the installation. To make it easier, make sure that we have recycling bins available close to the Range.
 - Note: Screen installations will leave a large quantity of cardboard to be recycled.
- ▶ Schedule for someone to dispose of/recycle the packaging after the installation.

Customer Personnel

- ▶ Electrician, All around handyman, Facility Manager, IT responsible - According to contract section 4.3



Figure 1 - Mobile Scaffold



Figure 2 - Boom Lift



Figure 3 - A-frame ladder



Figure 4 - Utility Cart



Figure 5 - Hand Dolly

*Only needed if equipment is stored far from the range or server room is far from range

APPENDIX D: INSTALLATION WEEK SCHEDULE EXAMPLE

Below is a typical example of how Trackman’s Installation team handles the installation week.

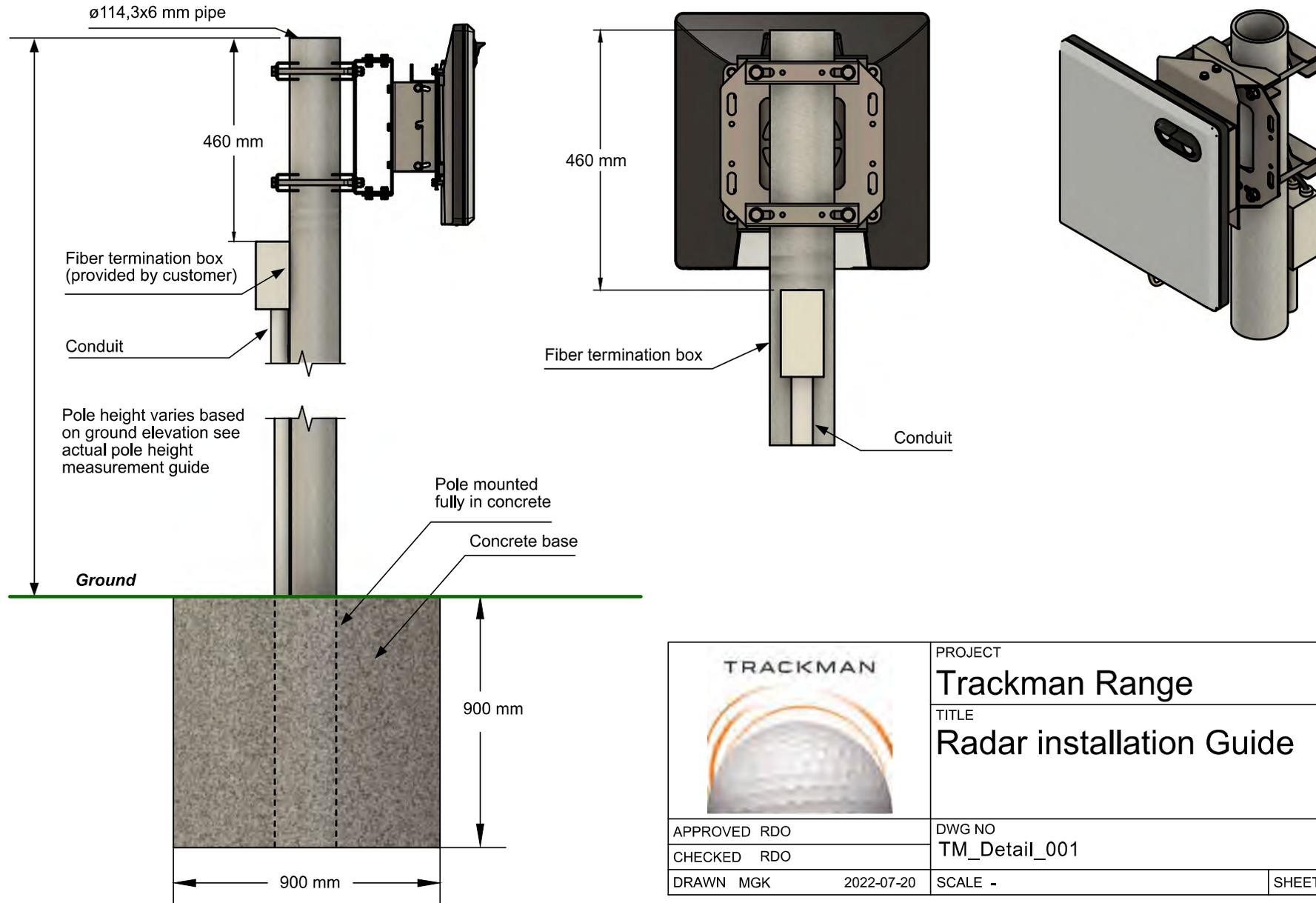
Difference might apply and will be discussed during the meeting series (see Project Timeline and Milestones)

Monday	Tuesday	Wednesday	Thursday	Friday
¹ Driving range opening hours				
Closed after 12 pm (mid-day) <ul style="list-style-type: none"> Teaching can take place as long as the trainers are considerate of work in the driving range field. 	Open after 5pm <ul style="list-style-type: none"> Teaching can take place as long as the trainers are considerate of work in the driving range field. 	Open after 5pm <ul style="list-style-type: none"> Teaching can take place as long as the trainers are considerate of work in the driving range field. 	Open after 5pm <ul style="list-style-type: none"> Teaching can take place as long as the trainers are considerate of work in the driving range field. 	Open after 12 pm <ul style="list-style-type: none"> Installation is expected to be completed after this.
Objectives for the day				
<ul style="list-style-type: none"> Tour of driving range and status of customer deliverables. Unpacking and preparation of equipment for installation Installation of radars 	<ul style="list-style-type: none"> Installation of radars Installation of equipment in server rack in Server room Installation of screens Installation of Wi-Fi-access points 	<ul style="list-style-type: none"> Adjustment of radars position (power needed on radars to do this) Installation of screens Installation of Wi-Fi-access points Configuration of driving range system 	<ul style="list-style-type: none"> Configuration of driving range system GPS mapping of radars, bays, and targets into Trackman Range system. Early testing. 	<ul style="list-style-type: none"> Testing of Tracking and adjustment of Trackman range system. Testing of Screens.
²Customer personnel needed on site				
-	Electrician/fiber technician <u>Radars</u> <ul style="list-style-type: none"> Fiber + Power connection to radars Trackman Provides end plugs for power cables. Fiber is terminated with LC connectors in Connection Box behind Radar. <u>Access Points</u> <ul style="list-style-type: none"> Termination of ethernet cables in Wi-Fi access points in bay areas. 	Electrician/fiber technician <u>Radars</u> <ul style="list-style-type: none"> Fiber + Power connection to radars Trackman Provides end plugs for power cables. Fiber is terminated with LC connectors in Connection Box behind Radar. <u>Access Points</u> <ul style="list-style-type: none"> Termination of ethernet cables in Wi-Fi access points in bay areas. <u>Screens</u> <ul style="list-style-type: none"> Termination of power and ethernet cables by screens. 	-	-
Equipment needed on site				
<u>Access to radar poles</u> Ladders or Boom lift depending on height of radar poles. See safety equipment.	<u>Access to radar poles</u> Ladders or Boom lift depending on height of radar poles. See safety equipment.	<u>Access to radar poles</u> Ladders or Boom lift depending on height of radar poles. See safety equipment.	<u>Access to radar poles</u> Ladders or Boom lift depending on height of radar poles. See safety equipment.	-

¹ Stated opening hours assume that Customer deliverables have been completed as specified in the Project Guide. If deliverables are NOT completed to specifications, expect that our TMR installers will need more time to complete the installation i.e., the Range will need to be closed beyond the listed times.

² Depending on our initial assessment of customer deliverables, our Range installation team will inform you about the extent to which your electricians/fiber technician will be needed. If termination of all power, cat6 and fiber has been completed to our satisfaction, your technicians might not be needed.

APPENDIX E: RADAR INSTALLATION **DETAIL**



	PROJECT	
	Trackman Range	
	TITLE	
	Radar installation Guide	
APPROVED RDO	DWG NO	REV
CHECKED RDO	TM_Detail_001	
DRAWN MGK	2022-07-20	SCALE - SHEET 1/1

APPENDIX F: INTERNET CONNECTION AND FIREWALL INFORMATION

Wired Internet connection

The internet connection to the Trackman Range system will need wired internet connection plugged in the our network management device - Ubiquity Dream Machine Pro.

As for the IP address we have the following options to work with.

- You must provide a **Public IP address** (best)
- Alternatively, you must provide a **static IP address** and make sure that this remains the same to allow Trackman Support to remotely access the system. If this changes, we will lose connection to the system.

Firewall information

If you have outbound firewall restrictions, the Trackman Range system will require you to allow for traffic to the specific ports and addresses (See specs).

Name: trackmangolf.com
Address: 76.76.21.21

Name: secomea.com
Address: 35.214.201.112

Name: docker.io
Addresses: 18.206.20.10
3.228.146.75
18.210.197.188

Name: ui.com
Addresses: 13.224.50.21
13.224.50.109
13.224.50.73
13.224.50.126

Name: ntp.org
Addresses:
204.93.207.22
64.142.54.22

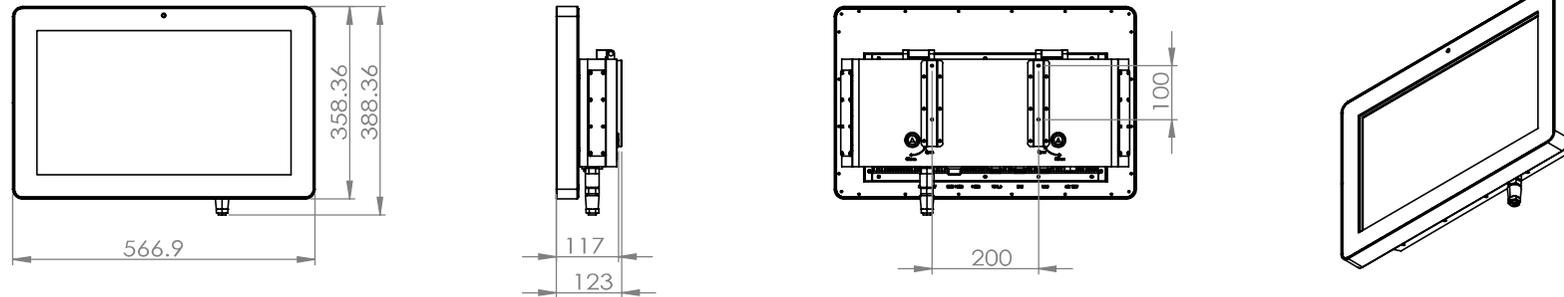
Name: trackmanrange.com
Address: 40.71.11.140

Name: azure.com
Addresses: 20.37.196.198
20.43.132.131
20.49.104.40
20.50.2.51
40.112.243.51
40.74.100.137
191.235.228.36
20.229.47.249

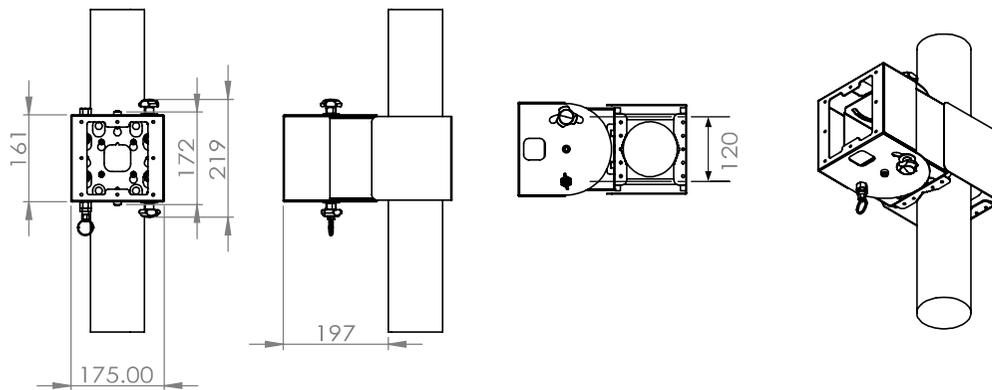
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4505-4506
22
53
5671-5672
123
9978

APPENDIX G: SCREEN AND THEFT PROTECTION MEASUREMENTS

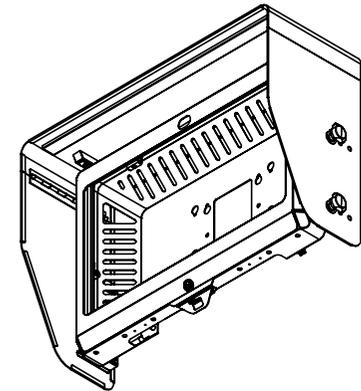
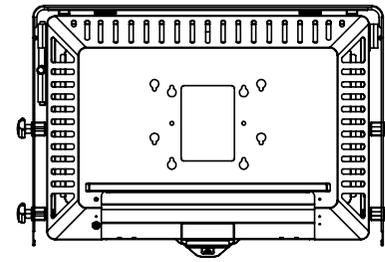
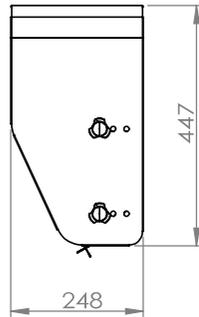
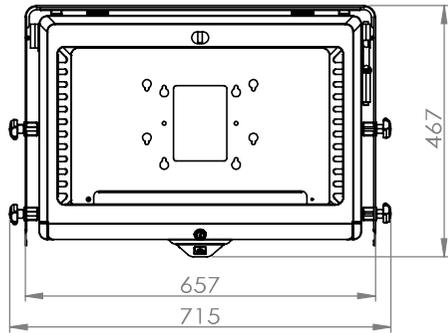
21.5" FULL OUTDOOR SCREEN



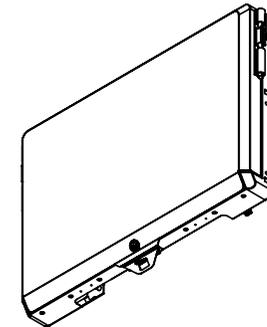
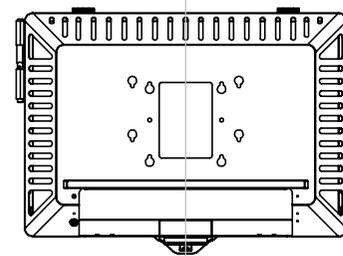
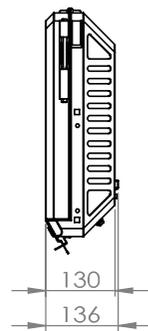
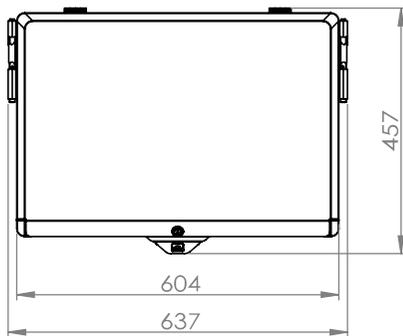
SCREEN INSTALLATION BRACKET



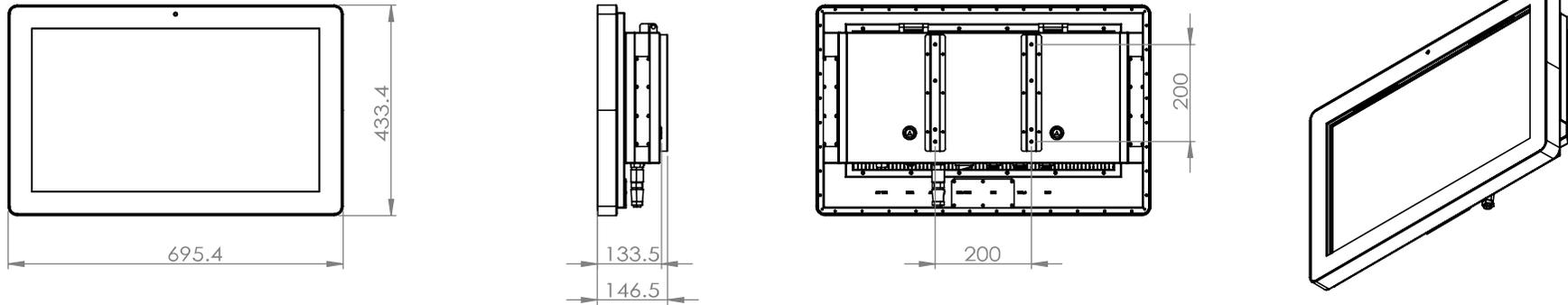
21.5" CUT OPEN THEFT PROTECTION + SUNSHADE



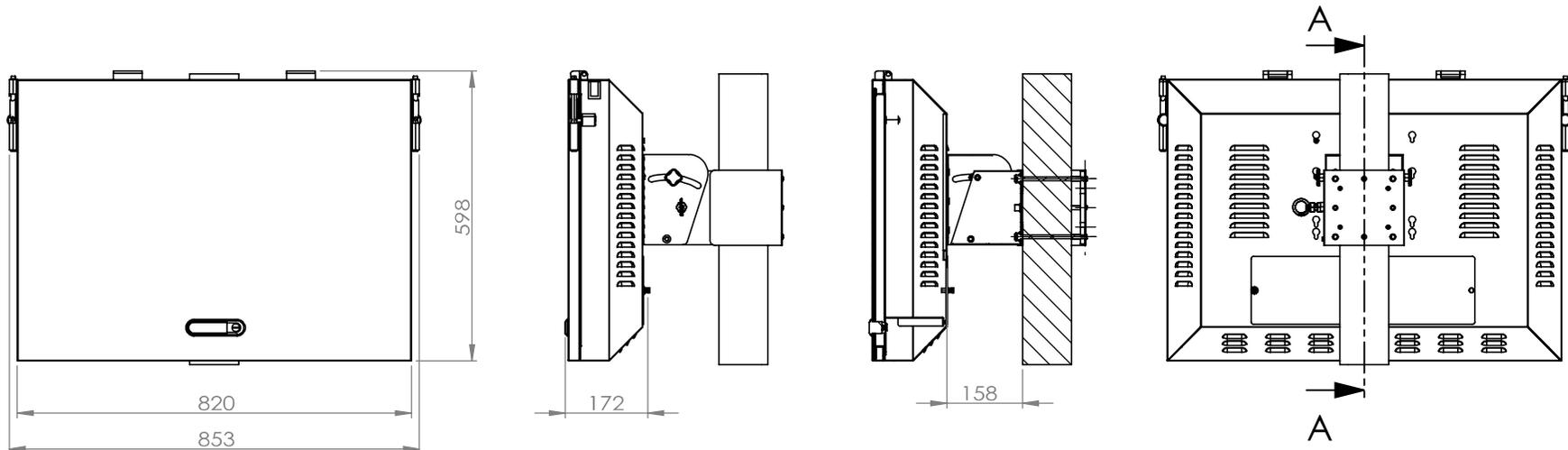
21.5" ORIGINAL THEFT PROTECTION



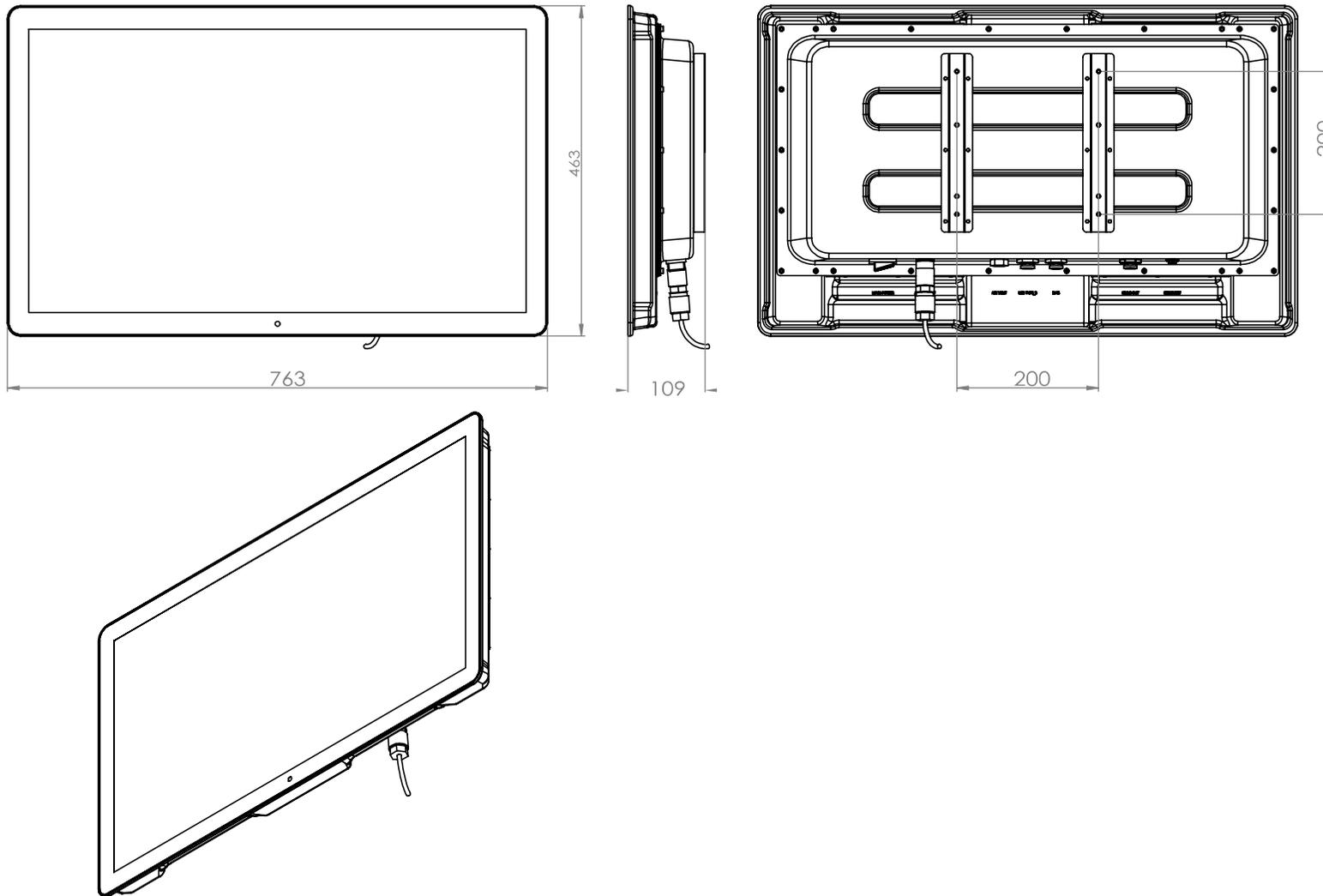
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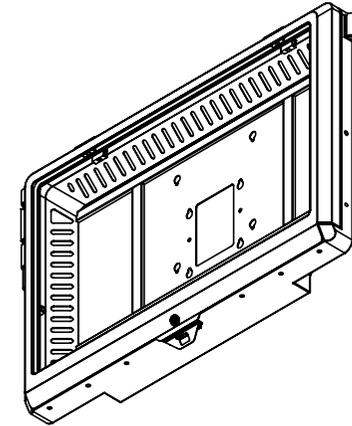
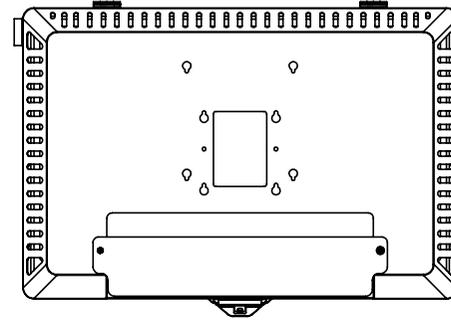
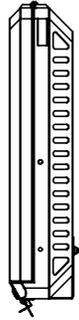
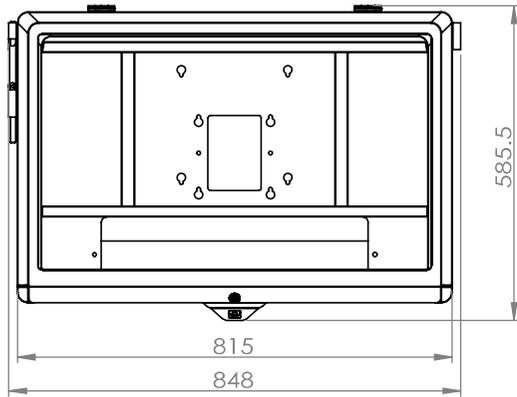
27" ORIGINAL THEFT PROTECTION



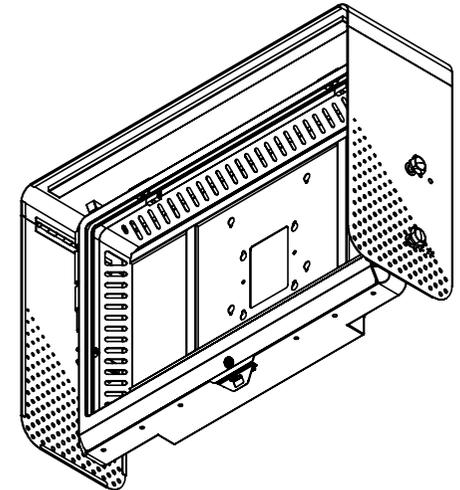
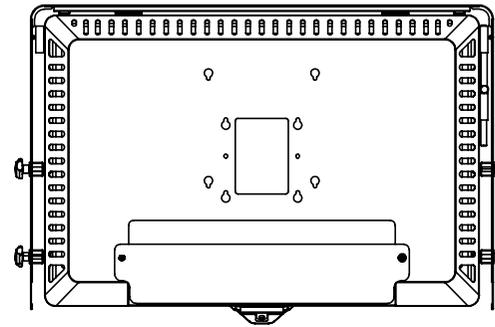
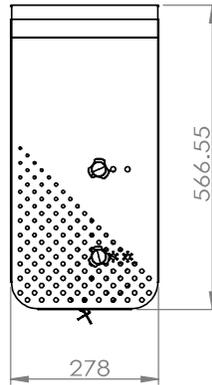
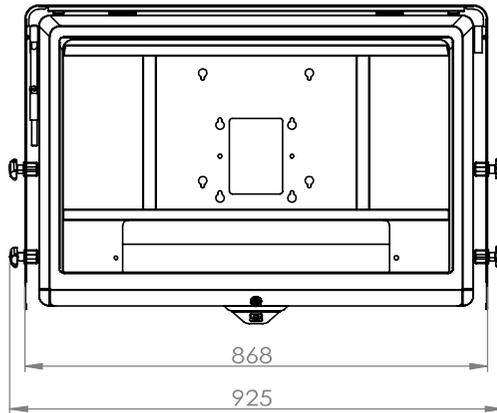
32" FULL OUTDOOR SCREEN



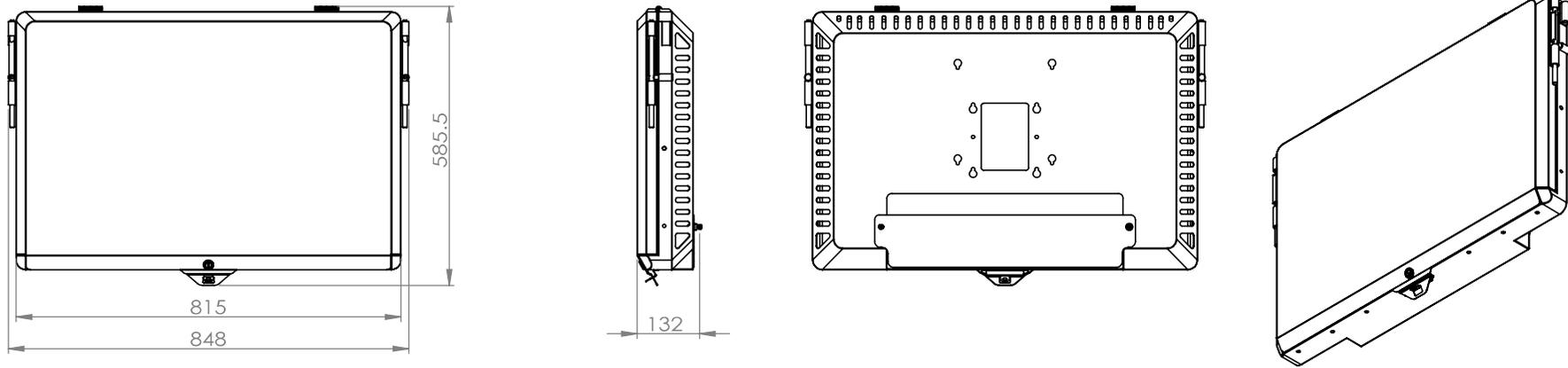
32" CUT OPEN THEFT PROTECTION



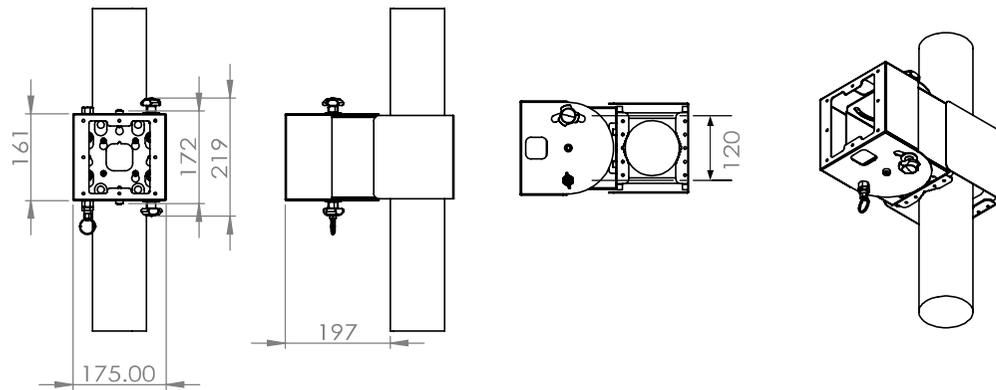
32" CUT OPEN THEFT PROTECTION + SUNSHADE



32" ORIGINAL THEFT PROTECTION



SCREEN INSTALLATION BRACKET





**Socio-Economic Impact
Assessment:
Taymouth Castle Estate**

For Discovery Land Company
Final report | April 2024



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Established in 1993, EKOS is a leading consultancy practice specialising in economic and social research. Working across a broad portfolio, we help our clients to deliver economic growth and promote social well-being.

We support clients across the UK and our work includes providing a range of technical and specialist research services, including economic impact assessment, business case development and evaluation. Importantly, we are an independent company which allows us to bring transparency, rigour, and objectivity to our work.

We are aware of the wider interest in the emerging development proposals from the media and groups that are both for, and opposed to, the proposals. The following report has been carried out in a non-partisan way based on HM Treasury Green Book appraisal guidance and informed by data provided by the client team and EKOS' professional judgment. Neither EKOS nor the report make a position on either supporting or opposing the development proposals with the core focus of the research to present the forecast economic and social value that could be delivered if the project proposals are developed and occupied as outlined.

Executive Summary

This report has been prepared by EKOS Ltd, who have been commissioned by Discovery Land Company to assess the potential economic and social value impacts that could be generated from the proposals for Taymouth Castle Estate in Kenmore, Perth and Kinross.

Project Proposal

The site was purchased in 2018 by Discovery Land Company with the proposal to develop a residential community on the site, called Taymouth Castle Estate. The proposal will encompass a direct investment of around £370 million from Discovery Land Company and will deliver the following:

- The renovation of 19th century Taymouth Castle to create 23 suites; 2 restaurants; multiple bars and gym facilities.
- Construction of a new North Wing at Taymouth Castle to house purpose-built spa facilities.
- Six housing zones encompassing approximately 145 homes.
- Construction of 'Golf House' (a new restaurant/bar).
- Renovation of Taymouth Golf Course.
- The restoration of the historic East gatehouse.
- Construction of an on-site equestrian centre.

The developers also anticipate leveraging a further circa £360m¹ in private sector investment during construction of the 145 homes earmarked for the site. The Taymouth Castle Estate business model allows prospective homeowners to buy a plot of land on the site, and then develop, construct, and furnish the property.

There will also be an additional £30 million of capital expenditure spent by Discovery Land Company on developing/renovating assets they own in the village of Kenmore, including the Kenmore Hotel, village shop, Taymouth trading (restaurant) and various residential village properties/cottages. These assets are located outside the grounds of the Taymouth Castle Estate and are therefore not modelled as part of the quantitative economic analysis; however, further details are noted within Section 4 of the main report.

¹ It is anticipated that a further circa £60m could be spent by homeowners on furnishing/fitting out the homes.

Economic Impacts

The economic impacts of the Taymouth Castle Estate have been measured against five key receptors, namely:

1. **Capital/construction impacts** – the physical build and construction activity associated with the Taymouth Castle Estate development.
2. **Operational on-going impacts** – the on-going operation and staffing of the estate e.g., castle, restaurant, golf course, spa etc.
3. **Off-site spend impacts** – visitors/guests of the Taymouth Castle Estate spending money within the wider economy during their visit e.g., at local visitor attractions, cafes, restaurants, shops etc.
4. **Household spend impacts** – spend from households furnishing and fitting-out their homes on the site.
5. **Financial impacts** – taxes generated through the purchase, capital expenditure and on-going operation of the site.

All economic impacts have been calculated as per HM Treasury Green Book Guidance for economic appraisal, and are contingent on the development being built, occupied, and operated as outlined.

The economic impacts are measured as gross impacts, which describes the direct impacts created through the capital investment (construction impacts) and ongoing operations/activities of the development (on-going activities, off-site spend, household spend). These gross impacts are then calculated as net-direct impacts, which focuses on the outturn of the gross impacts, taking account of displacement (the impact the development is estimated to have on other businesses and the labour market), leakage (the proportion of impacts that will benefit those outside the defined spatial area i.e., Perth and Kinross, and Scotland) and multiplier effects (the positive spin-off benefits generated within the wider economy from on-site activity).

A summary of the estimated economic impacts under each of the receptors is presented in **Table E.1** below.

Table E.1: Summary of Economic Impacts

Measure	Gross Impacts	Net-Direct Impacts	
		Perth and Kinross	Scotland
One-off Capital/Construction Impacts			
Total Jobs	4,970	2,620	4,510
GVA (£m)	302	160	275
Wages (£m)	134	70	121
<p>The construction activity on the Taymouth Castle Estate site is expected to create 2,620 one-off construction jobs in Perth and Kinross, generating £70 million in wages and contributing £160 million of GVA to the local economy.</p>			
On-going Operational Annual Impacts			
Measure	Gross Impacts	Perth and Kinross	Scotland
FTE Jobs	250	200	270
GVA (£m)	17	14	19
Wages (£m)	10	8	11
<p>The on-going net direct impact generated through the operations at the Taymouth Castle Estate are estimated at 200 FTE jobs, £8 million in salaries/wages and a GVA contribution of £14 million per annum to the Perth and Kinross economy.</p>			
Off-site Spend Annual Impacts			
Measure	Gross Impacts	Perth and Kinross	Scotland
FTE Jobs	110	55	75
GVA (£m)	3.0	1.5	2.0
Wages (£m)	2.0	1.0	1.5
<p>Off-site spending by those staying at the Taymouth Castle Estate, will have net direct effects in Perth and Kinross in creating 55 FTE jobs, with associated wages of £1.0 million while contributing £1.5 million of GVA to the local economy, annually.</p>			
One-off Household Spend Impacts Impact			
FTE Jobs	380	200	280
GVA (£m)	23	12	17
Wages (£m)	10	5	7
<p>One-off spend by households moving into and furnishing/fitting out houses on the Taymouth Castle Estate site will support 200 one-off FTE jobs in Perth and Kinross, supporting £5 million in wages and £12 million in GVA to the local economy.</p>			

In assessing the potential long-term impacts of the development (over a 25-year period)², we have identified that the cumulative one-off construction, ongoing on-site operations, off-site spend and

² HM Treasury Green Book identifies that appraisals should be undertaken for the anticipated lifetime of the new asset, up to 25 years.

one-off household spending associated with the development will generate net direct GVA and wages for Perth and Kinross as well as Scotland, as presented in **Table E.2**.

Table E.2: Cumulative 25-year Net Direct Present Value Impacts³

Measure	Perth and Kinross	Scotland
GVA	£390m	£590m
Wages	£210m	£320m
Over 25 years the proposed Taymouth Castle Estate development is estimated to generate £390 million of GVA for the Perth and Kinross economy, whilst supporting £210 million in local wages .		

We further anticipate that the project will generate tax receipts for local and national government via:

- **Land and Buildings Transaction Tax** - generated through the purchase of the land and the on-site buildings.
- **Income Tax and National Insurance** - generated from on-site employees' salaries.
- **Council Tax** - generated via the 145 houses occupied on site.
- **Non-domestic rates** - generated through the on-going operation of the Taymouth Castle Estate business (these have not been modelled in this analysis due to on-going assessments into the level that the development would be subject to).

The financial impacts from the Taymouth Castle Estate are presented in **Table E.3** below.

Table E.3: Financial Impacts

Financial Impact	Annual (£)	25-year period - Discounted
Land and Buildings Transaction Tax	£3,200,000 (<i>one-off</i>)	
Income Tax and National Insurance	£3.1m	£55m
Council Tax	£0.6m	£11m
Over a 25-year period the Taymouth Castle Estate will generate £55million in income tax and national insurance receipts , as well as £11million in council tax .		

Note on Findings

It should be noted that these are preliminary estimates of the potential economic impact of the development proposals for Taymouth Castle Estate in Kenmore, Perth and Kinross. The analysis

³ The values within this table represent the estimated GVA and salaries generated via the one-off construction investment as well as the continuous operational jobs, off site spend and on-off household spend. They exclude the financial impacts e.g., income tax, council tax etc. These impacts have been discounted at 3.5% (HM Treasury's Social Time Preference Rate) for a period of 25 years to reflect the Present Value (PV).

and calculations are based on project-specific data (as noted above) and current market conditions, as well as using [HM Treasury Green Book](#) best practise guidance for economic appraisal. Therefore, as the project continues to develop and be refined, the assessment may be subject to change.

Further information on the methodology used to calculate the economic and financial impacts are detailed in Section 3 of the report.

1 Introduction

EKOS has been commissioned by Discovery Land Company to carry out a Socio-Economic Impact Assessment (SEClA) of Taymouth Castle Estate, a mixed-use development in Kenmore, Perth and Kinross, Scotland. The aim of the document is to measure and quantify the potential economic and social impact that could be generated from the development.

1.1 Proposed Development

The proposed mixed-use development, located in Kenmore, includes an extensive refurbishment of Taymouth Castle (which has been largely unused since the 1980s) and golf course, alongside the creation of new estate properties, as well as the construction of a variety of other new amenities e.g. a spa and equestrian centre.

Based on the masterplan documents as well as discussions with Discovery Land Company, the Taymouth Castle Estate development includes the following deliverables:

- **Renovation of Taymouth Castle** - creating 23 suites; 2 restaurants; multiple bars; and gym facilities.
- **Spa** - construction of spa facilities as part of the new 'North Wing' of Taymouth Castle.
- **Six housing zones** - with a total of 145 houses proposed.
- **'Golf House'** - a new restaurant/bar to be built on-site.
- **18-hole golf course** - renovation of the James Braid designed Taymouth Golf Course.
- **East Gatehouse** - restoration of gatehouse entrance to the castle site.
- **Glenlyon Estate** - purchase of mixed sporting estate at Glenlyon (circa 3 miles north of Loch Tay).
- **Equestrian Centre** - details are still to be finalised therefore currently excluded from economic assessment.

The development represents one of the largest private sector investments in Perth and Kinross' history, with Discovery Land Company planning to directly invest in the region of £370 million on refurbishment, renovation, engineering, sales and marketing, and enabling infrastructure works at the site.

The project is also expected to entail a further circa £420 million in private sector investment during the construction, fit-out and furnishing of the private owner-occupied properties proposed for the Estate. The total estimated value of the development is £790m.

Construction has already started on various elements of the development, including castle and golf course renovations, as well as much of the enabling infrastructure, with an anticipated completion date of year-end 2029 for everything on-site to be fully operational.

Outside of the Taymouth Castle Estate, Discovery Land Company also own a number of properties in Kenmore, including the Kenmore Hotel, village shop, residential cottages and Taymouth Trading, as well as the Moness Resort in Aberfeldy, all of which are to be subject to extensive renovations – somewhere in the region of £30-40 million. These aren't included within the formal economic impact assessment, however, are considered as part of the Wider Socio-Economic Benefits section (**Section 4**).

Note on Project Data

The socio-economic analysis has been informed by several information sources, including the development masterplan and accompanying planning application documents, primary data supplied by Discovery Land Company and Scott Hobbs Planning (The Planning Consultant Lead), as well as wider secondary socio-economic data from official data sources such as Scottish Annual Business Statistics (SABS), Skills Development Scotland (SDS) and the Office for National Statistics (ONS).

1.2 Approach

The study takes the form of four distinct work streams:

Firstly, a desk-based review of local and national socio-economic indicators to set the context in which the project will be delivered. We have identified and highlighted relevant:

- Economic and social data, including demographics, employment, value add activities and tourism performance.

Secondly, an Economic Impact Assessment (EIA) of the Taymouth Castle Estate development to identify the gross and net effects (direct, indirect, and induced) of the:

- Employment.
- Salaries/wages.
- Gross Valued Added (GVA).

Thirdly, an assessment of the wider financial impact, through the generation of various tax receipts, including:

- Land and Buildings Transaction Tax (LBTT).
- Income Tax.
- Council Tax.

Fourthly, an analysis of the wider socio-economic impacts of the development, including:

- The use of local contractors
- The use of local suppliers.
- Moness Resort.
- Kenmore Village Assets.

1.3 Report Structure

The report is structured as follows:

- Chapter 2: Socio-Economic Baseline.
- Chapter 3: Economic and Financial Impact Assessment.
- Chapter 4: Wider Socio-Economic Benefits.

2 Socio-Economic Baseline

2.1 Introduction

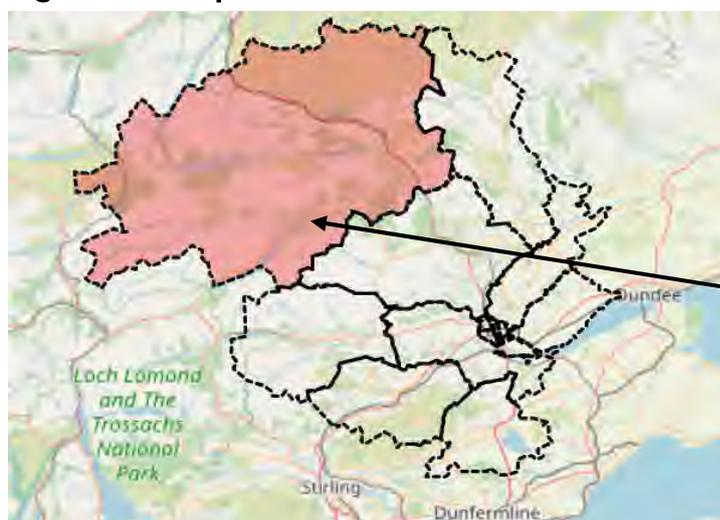
This chapter sets out the socio-economic data used to establish the baseline. The baseline is a reference point reflecting the current underlying market conditions and performance of the local economy.

Having an understanding and appreciation of the baseline conditions will help contextualise the scale and scope of the economic impacts that the Taymouth Castle Estate development is anticipated to deliver. It should also provide the reader with a greater understanding of some of the socio-economic challenges and opportunities currently facing the local area and wider region. Within the assessment, a short analysis of the potential impact in which the development may have to each baseline element is provided.

Context - The Location

Before analysing the data, it's important to set out the geographic location of the development, which is located within the 'Highland' ward of the Perth and Kinross local authority. This area encompasses the largely rural North-West of the region, with the ward encompassing the village of Kenmore as well as the settlements of Aberfeldy, Dunkeld, Blair Atholl, Pitlochry, and Kinloch Rannoch. For this socio-economic baseline, the Highland ward will be used as the local reference point when reviewing data across the Perth and Kinross region, which is highlighted in red within **Figure 2.1** below.

Figure 2.1: Map of Perth and Kinross data zones (Highland in red)



Taymouth Castle Estate location

Source: NOMIS, 2023

2.2 Population

Overview

The population of the local area (Highland ward) has increased by 1.3% over the past 10 years (2011 to 2021), lower than the rate of growth recorded at both a regional (Perth and Kinross) and national (Scotland) level, as shown in **Table 2.1** below.

Table 2.1: Population Change (2011 to 2021)

Area	2011	2021	Change (%)
Highland Ward (Local Level)	9,245	9,363	+1.3%
Perth and Kinross (Regional Level)	146,850	153,810	+4.7%
Scotland (National Level)	5,299,900	5,479,900	+3.4%

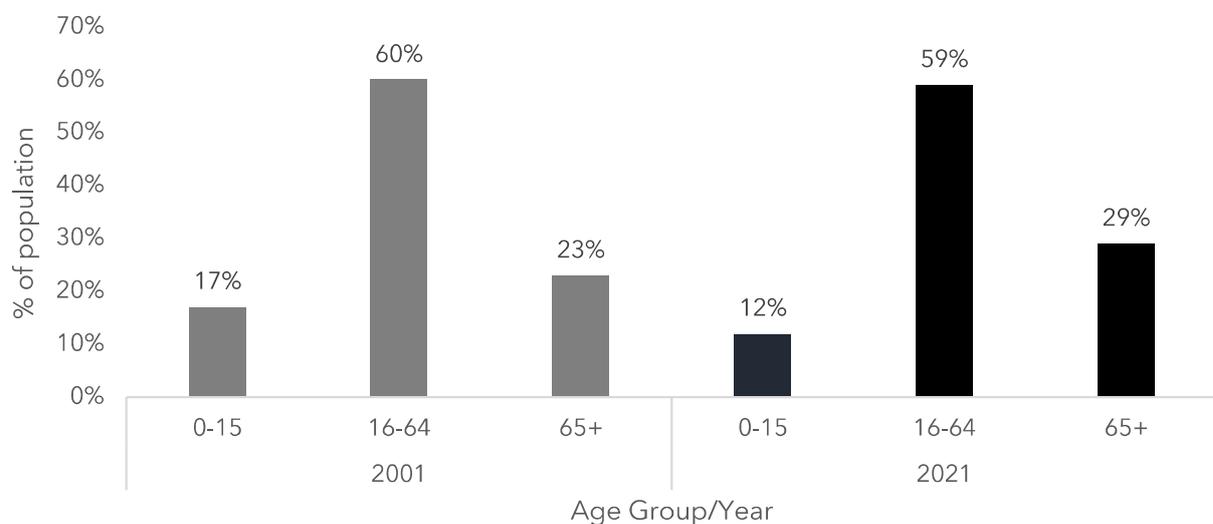
Source: National Records of Scotland (2022)

Local Level

Like much of Scotland, the population of the local area has also grown older over the past 20 years, with the proportion of the population aged 65+ increasing from 23% in 2001 to 29% in 2021, while the proportion of the population aged under 16 has reduced from 17% to 12%, **Figure 2.2**.

Although Scotland's overall population has aged over the same period, the proportion of people aged 65+ is considerably lower, at 20% in 2021 (compared to 29% in the Highland ward).

Figure 2.2: Proportion of population by age category - Highland ward

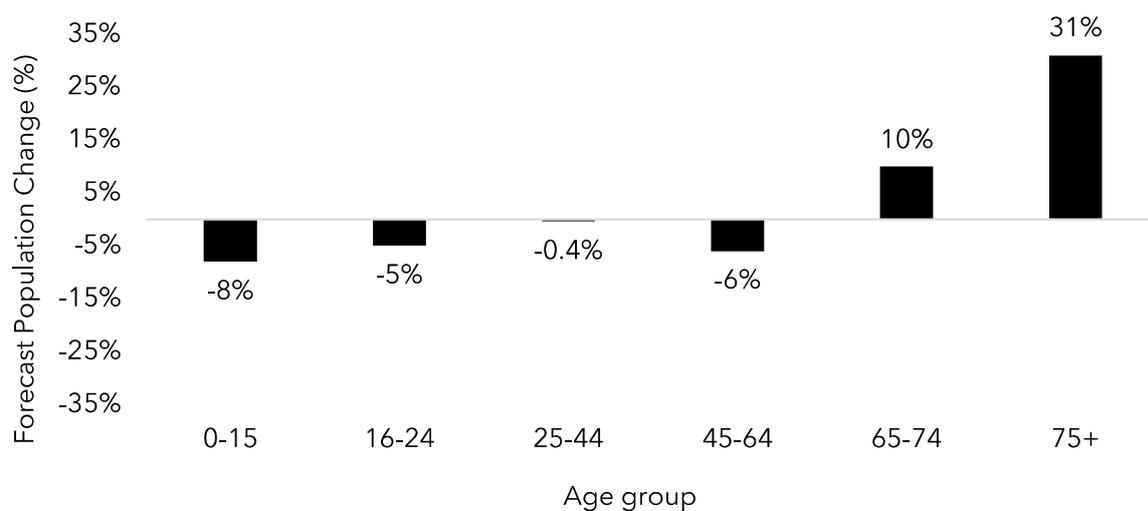


Source: National Records of Scotland (2023)

Regional Level

At a regional level, the demographic profile of Perth and Kinross is expected to get older over the coming decade, with those aged 65 to 74 and 75+, expected to increase over the period (2018 to 2028). In turn, the working age population (16-64 years old) and those under 16 is expected to decrease, as shown in **Figure 2.3**.

Figure 2.3: Forecast (%) change in Population of Perth and Kinross by Age Group (2018 to 2028)



Source: National Records of Scotland (2023)

Dependency Ratio

Under current projections, Perth and Kinross is expected to see a large increase in its dependency ratio, which considers the ratio of non-working age population (0-15 and 65+) to working age population, from 66% in 2018 (well above the Scottish rate of 56%) to 76% by 2043.

A 76% dependency ratio signifies that for 100 working age people there will be 76 of non-working age. This contrasts with a much smaller increase that is expected across Scotland, 56% in 2018 rising to 60% in 2043 (SDS RSA Data Matrix, 2023).

In 20 years' time under current conditions there is forecast to be a notably smaller working age population within Perth and Kinross, **Table 2.2**.

Table 2.2: Dependency Ratio

Year	2018	2043 (Predicted)	ppt change
Perth and Kinross	66%	76%	+10%
Scotland	56%	60%	+4%

Source: SDS RSA Data Matrix (2023)

An ageing population alongside an increasing dependency ratio puts additional pressures on demand for public services such as healthcare and other services, whilst also impacting local economic activity and productivity rates.

The high and increasing dependency ratio in Perth and Kinross can likely be attributed to multiple factors, including: a lack of inward migration of young/working age people, increasing rates of outward migration (particularly of young people) as well as an ageing local population.

Impact of investment on local population

The Taymouth Castle Estate will create a range of employment opportunities both directly (construction, hotel, commercial, hospitality etc) as well as within the wider supply chain (e.g., the logistics and transportation of goods to and from the site). With an estimated 250 FTE jobs (gross) based on-site at the peak of its operation.

These new jobs located in the Kenmore area could contribute towards re-dressing some of the demographic challenges facing the local area, both by attracting working age people to live and work in the region and by providing job opportunities for local young people - reducing the likelihood of them leaving the area to access employment opportunities elsewhere. Though, there is no guarantee that jobs on-site will go to people already living locally.

In addition, some of the new workers are likely to have children that will enrol in the local schools. The number of children under the age of 16 has declined locally by almost one-third over the period of 2001 to 2021, from 1,528 to 1,079 (National Records of Scotland, 2023). The in-migration of workers and their families could help contribute towards addressing the wider issue of falling school rolls in the local area.

Although a number of the new staff are likely to be young and therefore may not have children, it's likely that the development will at least in-part help create a more sustainable demographic profile for the local area going forward.

2.3 Business and Employment Base

Business

In terms of the local business base, the proportion of businesses by employment size band tends to be relatively similar at a local level in comparison to Perth and Kinross and Scotland, with a marginally higher proportion of micro and small businesses locally (99% of business count) than the Scottish average (98%), **Table 2.3**.

Table 2.3: Business Count - Enterprises by employment size band

Business Size	Measure	Rannoch and Aberfeldy*	Perth and Kinross	Scotland
Micro (0-9)	%	85%	88%	87%
	Count	300	5,360	149,665
Small (10-49)	%	14%	11%	11%
	Count	50	650	18,170
Medium-sized (50-249)	%	1%	2%	2%
	Count	5	95	2,820
Large (250+)	%	0%	0.3%	0.4%
	Count	0	20	700

Note: *Data was not available at 'Highland' level but was available at a more granular local level (Rannoch and Aberfeldy). Percentages do not add up for Perth and Kinross due to rounding.

Employment

In terms of employment, the total number employed within the local 'Highland' ward is 3,995 but has decreased by over 5% since 2016, which is quite a notable contrast given that employment has grown across Perth and Kinross (+0.8%) and nationally (+1.6%) over the same period.

The largest levels of employment in the local area (by number of employees) are in the categories of 'Accommodation and food services', 'retail', and 'Arts, entertainment recreation and other services', which demonstrates the importance of the tourism/visitor economy to the local area,

Table 2.4.

Table 2.4: Total Employment and % change between 2016 and 2021

Industry	Highland Ward - Perth and Kinross		Perth and Kinross		Scotland	
	Employment (2021)	% Change since 2016	Employment (2021)	% Change since 2016	Employment (2021)	% Change since 2016
Agriculture, forestry and fishing	50*	0%	4,000	+33%	46,000	+28%
Mining, quarrying and utilities	100	-20%	4,500	+80%	62,000	-6%
Manufacturing	150	0%	5,000	+43%	176,000	0%
Construction	250	+43%	4,000	0%	151,000	+13%
Motor trades	20	-43%	1,500	-33%	41,000	-13%
Wholesale	20	0%	1,250	-38%	64,000	-16%
Retail	800	+14%	7,000	+17%	254,000	+9%
Transport and storage	50	0%	1,750	-13%	104,000	-3%
Accommodation and food services	1,000	-20%	7,000	0%	189,000	+3%
Information and communication	25	-29%	700	0%	77,000	+5%
Financial and insurance	5	-75%	1,500	0%	77,000	-6%
Property	150	-14%	1,250	+25%	37,000	+6%
Professional, scientific and technical	150	20%	3,000	-14%	162,000	-5%
Business admin and support services	225	0%	2,500	-38%	199,000	+9%
Public admin and defence	150	+50%	4,000	+14%	164,000	+6%
Education	250	+11%	5,000	0%	216,000	+14%
Health	250	-17%	7,000	-13%	396,000	-2%
Arts, entertainment, recreation and other services	350	-22%	2,500	-29%	105,000	-18%
Total	3,995	-5.1%	63,450	+0.8%	2,520,000	+1.6%

Source: BRES (2022)

*This figure excludes farm agriculture

Impact of investment on local business and employment

The Taymouth Castle Estate can help address and replace some of the losses in employment that have been witnessed within the local area over the last 5 years. Based on the economic impact modelling, Taymouth Castle Estate (if developed as outlined) could contribute to an uplift of just over 6% in the number of local jobs. This can also help to support additional indirect and induced jobs within the wider supply chain.

As can be noted above, 'Accommodation and food services' as well as 'Arts, entertainment, recreation and other services' are sub-sectors that comprise the wider tourism sector and have both seen significant (proportionate) declines in employment over the period 2016-2021, falling by -20% and -22%, respectively, equating to some 350 jobs. Part of this decline will be a result of the Covid-19 pandemic and cost of living crisis. The Taymouth Castle Estate development will increase employment within these sub sectors and replace some of these lost jobs.

Further, the construction capital activity associated with the development will provide local companies the opportunity to bid for construction contracts - building upon the strong growth witnessed within this sector over the past 5 years.

This can have other knock-on effects to the local economy, for example, an increase in the number of construction workers in the local area, who will stay in local hotels/B&Bs and spend money in local businesses.

2.4 Claimant Count

The claimant count describes the proportion of people of working age claiming unemployment related benefits. The figures for the Highland Ward (Local), Perth and Kinross (Regional) and Scotland (National) are presented in **Table 2.5** below. It can be noted that the local area generally performs better on this measure than the regional and national average, although this could be explained by the larger older population living locally (retirees) who are not counted in this measure as they are above 'working age'.

Table 2.5: Claimant Count - % of 16 to 64-year-olds

Gender	Highland	Perth and Kinross	Scotland
Total	1.7%	2.2%	3.0%
Male	1.8%	2.7%	3.6%
Female	1.5%	1.7%	2.3%

Source: Office for National Statistics (2023)

Impact of investment on claimant count

The development is unlikely to have any notable impact at the local level given the relatively small number of claimants. At the regional level, the impact can be more significant if the development were to employ people who are currently unemployed and receiving unemployment benefits.

2.5 Earnings and Value-Add Activities

The Perth and Kinross area generally performs well in comparison to the national average when considering Gross Value Add (GVA) per job (a metric for productivity) and gross weekly earnings,

Table 2.6.

Table 2.6: GVA and Earnings

Measure	Perth and Kinross	Scotland
GVA per Job	£59,700	£54,100
Gross Weekly Earnings (Median)	£659	£640

Source: Office for National Statistics (2022)

It should be noted however, that the city of Perth is likely to skew the wider Perth and Kinross data given the presence of large well-paying employers, such as SSE and Aviva.

Impact of investment on local earnings

The mean GVA per job at the Taymouth Castle Estate is estimated at circa £65,000 (approximately 9% above the regional average, and 20% above the Scottish average), with several jobs on the estate to be highly skilled and senior roles, including the golf operations director, director of agronomy, operations manager, IT director and finance VP - all of which (amongst many others) have average salaries of more than £60,000 a year.

These high value jobs can provide opportunities for people to develop successful and rewarding careers in rural Perthshire without the need to relocate to the cities (e.g., Edinburgh, Glasgow, etc), where most of Scotland's higher paid jobs are located - access to higher wages is a noted driver for out-migration of young people from rural/semi-rural areas.

2.6 Tourism Performance

At present the average length of stay for visitors to Perth and Kinross is 2.9 nights, which is 0.5 nights less than the average across Scotland. Where Perth and Kinross does outperform the national average is on spend per visit, with visitors to the area tending to spend more money than the average visitor across Scotland.

Table 3.7: Visitor Data (2019)

Area	Average length of stay	Average spend per day	Average spend per visit
Perth and Kinross	2.9 nights	£81	£237
Scotland	3.4 nights	£69	£232

Source: VisitScotland (2019)

Impact of investment on tourism

Owners of property on the Taymouth Castle Estate, as well as visitors/guests to Taymouth Castle, will generate economic impacts through their spend while visiting Scotland. Guests/visitors of the estate visiting local attractions, restaurants, shops, café etc should help positively contribute towards raising total visitor spend in the area - which is modelled in Section 3.2.3.

2.7 Key Points from the Baseline Data

The socio-economic baseline data shows that Perth and Kinross and the local area around Kenmore face some challenges, particularly regarding demographics, with the population increasing at a much slower rate than the regional and national average, whilst it's also ageing faster. If unaddressed, this could cause significant challenges for economic activity and productivity in the local economy.

Employment levels locally have also been declining (specifically in important areas such as tourism), with employment levels down -5% in the local area over the last 5 years (2016-21). On economic value add and salaries, Perth and Kinross performs relatively well in comparison to the national average, with the development likely to further strengthen this position through the provision of well-paid and high value add roles.

The data helps demonstrate there is potential benefit to be had from attracting large-scale inward investment and development activity to the local area.

3 Socio-Economic Impact Assessment

The following section presents the findings of the socio-economic impact assessment, which is based on five key receptors, namely:

1. **Capital/construction** - The construction activity associated with the Taymouth Castle Estate development.
2. **Operational On-going activities** - The on-going operations of the entire site e.g., castle, restaurant, golf course, spa etc.
3. **Off-site spend** - Consumer/visitor spend outside the development, by those either staying in the homes or at Taymouth castle.
4. **Household spend** - The spend from households furnishing and fitting out their homes on-site.
5. **Financial Impact** - The taxes generated through the purchase, capital expenditure and on-going operation of the site.

3.1 Method of Assessment

We have used several technical terms when describing the likely social and economic impacts:

Employment

- **Full Time Equivalent (FTE) jobs** - used to measure the direct employment created as a result of the project, considered to be an equivalent post that is contracted to 30+ hours per week for a period of 10 years. It is assumed that 2 part-time jobs equal 1 full-time job.
- **Person Year Equivalent (PYE) jobs** - this method allows the number of people on-site over the whole construction period (which will vary over the period between full-time, part-time, permanent, temporary and contract) to be estimated as an annual (or yearly) equivalent job - job years. PYEs are also used to measure the employment impacts from one-off spend on home furnishing/interior design.

Economic Contribution

- **GVA** - a measure of economic output that considers the value of goods and services produced before allowing for depreciation or capital consumption. GVA measures the income generated by businesses after the subtraction of input costs, but before costs such as wages and capital investment.

- **Wages** - (gross) financial remuneration paid to employees.

Impacts

- **Gross impacts** - the direct impacts created through the capital investment and ongoing operations/activities of the development (on-going activities, off-site spend, household spend).
- **Net-direct impacts** - the out-turn of the gross impacts (both on- and off-site) taking account of:
 - the impact the development is estimated to have on other businesses and the labour market (**displacement**).
 - the proportion of impacts that will benefit those outside the defined spatial area (**leakage** outside of the Perth and Kinross and Scotland regions).
 - the positive spin-off benefits generated through income and supplier **multiplier effects** - the indirect and induced effects.
- **Net cumulative discounted impacts** - the total quantified value of the net direct GVA and wages over a 25-year period taking account of the construction works, the date at which the development will be completed and occupied, and the time value of money (i.e., £1 today is worth more than £1 next year). Impacts are discounted at the HM Treasury Social Time Preference Rate (3.5%).

Note on Rounding

To avoid 'spurious accuracy' data has been rounded as follows:

- Construction impacts: Jobs are rounded to the nearest 10 jobs, while GVA and wages are rounded to the nearest £1 million.
- On-going economic impacts: Jobs are rounded to the nearest 10 jobs, while GVA and wages to the nearest £1 million.
- Off-site spend impacts: Jobs are rounded to the nearest 5 jobs, while wages and GVA rounded to the nearest £500K.
- Household spend impacts: Jobs are rounded to the nearest 10, while wages and GVA rounded to the nearest £1million.

The socio-economic impacts are presented at a Perth and Kinross and Scotland level.

3.2 Impact Assessment

3.2.1 Capital Expenditure/Construction Impacts

Overview

The construction element of the project will generate one-off economic impacts, from the site preparation, remediation works and physical construction/renovation of the castle/residential/golf course/housing etc. The economic impacts of the construction are derived using [Scottish Annual Business Statistics](#) data, which provides up-to-date statistics for the construction sector in Perth and Kinross.

Method

To calculate the number of jobs in the wider construction sector, we have used the capital spend estimate of circa £370 million⁴, which Discovery Land Company is committed to investing on the development, as well as the circa £360 million⁵ that is expected to be leveraged from the private sector in constructing the homes on site. There is also estimated to be a further circa £60 million leveraged from the private sector in furnishing/fitting out the homes, which is analysed later in **Section 3.2.4** - Household Spend Impacts.

To date, Discovery Land Company have already invested £45million on land and building acquisition, which is not included within the £370 million figure above as it is a 'sunk cost', but is assessed, in its contribution towards raising significant Land and Buildings transaction taxes for government - discussed in further detail in **Section 3.2.6**.

The analysis is based on financial data provided by Discovery Land Company, which captures cost estimates for future work as well as costs that are either committed or have already been spent on the project. To calculate jobs, the construction spend figure above was divided by the average Scottish construction industry turnover/capital expenditure ratio of £153,321, which estimates the spend required to sustain one construction job for a period of one year – a Person Year Equivalent (PYE) job.

⁴ Investment includes: Infrastructure, castle and golf course renovation/construction, offsites, soft costs, sales/marketing/admin, Club/HOA subsidies and a contingency budget. It excludes the £45million that has been spent acquiring the land.

⁵ Investment includes home construction costs (excludes fit-out/furnishing of home).

The ratio is derived from Scottish Annual Business Statistics (SABS) data and averaged across the period of 2018-2021. The data has then been adjusted to reflect present day prices using the Office for National Statistics (ONS) GDP Deflator⁶.

Impacts

The gross construction impacts by investment are presented in **Table 3.1** below.

Table 3.1: Gross Construction Impacts

Group	Measure	Total
Discovery Land Company Investment (£370m)	PYE Jobs	2,610
	GVA	£159m
	Wages	£71m
Private Sector Leveraged Investment (£360m)	PYE Jobs	2,360
	GVA	£143m
	Wages	£63m

Note: These impacts are one-off and only occur during the construction period

As highlighted in **Section 3.1**, the gross impacts are then calculated as a net direct impact, which involves applying a displacement and leakage rate to the figures, as well as applying local and national multipliers to account for the wider indirect and induced economic impacts at both a Perth and Kinross and a Scottish level, **Table 3.2**.

Table 3.2: Net-direct Construction Impacts (Discovery Land Company + Leveraged Investment)

Region	Measure	Total
Perth and Kinross	PYE Jobs	2,620
	GVA	£160m
	Wages	£70m
Scotland	PYE Jobs	4,510
	GVA	£275m
	Wages	£121m

Note: These impacts are one-off and only occur during the construction period

⁶ ONS GDP Deflator, available here: [GDP_Deflators_Spring_Statement_March_2022_update.xlsx \(live.com\)](https://www.ons.gov.uk/gdp-deflators/spring-statement-march-2022-update.xlsx)

The construction activity on the Taymouth Castle Estate site is expected to create **2,620 one-off construction jobs** in Perth and Kinross, generating **£70 million in wages** and contributing **£160 million of GVA** to the local economy.

3.2.2 Operational On-going impacts

Overview

On completion of the infrastructure and wider capital works, the Taymouth Castle Estate development will contain a variety of different mixed-use operations, as set out in **Section 1.1** – the castle (operating as visitor accommodation), housing, restaurants, spa, golf course and Glenlyon farm and field activities. These will create and generate on-going economic benefits in the form of jobs, salaries/wages, and GVA to the local and national economy. Staff are likely to live relatively nearby, therefore for modelling purposes we can assume a fairly low leakage rate, with staff living and likely to be spending their wages within relatively close proximity of the site (helping to circulate and retain wealth locally).

Method

EKOS' assessment of gross and net impacts was informed by financial and employment data provided by Discovery Land Company (annual FTE employment and salaries) as well as utilising phasing data set out in the development masterplan document. To calculate GVA, an average GVA/Salary co-efficient of 60% for the Perth and Kinross region (taken from Scottish Annual Business Statistics⁷) was applied to the salary data, which was then converted to 2024 prices using Office for National Statistics (ONS) deflators.

Impacts

The gross impacts associated with the on-going running of the Taymouth Castle Estate when the development is fully operational is presented in **Table 3.3** below.

Table 3.3: Gross Onsite on-going Impacts

Measure	Total
FTE Jobs	250
GVA	£17m
Wages	£10m

⁷ <https://www.gov.scot/publications/scottish-annual-business-statistics-2021/>

Note: These impacts are on an annual, on-going basis.

Considering displacement, leakage and multiplier effects, the net-direct impacts at both a Perth and Kinross and Scotland level are presented in **Table 3.4** below.

Table 3.4: Net-direct Onsite on-going Impacts

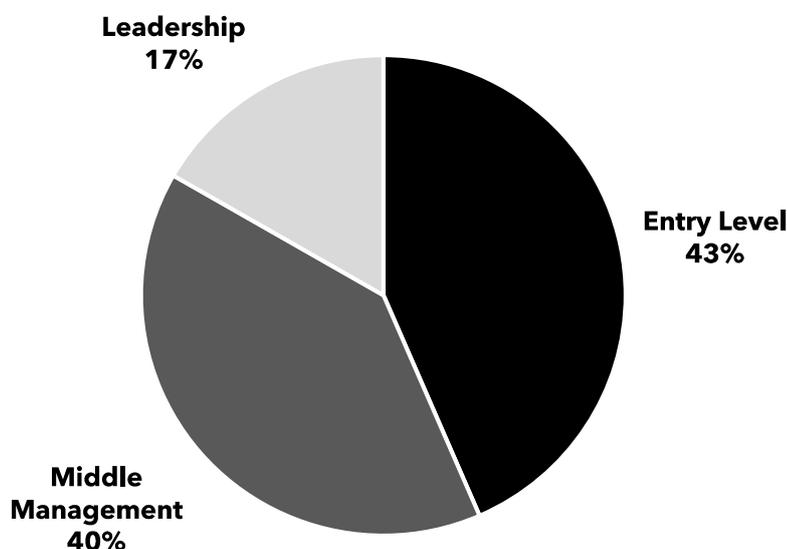
Region	Measure	Operational
Perth and Kinross	FTE Jobs	200
	GVA	£14m
	Wages	£8m
Scotland	FTE Jobs	270
	GVA	£19m
	Wages	£11m

Note: These impacts are on an annual, on-going basis.

The on-going net direct impact generated through the operations on the Taymouth Castle Estate are estimated at **200 FTE jobs, £8 million** in salaries/wages and a **GVA contribution of £14 million** per annum to the Perth and Kinross economy.

Of the aforementioned jobs, the split across seniority i.e., entry level, middle/management and leadership, is presented in **Figure 3.1** below. There is a mix of roles across levels of seniority, with a number of entry level positions available for those without formal training or those early in their careers, as well as senior and highly skilled roles for those building their careers or for those with significant industry experience.

Figure 3.1: Proportion of headcount by role level



The job roles can be categorised into the below 14 categories (**Table 3.5**), with the majority of roles falling under either culinary, food and beverage or residential services.

Table 3.5: Jobs on-site by category

Job Category	Proportion of headcount (%)
Culinary	21%
Food and Beverage	17%
Residential Services	13%
Facilities	8%
Member Services	8%
Security	7%
Golf Operations	6%
Gardens	5%
Farm and Field Sports	5%
Admin and General	5%
Development and Construction	2%
Spa and Fitness	2%
Outdoor Pursuits	1%
Sales and Marketing	1%

Source: Discovery Land Company

3.2.3 Off-site Spend

Overview

The proposed Taymouth Castle Estate includes accommodation offerings for members/visitors, including Taymouth Castle (23 suites) and the housing development (145 homes). This accommodation provision (attracting visitors to the local area) will generate an 'off-site spend' impact within the economy. Examples of this could be members/guests visiting local cafes/restaurants, spending money in shops or visiting local tourist attractions. This expenditure can (in large part) be attributed to the development itself, which has provided the accommodation provision for people to stay overnight, visit the area and spend money in the local economy.

Method

Impacts from off-site spend were informed by discussions with Discovery Land Company on the likely indicative spend patterns of visitors to Taymouth Castle Estate.

Spend patterns are modelled upon an indicative occupancy rate provided by Discovery Land Company, which is based on both the seasonality of the estate, i.e., likely to be primarily a summertime/holiday residence, as well as occupancy rates across other comparable Discovery Land Company estates.

The average spend data used in the analysis assumes an average per day per person spend of £100. The assumed off-site spend has been scaled up for the expected total number of visitors (based on the occupancy rate and assumed visiting group sizes) to give a total visitor spend. The visitor spend is divided by the average turnover per FTE across the 'Food and Beverage', and 'Arts and Entertainment' sectors of £53,000 - which is estimated using Scottish Annual Business Statistics.

Impacts

The gross impacts of the off-site spend are presented in **Table 3.6** below.

Table 3.6: Gross Off-site spending Impacts

Measure	Total
FTE Jobs	110
GVA	£3.0m
Wages	£2.0m

Considering leakage, displacement and multiplier effects, the net-direct impacts at both a Perth and Kinross and Scotland level are presented in **Table 3.7** below.

Table 3.7: Net-direct Off-site spending impacts

Region	Measure	Impacts
Perth and Kinross	FTE Jobs	55
	GVA	£1.5m
	Wages	£1.0m
Scotland	FTE Jobs	75
	GVA	£2.0m
	Wages	£1.5m

Off-site spending by those staying at the Taymouth Castle Estate, will have net direct effects in Perth and Kinross in creating **55 FTE jobs**, with associated **wages of £1.0 million** while contributing **£1.5 million of GVA** to the local economy, annually.

3.2.4 Household Spend

Overview

The 'household spending' covers the furnishings and internal appliance kit-out of the 145 proposed homes on the Taymouth Castle Estate. Spending impacts account for an initial one-off spend (i.e., furnishing/decorating the house) which will create jobs in the likes of the retail and wider construction industries.

Method

The one-off spend impacts have been calculated using spend forecast data provided by Discovery Land Company, which estimates an average spend of £80 per square foot on an average home size of 5,000 square foot. This figure has been scaled up for the 145 homes and applied to a weighted turnover per FTE ratio of £154,321 for a 'basket of household spend goods/services'. This spend data has been used to calculate job creation, wages and GVA generated in the local (Perth and Kinross) and national (Scotland) economy.

Impacts

The gross impacts of the household spend are presented in **Table 3.8** below.

Table 3.8: Gross one-off household spend impacts

Measure	Total
FTE Jobs	380
GVA	£23m
Wages	£10m

The net direct impacts associated with the initial one-off household spend, accounting for displacement, leakage, and multiplier effects, are presented in **Table 3.9** below.

Table 3.9: Net Direct one-off household spend impacts

Region	Measure	One-off Household Spend Impacts
Perth and Kinross	FTE Jobs	200
	GVA	£12m
	Wages	£5m
Scotland	FTE Jobs	280
	GVA	£17m
	Wages	£7m

Note: These impacts are one-off and only occur on initial furnish/kit-out of the property.

One-off spend by households moving into and furnishing houses on the Taymouth Castle Estate site will support **200 one-off FTE jobs** in Perth and Kinross, supporting **£5 million in wages** and **£12 million in GVA to the local economy**.

3.2.5 Long Term Net Impacts

In assessing the potential long-term impacts of the development (over a 25-year period)⁸, we have identified that the cumulative one-off construction, ongoing on-site operations, off-site spend and one-off household spending associated with the development will generate a significant level of net direct GVA and wages for Perth and Kinross as well as Scotland, as presented in **Table 3.10**.

Table 3.10: Cumulative 25-year Net Direct Present Value Impacts⁹

Measure	Perth and Kinross	Scotland
GVA	£390m	£590m
Wages	£210m	£320m

Over 25 years the proposed Taymouth development is estimated to generate **£390 million of GVA** for the Perth and Kinross economy, whilst supporting **£210 million in local wages**.

3.3 Financial Impacts

Apart from the economic benefits, the Taymouth Castle Estate will generate both one-off and on-going tax receipts, namely:

Land and Buildings Transaction Tax (LBTT)

Through the purchase of land, accommodation, and buildings as part of the development, Discovery Land Company will pay LBTT on all purchases. LBTT data was provided directly by Discovery Land Company.

⁸ HM Treasury Green Book identifies that appraisals should be undertaken for the anticipated lifetime of the new asset, up to 25 years.

⁹ The values within this table represent the estimated GVA and salaries generated via the one-off construction investment as well as the continuous operational jobs, off site spend and on-off household spend. They exclude the financial impacts e.g., income tax, council tax etc. These impacts have been discounted at 3.5% (HM Treasury's Social Time Preference Rate) for a period of 25 years to reflect the Present Value (PV).

Income Taxes and National Insurance

The on-going taxes generated and paid by staff working on the Taymouth Castle Estate site. These were calculated using the salary information provided by Discovery Land Company and then applied to the marginal Scottish tax rate¹⁰. This calculated the income tax and national insurance contributions on an annual basis.

Council Tax

The local taxation system administered by Perth and Kinross council that will be applied to the domestic properties on-site. The 145 properties on site are assumed to be within council tax band H (the highest banding) which has an annual charge of £4,444 a year¹¹. We have assumed that residents will pay the full 100% charge throughout their ownership.

Non-Domestic Rates

Discovery Land Company are in discussions on assessing the level of non-domestic rates payable on the estate. At present it is too early to confirm the amount but given the scope and scale of the completed development these are likely to be significant.

Overall Impacts

The financial and tax impacts deriving from the Taymouth Castle Estate development are detailed in **Table 3.11** below.

Table 3.11: Financial and Tax impacts - £s

Financial Impact	Annual (£)	25-year period - Discounted
Land and Buildings Transaction Tax	£3,200,000 (<i>one-off</i>)	
Income Tax and National Insurance	£3.1m	£55m
Council Tax	£0.6m	£11m

Over a 25-year period the Taymouth Castle Estate development will generate **£55million in income tax and national insurance receipts**, as well as **£11million in council tax**.

¹⁰ See <https://www.mygov.scot/income-tax-rates-and-personal-allowances>

¹¹ See <https://www.pkc.gov.uk/Counciltaxbanding>

4 Wider Socio-Economic Benefits

While the Economic Impact Assessment provides evidence as to the economic activity that potentially could be delivered by the Taymouth Castle Estate development, it is important that consideration is also made of the wider (often less tangible) impacts that could be realised through the development.

Below we have considered the wider benefits in terms of:

- Local Contractors.
- Local Suppliers.
- Kenmore Village Assets

Local Contractors

The developers anticipate using local contractors as much as possible during the construction phase of the development. This includes the use of local architects/engineers, suppliers, and labour.

Several local businesses have already been contracted to carry out various elements of work, a selection of the services used and their location within Perth and Kinross is shown in **Table 4.1** below.

Table 4.1: Local Contractors Used¹²

Service	Business Location
Civil Engineering	Aberfeldy
Electrical Services	
Plumbing/Heating	
Joinery	
Cleaning	
Architecture Services	
Agricultural Engineer	
Painters/Decorators	Perth
Fire Training/medical training and HSE reviews	
Cost Consultants	
Environmental Consultants	
Archaeological Services	Perth and Kinross
Security Manpower	
Tree Management Services	Blairgowrie
Plumbing/Heating	

Source: Discovery Land Company

On top of the use of local contractors, any contractors travelling to work on-site from further afield have been staying in accommodation in the local area (predominantly in Aberfeldy), including:

- Moness Country Resort, Aberfeldy.
- Schiehallion Hotel, Aberfeldy.
- Breadalbane Hotel, Aberfeldy.
- Ailean Chraggan Hotel, Weem.

Two local homes have also been rented to house the contracted security team.

The use of local hotels/accommodation during construction - which will continue to scale up as the development progresses - will generate indirect and induced supply chain benefits to the local area, with contractors spending money in local businesses e.g., shops, restaurants etc, while on site.

¹² A number of contractors from elsewhere in Scotland have also been utilised, although the table is intended to just show those local to the development site.

Local Suppliers

As captured earlier in the report, the scale of the project will generate benefits for businesses within the supply chain (captured as part of the multipliers used). Several local businesses have already been used by the Taymouth Castle Estate, with many continuing to be used. This will help to retain and circulate wealth with the local and regional economy.

The developers are keen to use local suppliers as much as possible and help retain expenditure in the local economy. A selection of some of the local services already used during construction are shown in **Table 4.2**.

Table 4.2: Local Suppliers used¹³

Service	Location
Building Merchants	Perth
Biomass Units	Aberfeldy
Guiding services for guests	Aberfeldy
Guiding service, bike servicing and provision of biking equipment	Comrie
Supply of mountain bikes and equipment)	Perth
Construction of outdoor activity adventure courses	Aberfeldy
Supply of Haglofs outdoor clothing	Perth
Land-based training courses	Perth
Accommodation	Aberfeldy
Provision of all staff food on site - daily	Aberfeldy
Provision of fire extinguishers	Perthshire
Provision of lunches for estate employees	Aberfeldy
Use of local Gillies and Shooting instructor	Kenmore
Tyre work on all company vehicles	Perth

Source: Discovery Land Company

¹³ A number of suppliers from elsewhere in Scotland have also been utilised, although the table is intended to just show those local to the development site.

Moness Resort

The Moness Resort in nearby Aberfeldy was recently purchased by an affiliate company, with approximately £10million invested in the facility so far. The resort continues to operate, with plans for considerable further renovations and investment to be made over the coming years to enhance and modernise the resort. It's anticipated that the resort can/will also be utilised as staff accommodation for the Taymouth Castle Estate.

Kenmore Village Assets

Although not assessed as part of the economic impact assessment, affiliate companies own properties in the village of Kenmore that have, or will be, significantly renovated and refurbished. At present these include the following: Kenmore Hotel, the village shop, Taymouth Trading, Brae Cottages, Am Fasgadh and Gatehouse, Paper Boat, Police House, St. Margaret's and Willowbank, Nurses Cottage, and the Boathouse cottages.

The Kenmore Hotel closed in March of 2022 and is undergoing significant renovation works, including to the hotel's plumbing and electrical systems to bring it up to modern standards. It's anticipated that the fully renovated hotel will be re-open again in 2026. The village shop will be open again in 2024 after the renovation works are completed. Taymouth Trading is planned to be re-opened as a restaurant/pub and will be open to the public for meals and drinks.

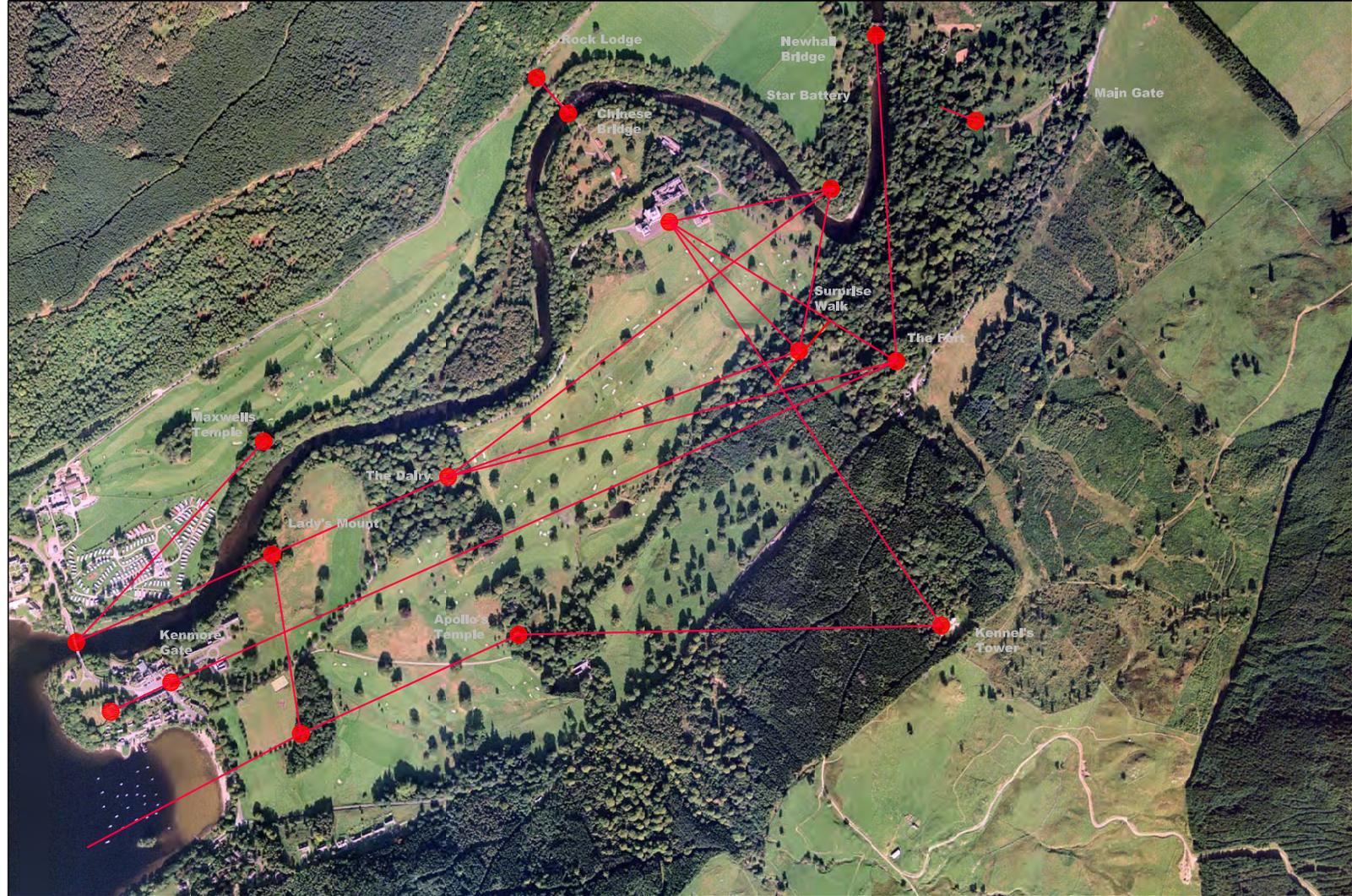
In total, there is estimated to be approximately £30 million spent on capital works across the various village properties. Based on the construction co-efficient used to model the CAPEX impacts within the Taymouth Castle Estate, the investment would support in the region of 200 additional (gross) one-off construction jobs, as well as wages and GVA of circa £5m and £12m respectively, over the renovation period. We have excluded the on-going operational benefits from the report due to the fact that the Kenmore Hotel and Village shop were running prior to acquisition.



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Notes



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FIGURE 6.4

TAYMOUTH CASTLE ENVIRONMENTAL STATEMENT

HISTORIC VIEWPOINTS

Scale at A3 : 1:10,000

Drn	SL	Appd	Revised
Chk	SB	Date	Date
		21.11.03	



Location F

Location E

Location A

Location H

Location B

Location C

Location D

Location G

F2 - Location A



F3 - Location B



F4 - Location C



F5 - Location D



F6 - Location E



F7 - Location F



F8 - Location G



F9 - Location H

