

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT
1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name Logiealmond Estate Ltd

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Kindrumpark Farm
Logiealmond

Postcode PH1 3TD

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E-mail*

Agent

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Contact Telephone 1

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E-mail*

Mark this box to confirm all contact should be
through this representative: ☒

*Do you agree to correspondence regarding your review being sent by e-mail? Yes

Planning Authority

Perth and Kinross

Planning authority's application reference number 26/00162/FLL

Site address Land 2.5km north of Logiealmond Shooting Lodge, Logiealmond, PH1 3TG

Description of proposed development

Siting of six holiday accommodation units with raised decking, formation of access road, parking
and associated works

Date of application 09/02/2026

Date of decision (if any) 09/04/2026

Note. This notice must be served on the planning authority within three months of the date of the
decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | | |
|----|---|-------------------------------------|
| 1. | Application for planning permission (including householder application) | ☒ |
| 2. | Application for planning permission in principle | ☐ |
| 3. | Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | ☐ |
| 4. | Application for approval of matters specified in conditions | ☐ |

Reasons for seeking review

- | | | |
|----|--|-------------------------------------|
| 1. | Refusal of application by appointed officer | ☒ |
| 2. | Failure by appointed officer to determine the application within the period allowed for determination of the application | ☐ |
| 3. | Conditions imposed on consent by appointed officer | ☐ |

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may mark more than one box if you wish the review to be conducted by a combination of procedures.

- | | | |
|----|--|-------------------------------------|
| 1. | Further written submissions | ☐ |
| 2. | One or more hearing sessions | ☒ |
| 3. | Site inspection | ☐ |
| 4. | Assessment of review documents only, with no further procedure | ☐ |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

It is the applicant's view that the recommendation of refusal is primarily predicated on an incorrect interpretation of NPF4 Policies 29 (Rural Development) and 30 (Tourism) and LDP Policy 8 (Rural Businesses and Diversification) which require detailed discussion.

Furthermore, whilst recognising the subjective nature of landscape and visual impacts, it is considered that the case officer has applied an overly negative interpretation of the likely impacts of the proposed development without fully considering the merits of the careful and sensitive design of the pods and the significant tree planting mitigation.

Site inspection

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

- | | | |
|----|---|----|
| 1. | Can the site be viewed entirely from public land? | No |
|----|---|----|

2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Although there are no barriers to entry, it would be preferable to be accompanied by the Estate Manager who is familiar with the terrain and associated land management

Statement

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.

Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please refer to accompanying Notice of Review Supporting Statement

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

The Logiealmond Estate Plan is submitted to specifically address reason for refusal 1 relating to the site selection process. This matter was not previously raised by the case officer during the processing of the application, so the Estate had no opportunity prior to this review request to provide this information.

List of documents and evidence

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.

Notice of Review Supporting Statement.

A series of visualisations and photomontages prepared by the project landscape architect graphically illustrating the lack of visual impact on account of the pods carefully considered eco-design and associated tree planting mitigation (this specifically addresses reason for refusal 2). Nine additional letters of support, including the Scottish Tourism Alliance, UK Hospitality Scotland and the Perthshire Chamber of Commerce.

Logiealmond Estate Plan (please see above).

Documentation lodged as part of the planning application, viewable via the Council's planning portal.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

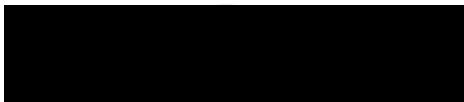
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed:



Date: 07/07/2026

Introduction

- 1.1 This **Notice of Review Supporting Statement** has been prepared on behalf of **Logiealmond Estate Ltd** (the Applicant) against the decision taken by Perth & Kinross Council (the Council) on **9th April 2026** to refuse planning permission (**Reference No. 26/00162/FLL**) for the **Siting of 6 Holiday Accommodation Units and Associated Support Infrastructure on land 2.5km north of Logiealmond Shooting Lodge, Logiealmond, PH1 3TG**.

Reasons for Refusal

- 1.2 The Council's **Reasons for Refusal** can be summarised as follows:

1. Contrary to NPF4 Policies 29 (Rural Development) and 30 (Tourism) and Policy 8 (Rural Business and Diversification) of the adopted Perth and Kinross Local Development Plan 2 2019, the proposal fails to demonstrate that the holiday pods represent appropriate rural development or tourism use in this location. Insufficient justification has been provided to establish the need for this distinct form of accommodation, nor has it been demonstrated that alternative locations within the Estate's landholdings have been considered.

2. Contrary to NPF4 Policies 4 (Natural Places) and 14 (Design, Quality and Place) and Policy 39 (Landscape) of the adopted Perth and Kinross Local Development Plan 2 2019, the proposed development would result in significant adverse landscape and visual impacts and the proposed mitigation, including green roofs and planting, would not adequately address the fundamental harm arising from the siting of the development in this upland location.

3. Contrary to Policy 53B (Foul Drainage) and Policy 53C (Surface Water Drainage) of the adopted Perth and Kinross Local Development Plan 2 2019 and NFP4 Policy 22 (Flood Risk and Water Management), insufficient information has been provided to demonstrate that adequate foul and surface water drainage arrangements can be delivered or maintained for the site, including safe and reliable access for the servicing and desludging of the proposed septic tank.

Proposed Development and Site Description

- 1.3 With respect to a description of the proposed development and the review site, to avoid unnecessary repetition, the Applicant is largely content to rely on that detailed in the Case Planning Officer's Report of Handling except for his reference to the site occupying an *"undeveloped upland ridge location"*. Part of the site previously housed a gamekeeper's bothy, the timber remains and concrete base of which, are clear on the ground and evident from photographs submitted by the Applicant. Although in an upland location, the proposed development also sits below the ridge in a flattish 'bowl shaped' area, largely screened from views on account of the surrounding topography. These aspects played a key part in the site selection process.

Technical & Environmental Considerations including Third Party Representations

- 1.4 As evidenced by the content of the Case Planning Officer's Report of Handling and the substance of the consultation responses from the Council's Internal Flooding and Drainage Team, Regulatory Service Manager, Transport Planning, Environmental Health and the Perth and Kinross Heritage Trust, subject to suitably worded planning conditions and informatives

where appropriate, there are no formal objections to the proposed development in terms of water and drainage provision, flooding, availability of water supply (private), road safety issues including vehicular access and car parking provision and, impacts on archaeological interests.

- 1.5 There are also no consultation responses or adverse comments from the Case Planning Officer advising that there are any impacts on the nearby core path or the wider surrounding core path network, natural heritage/ecological interests including groundwater fed habitats, soils, peat management, agricultural land or biodiversity matters, thereby confirming compliance with the relevant NPF4 and LDP2 planning policies and associated guidance covering such matters.
- 1.6 The planning application was the subject of 17 letters of representation – nine in support and eight objections specifically raising issues such as being contrary to the Development Plan in relation to tourism and rural development, landscape and visual impact, lack of a business plan and appropriate planning policy justification and, a lack of detailed drainage information, all of which form the core of the Case Officer's three reasons for refusal and are addressed below.
- 1.7 Other third-party issues including access, archaeological impacts, impact on the core path network and waste storage and collection, have all been addressed above and have no sustainable basis. As for the proposal's relationship with the yet to be submitted neighbouring wind farm proposal, it is difficult to understand the relevance of this as a material consideration given that, as the Local Review Body will be aware, each application is required to be determined on its own merits and no current application for the wind farm currently exists.
- 1.8 This review submission is accompanied by a further nine letters of support including representations from the Scottish Tourism Alliance, UK Hospitality Scotland and the Perthshire Chamber of Commerce who collectively provide strong support for the proposals highlighting the following:
- 1.9 Logiealmond Estate since 2019 has made a significant contribution to Perthshire's economy and created an award-winning tourism destination through substantial investment (more than £31m to date and a further £12m proposed), job creation and support for local businesses. Importantly, the Estate has demonstrated a strong commitment to using local contractors and suppliers, helping to sustain employment, strengthen local supply chains and retain economic value within the region.
- 1.10 The proposed pods represent a natural extension of the Estate's current tourism offering, would broaden the range of accommodation available to visitors and help meet growing demand for high-quality, nature-based accommodation. The development will increase visitor capacity, encourage longer stays and generate additional spending across local hospitality, retail and service businesses. There is a strong and growing demand for distinctive, nature-based accommodation experiences. The proposed pods would provide a unique "off-grid" tourism product, allowing visitors to experience Scotland's landscapes in a way that is increasingly sought after by both domestic and international markets.

- 1.11 The proposal supports the continued diversification of a rural estate business and will encourage visitors to stay longer in Perthshire and generate additional economic benefits for the wider local area. It will help strengthen Perthshire's visitor economy in full accordance with the Perth and Kinross Tourism Strategy and Action Plan 2025-2030 and aligns with Scotland's wider ambitions to strengthen rural tourism, support sustainable economic growth and encourage visitors to engage with our natural environment responsibly.

Reason for Refusal 1

- 1.12 The Applicant and the Case Planning Officer would appear to be in broad agreement that the principle of the proposed development is supported by the following:
- 1.13 **NPF4 Policy 29 (Rural Development)** which supports rural diversification proposals that are suitably scaled, sited and designed to be in keeping with the character of the surrounding area and **contribute to the viability, sustainability, and diversity of rural communities and the local rural economy.** (my emphasis).
- 1.14 **NPF4 Policy 30 Tourism** which supports development proposals for new or extended tourist facilities including accommodation which *inter alia*, make a positive contribution to the local economy through investment and job creation; are compatible with the surrounding area in terms of the nature and scale of the activity; **and create opportunities to provide access to the natural environment.** (my emphasis)
- 1.15 **Policy 8 Rural Business and Diversification** of the **adopted Perth and Kinross Local Development Plan 2 2019** which supports the expansion of existing tourism related businesses in rural areas, particularly where it can be demonstrated that they improve the quality of existing visitor facilities and **allow a new market to be exploited.** (my emphasis)
- 1.16 The key points of contention are that in the Case Officer's opinion, the Applicant has failed to justify sufficient need and failed to demonstrate that alternative locations within the Estate were considered.
- 1.17 The Applicant would contend that neither **NPF4 Policies 29 or 30** or **LDP2 Policy 8** are the subject of a needs test and, as a well-established business and successful tourist accommodation provider that has made, and continues to make, a significant contribution to the local rural economy in the area, the Applicant is well placed to understand the demand for the different type of tourist accommodation proposed, as recognised by representations of strong support from the Scottish Tourism Alliance, UK Hospitality Scotland and the Perthshire Chamber of Commerce. Clearly there is a demand, otherwise why would the Applicant speculatively invest in something that was not commercially viable?
- 1.18 As highlighted above, the proposal will help the Estate to continue contributing to the viability, sustainability, and diversity of the rural community and the local rural economy through job creation and the safeguarding of employment; create an opportunity to provide access to the natural environment for a wider variety of people who otherwise might be denied; and allow a new and different market to be exploited which will provide for a more inclusive, cheaper form of accommodation than that currently promoted by the Estate.

- 1.19 With respect to the issue of considering alternative locations, the Applicant would agree that on 'face value' the Estate would appear to have several locations that could accommodate the remote/off-grid experience offered by the proposed accommodation.
- 1.20 The proposed site was not chosen randomly but selected following a detailed site assessment process. In this regard, as graphically articulated on the submitted Logiealmond Estate Plan, most of the Estate was discounted on account of the take up of large arable farming projects, quarry uses, extensive tree planting areas, closeness to existing residential properties thereby diminishing the remote/off-grid experience, topography, distance from existing estate tracks requiring new intrusions and disruption, and avoiding extensive areas of ground nesting birds identified in a bird survey undertaken in 2019.
- 1.21 Furthermore, as highlighted earlier, the site has previously been partly built on and, although located on high ground, forms part of a 'bowl shaped level area' broadly screened from view on account of the surrounding topography.
- 1.22 This information would have been submitted at the time of the application but was negated on the surprise receipt of the delegated refusal.

Reason for Refusal 2

- 1.23 The very subjective nature of building design, associated siting and perceived landscape visual impacts and the interpretation of the relevant policy tests and guidance that assess the merits or otherwise of proposals is fully acknowledged.
- 1.24 However, contrary to the views of the Case Officer, it is considered that the proposal is consistent with the aims and objectives of **NPF4 Policies 4 (Natural Places)** and **14 (Design, Quality and Place)** and **PKLDP2 Policy 39 Landscape** which collectively seek to achieve high levels of design and avoid developments that would have an unacceptable impact on the natural environment.
- 1.25 The Applicant does not agree with the Case Officer's assertion that the proposed development would result in significant adverse landscape and visual impacts and the proposed mitigation, including green roofs and significant tree planting, would not adequately address the fundamental harm arising from the siting of the development in this upland location.
- 1.26 To demonstrate this, the Applicant's Landscape Architect has prepared and submitted a series of illustrations and photomontages which clearly demonstrate that the proposal would have very limited visual impacts and, in time, the proposed tree planting mitigation would provide for a significant uplift in the area. Question marks have been raised by third parties as to the deliverability of the planting scheme. The landscape architect is confident of success and points to the recent success of higher-level planting/restoration work at Ben Lawers. It is also worth noting that the Scottish Hills were once covered in trees at high altitudes.

Reason for Refusal 3

- 1.27 The refusal reason relating to drainage does not state that these matters cannot be achieved. Rather, they claim that they have not been satisfactorily demonstrated to meet the required level of standard detail.

- 1.28 As previously stated, no objections have been raised by any statutory or internal Council consultees that would indicate the proposed pods are incapable of being serviced. The application is supported by information in the Design Statement demonstrating how drainage, both foul and surface water, can be achieved to the appropriate standards. Supporting information has been provided indicating that a compliant private drainage solution is achievable.
- 1.29 There is no substantiated technical evidence that demonstrates satisfactory drainage cannot be achieved. As such, these matters do not constitute a reasonable basis for refusal and, as would be standard practice, can be satisfactorily addressed by way of a suitably worded planning condition(s) to be discharged prior to development commencing.

Planning Conditions

- 1.30 If the Local Review Body is minded to grant planning permission, the planning conditions and informatives attached to the consultation responses submitted by the Regulatory Services Manager, Transport Planning and the Council's Internal Flooding Team in respect of water supply, cycle provision and drainage respectively are acceptable to the Applicant.

Farningham Planning Ltd
7th July 2026

LOGIEALMOND ESTATE PLAN KEY:

- Logiealmond Estate Boundary
- Proposed Pods Location
- Known ground nesting bird locations

Logiealmond Estate Developments

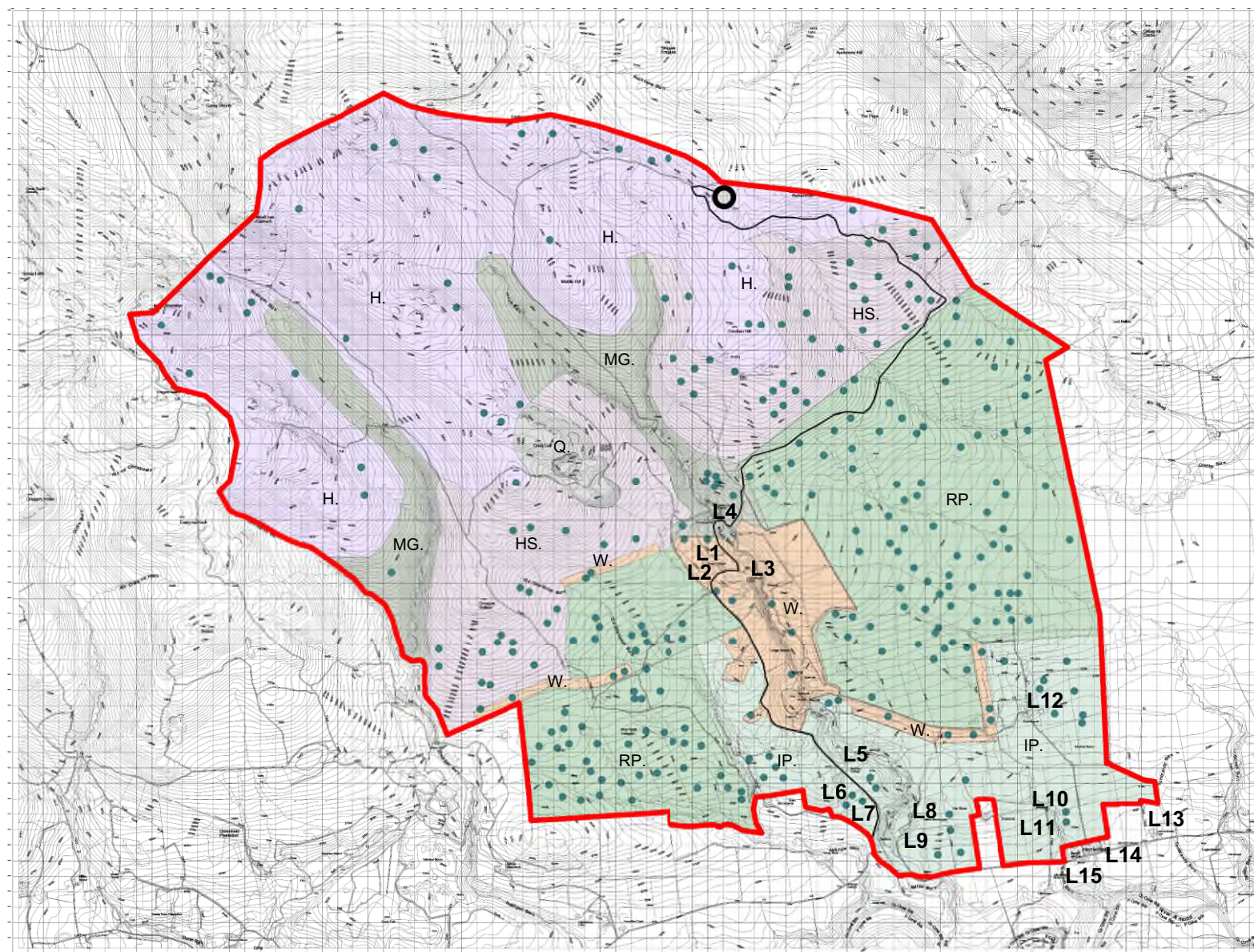
Since 2019 the owners of Logiealmond Estate have undertaken developments at the locations identified as follows:

- L1:** Lodge Cottage Courtyard Cluster:
- Refurbishment of historic Lodge Cottage
- Conversion of historic bothy to tourist accommodation
- Conversion of historic steading to tourist accommodation
- Conversion of historic kennels to tourist accommodation
- Associated ground source heat pump installations
- L2:** - Spa building development (planning approved)
- L3:** - New dwellinghouse on site of existing shooting lodge (planning approved)
- L4:** - New staff accommodation 'Sheep Pen Cottage'
- Associated ground source heat pump installation
- L5:** - Refurbishment of historic cottage 'Bonellas Cottage'
- Associated ground source heat pump installation
- L6:** - Refurbishment of historic farmhouse and conversion of existing ruined steading buildings to form tourist accommodation
- Associated ground source heat pump installations
- L7:** - New entrance gates, bin store and access road surface improvements including hedge planting and lighting
- L8:** Milton Manse:
- Refurbishment of historic 'Milton Manse' to form tourist accommodation
- Conversion of historic 'Milton Barn' to form tourist accommodation
- Associated ground source heat pump installations
- L9:** Milton Farm:
- Conversion of historic farm steading to form tourist accommodation 'Milton Steading'
- New build house on site of historic farmhouse ruin to form tourist accommodation 'Milton Farmhouse'
- Associated ground source heat pump installations
- L10:** - New build house on site of historic farm cottage ruin to form staff accommodation (planning approval)
- L11:** - New farm shop, microbrewery and estate offices building (planning approved)
- L12:** Kindrumpark Farm:
- Refurbishment of historic farmhouse to form staff accommodation
- Change of use of existing farm buildings to form estate offices
- New agricultural storage buildings
- Arable farm operations
- L13:** Laverockbank Farm:
- Refurbishment of historic farmhouse to form tourist accommodation
- Change of use and refurbishment of ancillary accommodation to form tourist accommodation
- Arable farm operations
- L14:** Harrietfield:
- Refurbishment of existing dwelling house to form tourist accommodation
- L15:** Harrietfield:
- Refurbishment of existing 'Greystones Manse' to form staff accommodation

Logiealmond Estate Land Classification

The following habitat categories have been designated to the land as identified on the plan:

- H.:** Hills - very steep hill slopes and rocky outcrops
- HS.:** Hill slopes - steep hill slopes with grouse nesting and breeding
- MG.:** Moorland glen - predominantly tree planting with limited access
- W.:** Woodland - woodland and bogland areas not suitable for new development
- RP.:** Rough pasture areas - farm and sheep/farming operations
- IP.:** Improved pasture areas - arable farming operations
- Q.:** Quarry - Craig Lea quarrying operations



LOGIEALMOND ESTATE PLAN

Proposed Holiday Pods, Logiealmond Estate
Supporting Photomontage Visualisations
May 2026

hepla

Contents

1. Introduction4

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Figure 1.3.1, Landscape Strategy

1. Introduction

1. HEPLA was invited to prepare photomontage visualisations for the proposed cluster of six holiday pods adjacent to the extant access track and grouse butts, within the managed grouse moorland hills above Logiealmond Lodge, Perthshire.

Applied Mitigation

2. The photomontages illustrate the Proposed Development at both Year 1 after construction and at Year 15 after the proposed native montane scrub and woodland have established.
3. The pods as constructed will include green roofs and elevations will be formed across the exterior of the pods, using moorland turves won from the construction of the associate access track/pod foundations, to integrate the new built form into the surrounding landscape. This is illustrated in the Year 1 visualisations. The c.1.8 m high deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the Year 1 visualisations. The location of the deer fencing is marked on **Figure 1.3.1** of the Landscape Statement that accompanied the planning application.
4. The proposed mitigation planting, illustrated in the Year 15 visualisations, comprises a large tract of new native woodland planting within the upper reaches of the Milton Burn to the south west and the Crachy Burn to the south east. This is proposed alongside a large area of montane scrub woodland around the proposed pods. This planting is intended to increase the biodiversity and also create an attractive setting to the pods. This native planting will establish over the medium term to provide a level of further visual softening to the immediate setting of the pods and break up direct views to the pods and the adjacent tracks. The planting will assist in integrating the pods in wider views. The extent of the woodland and associated fencing is illustrated on **Figure 3.1.1**.
5. A total of 74 hectares of new native woodland planting is proposed, comprising 19.5 hectares of montane woodland scrub and 54.5 hectares of upland riparian woodland. The recent project to plant native woodland including riparian and montane woodland/scrub species within the corridor of the Edramucky Burn within the Ben Lawers National Nature Reserve provides an appropriate local reference for the for type, elevation and nature of planting proposed. This woodland corridor and the associated walking route are described at the following link: <https://www.nts.org.uk/visit/places/ben-lawers/highlights/walks>
6. The proposed species mixes, based on those used in the Edramucky Burn restoration at Ben Lawers and other similar montane woodland projects in Scotland, are listed on **Figure 1.3.1** of the Landscape Statement.

2. Supporting Graphics

Approach

7. The LVA is supported by a range of figures including viewpoint photography. These have been prepared in adherence to the principles presented in the Landscape Institute's Advice Note TGN 06/19 Visual Representation of Development Proposals, Landscape Institute, September 2019.

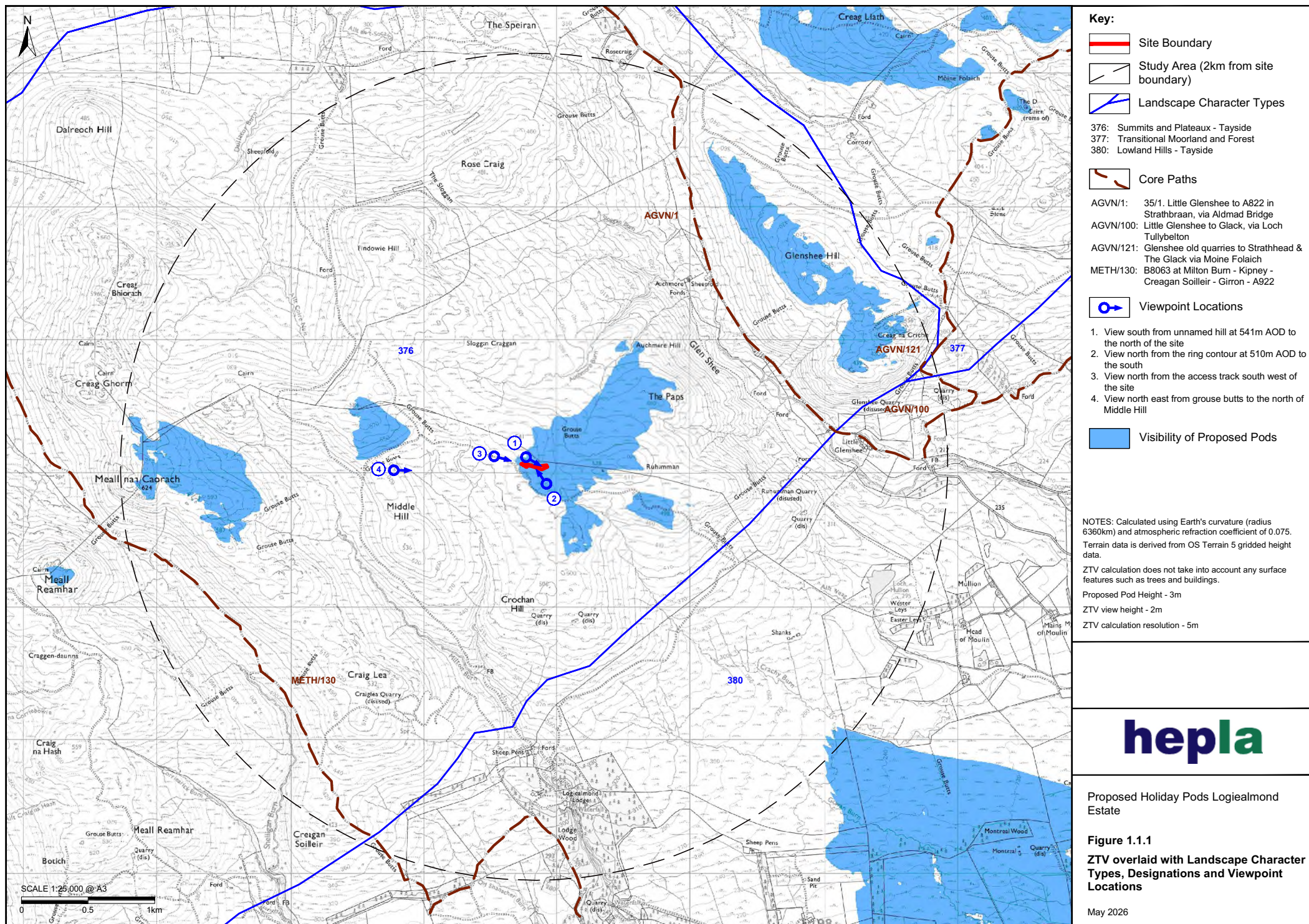
Photography

8. Photography was undertaken through the use of a full frame digital Single Lens Reflex (dSLR) camera mounted with a 50 millimetre (mm) 'fixed' lens (Canon EOS 5d). The camera was mounted on a tripod with a panoramic head in order to obtain a stable platform for the single frame and panoramic views.

9. The position of the tripod was recorded with a handheld GPS device. In addition to recording the location of the viewpoint, observations with regard to time of day, weather, cloud cover, and visibility were recorded.
10. Following completion of the fieldwork, the photography was reviewed and the clearest images selected for the production of panoramic images. In some cases, small adjustments are made to the images through the use of Adobe Photoshop/CS3 software in order to improve clarity.
11. The panoramas were then prepared through the joining of two or more images (typically three) in Photoshop.

Visualisations

12. The visualisations supporting the Landscape Statement have been presented in order to provide a view of the proposed development within its landscape context and assist the assessor in determining the change and resultant effect on the viewpoint location.
13. The photomontages have been prepared through the use of photomontage software. The proposed development has been accurately positioned in the photograph/panorama and rendered so as to account for cloud cover, sun position and colour of the proposed development.
14. While every effort is undertaken to render the proposed development to account for the prevailing lighting conditions.
15. The presentation of graphics material requires careful consideration in order to prepare a visualisation that provides an accurately scaled depiction of the proposed development for use at the viewpoint location. In this instance, where a photomontage has been prepared for a viewpoint, the photomontage has been presented at A3 height and A1 width.
16. These comprise of baseline panorama and matching photomontage. A panorama, using an angle of view of 90°, illustrating the existing view presented alongside an identically sized matching photomontage. The size of the image and matching wireframe is 820mm by 130mm, with a 90° horizontal field of view and a 14.2° vertical field of view.
17. To accommodate the required field of view the image is presented as a cylindrical projection. This format shows the wider landscape context within which the proposed development will sit, and allows direct comparison of the changes to be made in addition to providing a useful aid memoire. The recommended viewing distance for these visualisations is at a comfortable arm's length, as set out on the visualisation figure.





Viewpoint 1 Information:
View south from unnamed hill at 541m AOD to the north of the site

Grid Reference: 295765, 734125
Bearing to Site: 125°
Distance to Site: 135m
Camera Make: Canon EOS 5D Mk II
Camera Lens: 50mm
Date: 24/07/2025
Time: 09:20

Viewing Instructions:
View flat at a comfortable arms length

Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.



Proposed Holiday Pods Logiealmond Estate

Figure 1.2.1a
Viewpoint 1:
View south from unnamed hill at 541m AOD to the north of the site

May 2026



Viewpoint 1 Information:
View south from unnamed hill at 541m AOD to the north of the site

Grid Reference:	295765, 734125
Bearing to Site:	125°
Distance to Site:	135m
Camera Make:	Canon EOS 5D Mk II
Camera Lens:	50mm
Date:	24/07/2025
Time:	09:20

Viewing Instructions:
View flat at a comfortable arms length

Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.

hepla

Proposed Holiday Pods Logiealmond Estate

Figure 1.2.1b
Viewpoint 1:
View south from unnamed hill at 541m AOD to the north of the site
May 2026



Viewpoint 2 Information:
View north from the ring contour at 510m AOD to the south

Grid Reference: 295927, 733918
Bearing to Site: 5°
Distance to Site: 125m
Camera Make: Canon EOS 5D Mk II
Camera Lens: 50mm
Date: 24/07/2025
Time: 09:40

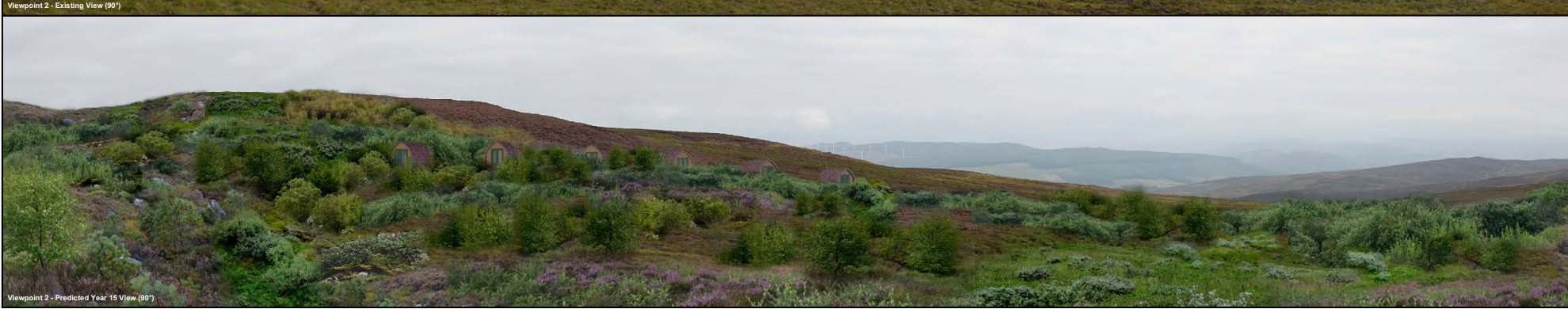
Viewing Instructions:
View flat at a comfortable arms length

Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.

hepla

Proposed Holiday Pods Logiealmond Estate

Figure 1.2.2a
Viewpoint 2:
View north from the ring contour at 510m AOD to the south
May 2026



Viewpoint 2 Information:
View north from the ring contour at 510m AOD to the south

Grid Reference: 295927, 733918
Bearing to Site: 5°
Distance to Site: 125m
Camera Make: Canon EOS 5D Mk II
Camera Lens: 50mm
Date: 24/07/2025
Time: 09:40

Viewing Instructions:
View flat at a comfortable arms length

Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.



Proposed Holiday Pods Logiealmond Estate

Figure 1.2.2b
Viewpoint 2:
View north from the ring contour at 510m AOD to the south

May 2026



Viewpoint 3 Information:
View north from the access track south west of the site

Grid Reference: 295535, 734125
Bearing to Site: 110°
Distance to Site: 350m
Camera Make: Canon EOS 5D Mk II
Camera Lens: 50mm
Date: 24/07/2025
Time: 10:25

Viewing Instructions:
View flat at a comfortable arms length

Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.

hepla

Proposed Holiday Pods Logiealmond
May 2026

Figure 1.2.3a
Viewpoint 3:
View north from the access track south west of the site

September 2025



Viewpoint 3 - Existing View (90°)



Viewpoint 3 - Predicted Year 15 View (90°)

Viewpoint 3 Information:
View north from the access track south west of the site

Grid Reference: 295535, 734125
Bearing to Site: 110°
Distance to Site: 350m
Camera Make: Canon EOS 5D Mk II
Camera Lens: 50mm
Date: 24/07/2025
Time: 10:25

Viewing Instructions:
View flat at a comfortable arms length

Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.

Proposed Holiday Pods Logiealmond
May 2026

Figure 1.2.3b
Viewpoint 3:
View north from the access track south west of the site
September 2025



Viewpoint 4 Information:
View north east from grouse butts to the north of Middle Hill

Grid Reference: 294782, 734020
Bearing to Site: 90°
Distance to Site: 1.10km
Camera Make: Canon EOS 5D Mk II
Camera Lens: 50mm
Date: 24/07/2025
Time: 10:50

Viewing Instructions:
View flat at a comfortable arms length

Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.

hepla

Proposed Holiday Pods Logiealmond Estate

Figure 1.2.4a
Viewpoint 4:
View north east from grouse butts to the north of Middle Hill

May 2026



Viewpoint 4 Information:
View north east from grouse butts to the north of Middle Hill

Grid Reference: 294782, 734020
Bearing to Site: 90°
Distance to Site: 1.10km
Camera Make: Canon EOS 5D Mk II
Camera Lens: 50mm
Date: 24/07/2025
Time: 10:50

Viewing Instructions:
View flat at a comfortable arms length

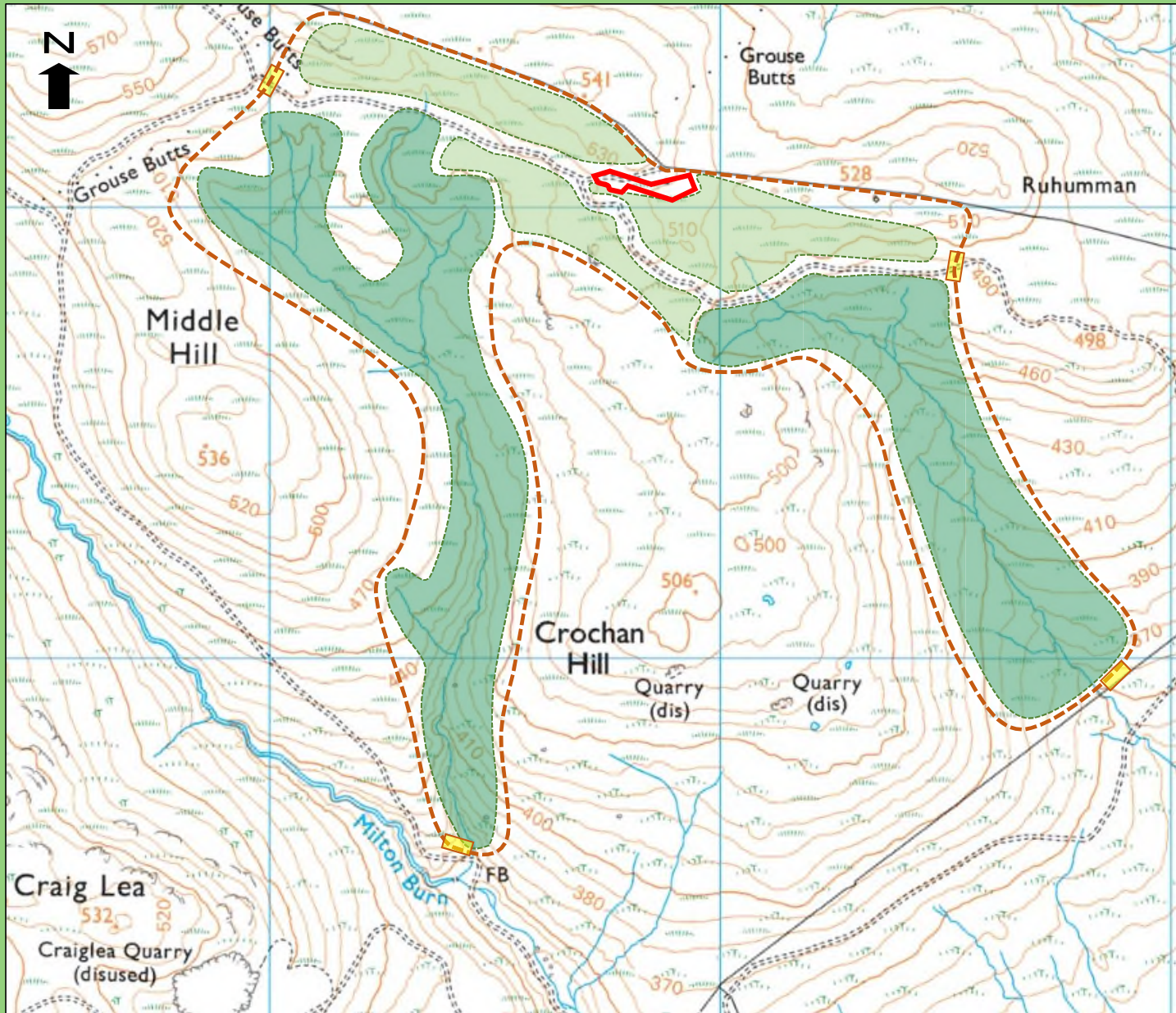
Please Note:
The c.1.8 m height deer fencing that will be necessary to protect the proposed planting from grazing is also illustrated in the photomontage visualisations.
The location of the deer fencing is marked on Figure 1.3.1 of the Landscape Statement that accompanied the planning application.

hepla

Proposed Holiday Pods Logiealmond Estate

Figure 1.2.4b
Viewpoint 4:
View north east from grouse butts to the north of Middle Hill
May 2026

FIGURE 1.3.1: Landscape Strategy



KEY



Proposed Holiday Pods



Proposed stock proof/rabbit proof fencing

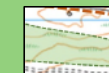


Proposed cattle grids/gates



Proposed long term retention native riparian upland woodland, indicative species mix:

Alnus glutinosa – Alder
Betula pendula – Silver Birch
Betula pubescens - Downy Birch
Corylus avellana - Hazel
Crataegus monogyna - Hawthorn
Juniperus communis – Juniper
Populus tremula - Aspen
Salix caprea - Goat willow
Salix cinerea - Grey willow
Sorbus aucuparia – Rowan



Proposed long term retention native montane scrub, indicative species mix:

Betula pubescens - Downy Birch
Juniperus communis – Juniper
Populus tremula – Aspen
Salix lanata - Woolly willow
Salix myrsinites - Whortle-leaved willow
Salix lapponum - Downy willow
Salix arbuscula - Mountain willow
Salix aurita - Eared willow
Salix reticulata - Net-leaved willow
Salix myrsinifolia - Dark-leaved willow
Salix phylicifolia - Tea-leaved willow



Tue 28/04/2026 20:31



Logiealmond Estate Pods.

To  Alan Farningham

My husband and I have lived in Harrietfield for over sixty years.

We have no objections to the Pods being built as they will bring more people, tourists and employment into the area.

They will not in any way spoil the hills.

Tom and Isobel Goodwillie.

Sent via BT Email App



Tue 28/04/2026 08:40

Iain Colquhoun

Statement of Support - Logiealmond Off Grid Pods

To: Alan Farningham

Cc: Iain Colquhoun

Good morning, Alan,

I wish to express my full support for the development of the proposed off-grid Holiday Pods within the Logiealmond Estate.

Logiealmond has consistently demonstrated a deep respect for both the local community and the natural environment. The estate has created a destination that blends seamlessly with its surroundings, enhancing the character of the area while contributing meaningfully to the local economy. The continued growth of the estate has already generated valuable employment opportunities, and this new project will further strengthen local job creation and year-round economic activity.

While Logiealmond already offers luxury holiday homes, the introduction of off-grid pods provides a welcome and diverse alternative for visitors. This broadens the estate's appeal to a wider range of tourists seeking sustainable, minimalist, and independent travel experiences. Importantly, the designated location for the pods has been carefully selected to remain discreet and unobtrusive, ensuring they are not visible from the surrounding area, a key objective from the outset.

These eco-friendly pods offer a number of significant benefits, including:

- **Energy and cost independence**
- **Environmental sustainability**
- **Promotion of minimalist, simple living**
- **Enhanced wellbeing through nature-connected design**

I firmly believe that this development will bring added value to the local area. It supports responsible tourism, aligns with modern sustainable travel trends, and complements the estate's existing high-quality offerings without compromising the landscape.

I sincerely hope the committee recognises the positive impact these pods will deliver and grants approval for the project to proceed.

Kind regards,
Iain

Iain Colquhoun
Managing Director
Lomond Golf Tours Scotland Limited

Kinnoull House
Allanbank Gardens
Lauder
Berwickshire
TD2 6AB

29 April 2026

To whom it concerns

Logiealmond Estate Off Grid Pods

I have stayed at Logiealmond Estate on numerous occasions over several years and have greatly enjoyed the experience. As a captain of industry, as a business owner, as an enthusiastic supporter of all things Scottish, especially the Scottish tourist industry, as an avid eco/reduce our energy supporter, I was delighted to learn on my last visit to the estate that six eco off-grid pods were being considered. I applauded the owners and management regarding this initiative for its forward thinking, quality and eco footprint.

It is to my great surprise that planning permission for this has been declined. I cannot understand why. This forward-thinking initiative will do the following:

- (1) increase tourism at a time when less people will be flying on holiday,
- (2) support diversity in tourism
- (3) increase employment, so badly needed for our economy
- (4) support and encourage the massive investment the owners have made to this originally run-down nonproductive estate
- (5) having walked much of the estate the pods position cannot be seen at all unless by someone in the heart of the estate, why refuse planning?
- (6) this is an outstanding initiative which should encourage other Scottish estates to follow

Far from wanting to criticize our planning authorities, I am frankly astonished that this initiative has been refused. I seriously cannot see the logic in it. I do hope that if an appeal is made the correct decisions can be made and sense prevail.

Yours faithfully

John Mackay [REDACTED]

29th April 2026

Dear Mr Farningham

I am writing in support of the planning application lodged by Logiealmond Estate for off grid holiday pods. As a local Harrietfield resident I feel it is disappointing that the application has been refused.

Logiealmond Estate has, over the last 4 years that I have been a resident, provided many employment opportunities and has always used local skills where possible. The plan to introduce off grid pods would require additional staff and would only bring more jobs to the area.

As I understand it, the proposed location is high up in the hills at the top of the estate and as such would not be visible from any part of the surrounding area - and certainly not from any local houses, villages or public roads.

In my capacity as a professional photographer with 35 years experience, I have visited many estates throughout Scotland and I can honestly say that I have not come across another estate that exacts such high standards of managed holiday accommodation and commitment to the local area.

To introduce this alternative to their existing high end holiday rentals would be opening up a new and diverse market - and I have no doubt they would be of a similarly high standard whilst offering a different holiday experience alongside the luxury properties.

I can only see a benefit from this proposal, and I believe that this kind of initiative should receive as much support as possible.

Yours sincerely

Simon Jauncey

Drumtochty Cottage
Harrietfield
Perthshire
PH1 3TD.



Wed 29/04/2026 10:19

Judy Sharp

Logiealmond pod application

To  Alan Farningham

I was disappointed that the pods planning application by Logiealmond Estate was refused by PKC.

As a local resident and keen walker, I thought the location of the pods would have been a welcome addition to the rental accommodation available on the estate, catering to a different clientele.

The views from the Logiealmond Hills are stunning, encompassing many hill and mountain ranges. Due to little light pollution, the skies can be spectacular at night, and with increased land stewardship, the variety of bird life has increased covering birds of prey, ring ouzel, stonechat, curlew etc - a twitchers' paradise.

With regeneration of the estate has come welcome employment for younger families bringing new life into an ageing population.

I do hope PKC will reconsider this application and allow it to pass.

Yours,

Judy Sharp



Thu 07/05/2026 15:47

Fleur Kirkland

Logiealmond Estate - Off grid Pods

To  Alan Farningham

Cc  Philip Blount

Good Afternoon

I'm adding my support to The Logiealmond Estate's appeal against the Perth Planning Department's decision to refuse the planning Application for the off grid pods

I feel the off grid pods offer a sustainable all year round escape for Everyone, allowing the opportunity to step away from technology, media and immerse themselves in the peaceful tranquility of the natural rugged scenery of this beautiful area of Perthshire.

These off grid pods can be sympathetically placed in locations where they will not be obvious or make an impact on the surrounding area, including wildlife and nature.

They are also eco friendly, allowing for a low carbon footprint, renewable energy (solar), reliable off grid power for led lighting.

The pods can provide all year comfort and protection in a sustainable, durable, well insulated, and fully dry/weatherproof unit. It eliminates the hassle of pitching tents, which are so often discarded, and thus helps avoid the littering of the countryside.

The added accommodation/shelter and up-keep could help create local job opportunities.

Encouraging more visitors to the area - enjoying the local pursuits and sightseeing - added potential for boosting the local economy

Kind regards

Fleur Kirkland

Sent from my iPad



**SCOTTISH
TOURISM
ALLIANCE**

Your voice in tourism matters

Re: Planning Application 26/00162/FLL – Proposed Holiday Pods at Logiealmond Estate

Dear Sir/Madam,

The Scottish Tourism Alliance (STA) is the national membership and representative body for Scotland's tourism and hospitality industry. We work to support the sustainable growth of Scotland's visitor economy and advocate for policies that enable tourism businesses and destinations to thrive.

We are pleased to support Logiealmond Estate's application for six holiday accommodation pods. The proposal would diversify the estate's existing tourism offering by providing a distinctive nature-based accommodation experience, helping to meet growing demand for high-quality rural stays, with minimal impact on the natural environment.

Logiealmond Estate has already made a significant contribution to Perthshire's visitor economy, and since its acquisition in 2019, the new owners have invested significantly in restoring and enhancing the property. This has created employment opportunities, supported local supply chains and developed an award-winning tourism destination that attracts visitors to rural Perthshire

The proposed pods, sympathetically designed to blend with the landscape, would build on this success by attracting additional visitors, supporting local businesses and extending the range of accommodation available in the area.

They represent a logical and complementary extension of the estate's existing tourism offering. The pods would diversify accommodation options by providing visitors with a distinctive nature-based, "off-grid" experience, helping to meet the growing demand for unique rural tourism products.

Such experiences are increasingly sought after by domestic and international visitors seeking to engage with Scotland's landscapes, wildlife and outdoor heritage in a responsible and sustainable manner.

Projects of this nature align with Scotland's ambition to encourage longer stays, disperse visitors into rural communities and strengthen year-round tourism activity. The proposal represents a positive investment in Perthshire's tourism sector and would further enhance the region's appeal as a destination for visitors seeking authentic countryside experiences, while supporting year-round economic activity.

The STA therefore supports this application and respectfully asks that it be given favourable consideration.

Yours faithfully,

Marc Crothall MBE
Chief Executive
Scottish Tourism Alliance



2nd July 2026

To Whom It May Concern,

Planning Application 26/00162/FLL – Proposed Holiday Accommodation Pods, Logiealmond Estate

UK Hospitality is the leading trade association representing hospitality businesses across Scotland - from small operators in Perthshire to large multi-site organisations across the UK.

With a collective voice representing over 150 members and 8,000 venues, we work to influence policy.

We are pleased to support Logiealmond Estate's application for six holiday accommodation pods near Glenalmond, Perthshire.

Logiealmond Estate has become an important contributor to Perthshire's visitor economy, with a generous investment of £31m to date, and a further £12m proposed. This has created employment, supported local suppliers, and developed an award-winning tourism destination through significant long-term investment. committed, using local contractors in its development.

The proposed pods represent a natural extension of the estate's existing tourism business and would broaden the range of accommodation available to visitors.

There is strong and growing demand for distinctive, nature-based accommodation experiences. The proposed pods would provide a unique "off-grid" tourism product, allowing visitors to experience Scotland's landscapes in a way that is increasingly sought after by both domestic and international markets.

The proposal would support the continued diversification of a rural estate business, encourage visitors to stay longer in Perthshire and generate additional economic benefits for the wider local area. It aligns with Scotland's ambitions to strengthen rural tourism, support sustainable economic growth and encourage visitors to engage with our natural environment responsibly.

UK Hospitality therefore believes this proposal represents a positive and sustainable tourism development and respectfully asks that it be given favourable consideration.

Yours faithfully,

Leon Thompson



Executive Director



MB 3, Kinnoull House
Friarton Road
Perth, PH2 8DG



**Re: Planning Application 26/00162/FLL – Proposed Holiday Accommodation Pods,
Logiealmond Estate**

To Whom It May Concern,

Perthshire Chamber of Commerce is pleased to support Logiealmond Estate's application for six holiday accommodation pods near Glenalmond, Perthshire.

As the leading business membership organisation in the region, we support investment that delivers sustainable economic growth and long-term benefits for local communities and businesses.

Logiealmond Estate has already made a significant contribution to Perthshire's economy through substantial investment (more than £31 million to date), job creation and support for local businesses. Importantly, the estate has demonstrated a strong commitment to using local contractors and suppliers, helping to sustain employment, strengthen local supply chains and retain economic value within the region.

The proposed pods represent a natural extension of the estate's tourism offering and will help meet growing demand for high-quality, nature-based accommodation. The development will increase visitor capacity, encourage longer stays and generate additional spending across local hospitality, retail and service businesses.

The proposal supports the continued diversification of a rural business, strengthens Perthshire's visitor economy in full accordance with the Perth and Kinross Tourism Strategy and Action Plan 2025-2030, and aligns with wider ambitions to grow sustainable tourism and rural economic development.

Perthshire Chamber of Commerce believes this is a positive investment in the local economy and respectfully asks that the application be given favourable consideration.

**Yours faithfully,
Lucy Weir
Chief Executive
Perthshire Chamber of Commerce**