

Appendix A8.4: Development Land Assessment

1 Introduction

1.1.1. This appendix supports Chapter 8 (People and Communities - Community and Private Assets). Table 1 provides a summary of the development land allocations which have been allocated by Perth and Kinross Council which are appropriate to the proposed scheme. The location of these development land allocations are displayed on Figure 8.1.

Table 1: Development Land Allocations

Reference	Application Site (LDP Ref)	Overview	Land-take (ha)	Significance of Impact	Description of Potential Impacts
LA01	Housing (H38)	4.8ha of land at Middleton of Fonab allocated for 70 residential sites.	See PA08	No significant impact	Direct land-take of 0.08ha within PA08 as a result of the proposed scheme. No additional land-take from land within the development land allocation area. The proposed scheme would not be expected to impact upon access to the development land. The potential impacts would not be expected to interfere with its intended use and a no significant impact on the overall development capacity of the site is expected.
LA02	Tourism	Milton of Fonab Caravan Park	0.0	n/a	No impact
LA03	Employment	Pitlochry Sewage Works and Distillery	0.0	n/a	No impact
LA04	Employment	Fonab Business Park	0.65	Adverse impact	Overall land-take from site is 0.72ha. However, 0.07ha of this would be within PA09 and is reported below. Therefore, land-take from development land is 0.65ha. Partial loss of land from access track and Middleton of Fonab overbridge. Access to the site would be provide from the Foss Road and to the proposed scheme from the C452 Foss Road left-in left-out junction. The proposed scheme would limit the development potential of this site therefore an Adverse impact is assessed.
LA05	Employment	Pitlochry Community Hospital	0.0	n/a	No impact

1.1.2. Table 2 provides a summary of all the extant planning applications which are appropriate to the proposed scheme. The locations of these extant planning applications are displayed on Figure 8.2.

Table 2: Extant Planning Applications

Reference	Name	PKC Application Reference	Overview	Planning Permissions	Land-take (ha)	Significance of Impact	Description of Potential Impacts
PA01	Land 30m South East of Fuaran East Haugh	15/0171/FLL	Erection of a dwellinghouse and formation of access.	Approved	0.0	n/a	No impact
PA02	Land 50m North West of East Haugh House Hotel	14/01805/FLL	Variation of condition 1 of permission 11/01374/IPL (Erection of three dwellinghouses (in principle)) to extend the time period for the commencement of development.	Approved	0.0	n/a	No impact
PA03	Former Swimming Pool, Croftinlaon	14/01003/FLL	Renewal of permission (11/00861/FLL) demolition of swimming pool buildings and erection of two dwellinghouses and garages.	Approved	0.0	n/a	No impact
PA04	Tarskavaig, Ballyoukan	13/02051/FLL	Renewal of planning consent (08/01784/FUL) for the erection of three dwellinghouses.	Approved	0.0	n/a	No impact
PA05	Land to North West of Middle Cottage, Croftinlaon	14/00072/IPL	Renewal of existing consent (10/00306/IPL) Erection of a dwellinghouse (in principle).	Approved	0.0	n/a	No impact
PA06	Grianach House Dalshian Croftinlaon	17/00417/FLL	Formation of vehicular access (in part retrospect)	Awaiting decision	0.0	n/a	No impact
PA07	Land 30m North West of Grianach House Croftinlaon	17/00448/FLL	Erection of a dwellinghouse and garage	Awaiting decision	0.0	n/a	No impact
PA08	Land 300m South East of Middleton of Fonab	15/00011/PAN	Proposed residential development.	PAN extra event/ consultees req	0.08	No significant impact	Direct land-take (0.08ha) of the planning application boundary from the main alignment. Expected to have no significant impact upon the development capacity of the site.

Reference	Name	PKC Application Reference	Overview	Planning Permissions	Land-take (ha)	Significance of Impact	Description of Potential Impacts
	Cottages, Foss Road						
PA09	Land 40m South East of Unit 1, Foss Road, Pitlochry	14/01684/FLL	Erection of 3 units (class 4)	Approved	0.07 – development land allocation (LA04) has larger boundary than planning application. This land-take is not included in the land-take reported within LA04.	Adverse impact	Direct land-take (0.07ha) and potential impacts on amenity as a result of the proposed scheme being located within the boundary of the development site. This would result in the loss of at least one future business unit. Assessed as Adverse impact as this would interfere with its proposed use.
PA10	Land 60m West of Woodburn, Ferry Road	15/00608/FLL	Erection of a dwellinghouse.	Approved	0.0	n/a	No impact
PA11	Pitlochry Power Station, Port-Na-Craig Road	15/01442/AML	Erection of a visitor centre and associated works (matters specified by conditions).	Approved	0.0	n/a	No impact
PA12	Land 60m South of the Observatory Armoury Road	15/02014/FLL	Formation of access paths.	Approved	0.0	n/a	No impact
PA13	Garry Bridge Tenandry	17/00072/FLL	Installation of a suspended platform	Approved	0.0	n/a	No impact