



0131 226 7225  
info@scotthobbsplanning.com  
www.scotthobbsplanning.com

24a Stafford Street  
Edinburgh  
EH3 7BD

02 November 2023

# Taymouth Strategic Planning Framework

Tay River Development Ltd.





## Introduction

1. This Strategic Planning Framework (SPF) is prepared on behalf of River Tay Development Limited, the company behind the comprehensive refurbishment of Taymouth Castle and its associated listed buildings, and the vision of new estate properties within the grounds of Taymouth Castle. The resultant development will be operated by the Discovery Land Company (DLC) who is also restoring the Kenmore Hotel, the Kenmore Shop, various commercial properties and the beach at Kenmore as associated components of the wider development.
2. Taymouth Castle is situated on the edge of the village of Kenmore, surrounded by 182 hectares of park and woodlands stretching to the south bank of the River Tay. The Castle stands on the site of the much older Balloch Castle, which was built in 1552 as the seat of the Campbell clan. In the early 19th Century Balloch Castle was demolished so that the much larger castle could be rebuilt on the site. The new Gothic style Taymouth Castle is a Category A-listed building and the grounds are included in the Inventory of Gardens and Designed Landscapes. Taymouth Castle has been vacant since 1982 and twelve of its associated buildings and structures are recorded on the Buildings at Risk Register. The restoration work currently ongoing at the Castle will directly address these issues.
3. The purpose of this SPF is to set out the following:
  - A summary of the planning history and current planning context for the restoration and development works at Taymouth Castle Estate;

- To present the current Masterplan and phasing plan for the proposed development; and
  - To explain the approach to specific areas of importance in the restoration and development works comprising heritage assets, biodiversity, trees, water/ drainage, core paths and Kenmore regeneration.
4. The SPF will be updated regularly throughout the planning process.

## Planning History

5. In March 2005 planning permission (reference 03/02250/PPLB) was granted for the redevelopment of Taymouth Castle Estate to include the restoration of the castle to form a 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; infrastructure and engineering works including sewage treatment works and associated landscaping and maintenance proposals.
6. In July 2011 planning permission was granted for the erection of 71 estate properties; formation of spa facilities; erection of restaurant; erection of bridge; alterations to the golf course; modification to existing consent (03/02250/PPLB) for change of house type of 89 estate properties; relocation of 14 estate properties; relocation of and amendments to equestrian centre and golf clubhouse; revised proposals within the east wing of castle to form health and beauty spa, 14

apartment suites and formation of hotel suite and external lift access in west wing of the castle.

### The Masterplan and Phasing

7. The Taymouth Castle Estate Masterplan is an evolving process, and the SPF will be updated to reflect significant Masterplan updates going forward. The current Masterplan is at Appendix 1.
8. The current Phasing Plan is at Appendix 2 and is up to date as of Summer 2023. It outlines current work in progress, and anticipated timescales going forward.
9. The key components of the Phasing Plan are summarised as follows:
  - **Taymouth Castle Restoration, Refurbishment and Extension** – the refurbishment and restoration of Taymouth Castle is consistent with the extant planning permissions and listed building consents as referred to in the previous section. The Masterplan also includes reference to the east wing extension of the Castle, new planning and listed building consent applications for which were approved in June 2023. The total investment in the Castle restoration, refurbishment and extension works is significant, with the first phase of restoration and refurbishment works due to be completed by April 2024.
  - **Taymouth’s Listed Buildings** – there are a number of listed buildings and structures across the Taymouth Castle estate, many of which are on the Buildings at Risk Register. Planning permission and listed building consent has been granted for works to a number of the listed buildings and other heritage structures, and a summary of the

assets, and the proposed works is outlined in the Heritage Assets Schedule at Appendix 5.

- **Infrastructure Works** – there are significant infrastructure works associated with the extant planning permissions across the Estate and these include the creation of flood defence measures, the most notable of which is a new flood defence within Zone 3 to protect Taymouth Castle and estate properties. Other significant infrastructure works include the upgrade of the access routes through the estate, the upgrade of the East Gate and the creation of a new secondary West Access from the A827 on the south-western edge of the estate, to provide construction and ongoing service vehicle access, avoiding conflict with the main vehicular access to the estate through the East Gate. Planning permission and listed building consent has been granted for these works to the West Access and East Gate in February 2023 and May 2023 respectively.
- **The Golf Course** – significant maintenance works commenced in May 2023 at the James Braid-designed golf course, the most significant of which is the proposed fairway sand cap and drainage works, involving excavation, new drainage installation, new sand course and new grass seeding. These works are not classed as development requiring planning permission, being maintenance works associated with the normal operation of a golf course, as agreed with Perth and Kinross Council (PKC). Additional re-grading works are also now progressing at the course, and a discharge of

conditions application for these works was approved in May 2023 under condition 42 of the 2011 planning permission.

- **Estate Housing Zones** – the estate housing was approved as part of the 2005 and 2011 extant planning permissions. Amendments to the layout and design of the housing are being progressed in individual planning applications across each of the zones – the location and phasing of the zones is illustrated in the Masterplan at Appendix 1 and the Phasing Plan at Appendix 2.

### Key Issues Summary

10. This SPF has explained the ongoing evolution of the Taymouth Masterplan/phasing, and the purpose of this section is to explain the approach adopted in relation to key issues associated with the development. These are addressed under the following subsections:

#### Heritage assets

11. Both the 2005 and 2011 planning permissions restrict the occupation of estate properties until the consented works to the Castle are completed. Condition 4 of the 2005 planning permission prevents occupation of any estate properties until the “*initial conservation works*” on the Castle main building and west wing are completed. Conditions on the 2011 planning permission relate to specific dates, including Condition 3 which requires all works to the main and west wing of the Castle to be fully completed within 18 months of the date of the planning permission or prior to the occupation of any of the estate properties located on the east side of Zone 3.

12. The restoration works referred to in the 2005 and 2011 permissions have been updated in more recent planning and listed building consents and are currently being fully implemented with a completion date for the main restoration of the Castle East Wing set for 2024. None of the estate housing will be completed, nor occupied, prior to the completion of the East Wing works to the Castle.

#### Biodiversity

13. Condition 28 of the 2011 planning permission requires the submission of an ‘Ecological Review’ prior to the commencement of development within any zone and this should demonstrate that “*no adverse impacts on biodiversity will arise from development progressing in that zone.*”
14. The scope of the ecological review was to assess the presence of nesting birds, bats, red squirrels, and otter, together with ensuring that there are no adverse impacts on other habitats which may be present in a particular zone. The Ecological Review was undertaken in relation to Zones 3, 6, 7, 8, 9 and 10 of the original 2011 Masterplan, however the Applicant has prepared a Biodiversity Strategy to incorporate the requirements of Condition 28 of the 2011 planning permission, and this was approved by PKC in June 2023.

#### Trees

15. The designed landscape which constitutes the Taymouth Caste Estate has, since the early 20<sup>th</sup> century, been managed in a way that addressed immediate concerns as they occurred. The ongoing decline, conservation and future regeneration of the designed landscape had not

been considered meaningfully until the proposals for development of the estate were realised under the ownership of DLC.

16. Tree management at Taymouth Castle estate is governed by DLC's long-term plan that seeks to introduce changes to the designed landscape through a sensitive and carefully timed programme of delivery. The programme is subject to periodic review.
17. There are conditions within the 2011 planning permission in relation to trees within the Taymouth Castle Estate. Condition 30 requires the preparation of a tree survey for each zone prior to the commencement of development and an up-to-date tree survey will accompany each and every application submitted to PKC, either in relation to the discharge of conditions (such as the golf course) or for the amendment of previous estate housing within individual zones (for example a detailed survey was submitted to accompany the Zone 1 planning applications when they were submitted in September 2022).
18. Condition 31 of the 2011 planning permission requires tree protection for retained trees to be agreed with PKC in advance of commencement of works, making reference to the tree surveys referred to in Condition 30. Tree protection measures have been implemented across the Estate. Condition 32 relates to the supervision of Arboriculturalist protection measures and, again, this is being incorporated in the approach adopted by the Applicant.
19. A Landscape Management and Woodland Replenishment Plan was included in the EIA undertaken to support the 2011 planning permission and PKC will add a condition to each planning application for housing

development within the Estate requiring the submission of an updated Landscape Management and Woodland Replenishment Plan prior to the commencement of any development within a zone as defined in the Phasing Plan at Appendix 2. The latest version of this was approved by PKC in August 2023.

#### Flooding and Drainage

20. The 2005 and 2011 planning permissions assume that the estate will be served by private sewage treatment plants and that these will remain in force until a connection can be made to the public sewer system (see Conditions 27 and 28 of 2005 planning permission). Further updates to this position will be provided as the development progresses.
21. A new flood defence was approved by the 2005 planning permission, and the detail of this is being finalised through an application to discharge condition 10 of the 2005 planning permission which requires the detailed design of the 'bund' to be agreed by PKC. Construction work on the bund is anticipated to commence in early 2024.

#### Core Paths

22. There are three core paths within the Taymouth Castle Estate, and these are defined in the adopted LDP. The core paths are illustrated in Appendix 3. Temporary diversions of the core paths during the construction phase for the Castle and the golf course have been approved by PKC, with the temporary diversions in place until September 2024. The temporary diversions plan is at Appendix 4. Agreement to a further temporary diversion to facilitate the construction of the approved



Zone 1 development and the West Access is currently being sought from PKC.

23. Over the long term, the Applicant is committed to the continued access to, and enjoyment of, the Taymouth Castle Estate by the local community and the wider public. For safety and security purposes a modest diversion of existing core paths has been necessary, most notably to facilitate the use of the golf course without risk of injury to members of the public using the existing core path network in the vicinity of the course.

#### Appendices

1. Current Masterplan
2. Current Phasing Plan
3. Existing Core Paths
4. Approved Temporary Core Path Diversions
5. Heritage Assets Schedule