

LRB-2024-01

23/01433/FLL – Change of use of flat to form short-term let accommodation unit (in retrospect), Park Gardens, 26 Well Brae, Pitlochry, PH16 5HH

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 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 100656186-001

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.

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" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Christopher"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="M"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text" value="Langer"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="paul@houghtonplanning.co.uk"/>	

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" value="PARK GARDENS"/>
Address 2:	<input type="text" value="26 WELL BRAE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PITLOCHRY"/>
Post Code:	<input type="text" value="PH16 5HH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="758304"/>	Easting	<input type="text" value="294285"/>
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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)

Change of use of flat to form short-term let accommodation unit (in retrospect)

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 Local Review 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 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)

Application, as submitted. Report of Handling. Decision Notice. Local Review Statement, and documents referenced therein.

Application Details

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

23/01433/FLL

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

23/08/2023

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

10/11/2023

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

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

See Local Review Statement

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)

Keyholder required to be on 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: Mr Paul Houghton MRTPI

Declaration Date: 03/01/2024

Local Review Statement

Park Gardens, 26 Well Brae, Pitlochry, PH16 5HH

INTRODUCTION

Houghton Planning Ltd have been instructed by Mr Christopher M Langer (hereafter the Applicant) to prepare a statement to accompany a local review regarding the refusal of Application Reference: 23/01433/FLL for *“Change of use of flat to form short-term let accommodation unit (in retrospect) at Park Gardens, 26 Well Brae, Pitlochry, PH16 5HH.*

The planning application was refused under delegated powers on 10th November 2023 for the following two reasons:

“1. The proposed retrospective change of use is contrary to Policy 30(e): Tourism of National Planning Framework 4 (2023) as the proposal would result in:

- i) An unacceptable impact on local amenity and character of the area, and*
- ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.*

2. The proposal is contrary to National Planning Framework 4 (2023) Policy 14(c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), Policies 1A and 1B: Placemaking and Policy 17: (d) Residential Areas as the short-term let accommodation would adversely impact on the amenity of neighbouring residents and the short-term let use would not be compatible with the amenity and character of the surrounding predominantly residential area”.

This statement follows the same format as the Report of Handling, only commenting as appropriate.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The description of the property, and its layout in relation to its neighbours, is accepted. However, given that this is a complicated relationship of properties, that photos do not easily convey, and because one other flat is already lawfully in use as a short term let, it is critical that councillors undertake a site visit before determining this local review.

One of the issues they are being asked to consider is the impact on the amenity of neighbouring residents, and there is no way this can be considered without understanding the relationship of flats to each other, and the impact that the other lawful short term let may already be having. In other words, the baseline for considering this issue is unique, and different to how the situation would pertain if only one of the four flats were a short term let.

The other matter mentioned by the case officer is the Applicant's statement that *"The property was previously used as a holiday home for more than a decade before and prior to our purchase in December 2021"*. Although not a formal legal affidavit, this represents the considered view of the Applicant, based upon his discussions with the previous owner, and those he has spoken to with knowledge of the property. He has been unable to secure the documentary evidence necessary to submit for a Certificate of Lawfulness, which is why a planning application has been submitted instead. However, his assertion carries weight as a material consideration.

It should also be noted that nobody has objected to the application, and hence nobody has suggested that the property has not been a short term let for a considerable period of time.

Finally, it is important to also understand the wider context to this and, by councillors visiting the area, they will see that this is a busy area, with a range of uses, including a hostel, and hotels, etc. Any consideration of residential amenity must be considered in that context, and not based upon this being some sort of quiet backwater.

DEVELOPMENT PLAN

No comment.

CONSULTATION RESPONSES

The Report of Handling fails to mention that Environmental Health have *"no objections to the application but recommend the undernoted informative be included in any given consent."* As Environmental Health have statutory responsibility for considering noise impact, which is an important aspect of considering amenity, this comment should be given significant weight in any decision made on this application.

Turning to the comments by Communities Housing Strategy, then the fact that there may, at some point, be a STL Control Area is irrelevant. The only part of their comment that has any resonance for this local review is their comment about the number of short term lets within postcode PH16, which, it is assumed, is them referencing the Short Term Lets Evidence Paper (April 2022) that was prepared to support the consultation into the possibility of a Control Area in Highland Perthshire (copy attached).

In terms of that Paper, it should be mentioned at the outset that the way information was collected, and catalogued, came in for criticism during the consultation from tourism industry bodies, including the Association of Scotland's Self-Caterers. However, for the purposes of this discussion, that can be set to one side, to some extent, and rather than critique that Paper, the only really relevant thing to be taken from it is the impact threshold that was used, defined as the percentage figure of residential units in a postcode above which short term lets are deemed to have an adverse impact on the housing stock. That figure was arbitrarily set as 10%. Nobody seems to know where that percentage comes from, although councillors may wish to

quiz their officers on that, but for these purposes let us assume it has some limited importance.

There would appear to be around 1650 residential units in Pitlochry, according to the Council's Pitlochry Infrastructure Report Working Document (November 2017) (copy attached). As of 15th December 2023, 309 short term let licence applications have been submitted for approximately the same area. That is 18% of the total housing stock, which is above the 10% threshold. However, only a proportion of those are for secondary letting, and home letting, with the rest being home sharing. It is difficult to interrogate the figures, given the way the Council publish its short let licence register, but it seems to be about 80% secondary letting, and home letting, with 20% home home sharing. So, let us say 247 properties are wholly being used as short term lets, which is about 14% of the total housing stock. Of all licences submitted, only about a dozen seem to have been granted so far, and it is assumed that many of those remaining may not be supported, given that the Council has decided to refuse planning permission for many operators of short term lets in Pitlochry who have applied for planning permission, 12 so far. There have been four approvals, with a further ten applications pending. However, assuming those ten are also refused, and operators see the way of things, and start leaving the sector, as is happening across Scotland, under the barrage of bureaucracy, then the number of short term lets in Pitlochry is likely to fall. It is, therefore, considered reasonable to assert that the eventual number will be less than 10% of the housing stock, and so below the arbitrary threshold set in the original Control Area consultation Paper, and maybe even lower than that. Therefore, the loss of this one flat will have no adverse impact on the housing stock, not even on the flatted stock, assuming the refused flats return to having owner occupiers, or tenants.

REPRESENTATIONS

The fact that no representations were received is a key factor here, and is another material consideration that points towards planning permission being granted.

APPRAISAL

In respect of criterion (i) of NPF4 Policy 30(e), it is notable that the case officer accepts that *“the proposed use of the property as a short term let would not be significantly different from a flat in terms of its physical appearance, the extent of guest footfall or noise emanating from the property, so long as good management practices are in place”*, which they are, as set out in the Applicant's statement submitted with the application.

Furthermore, it is clear that the case officer is somewhat conflicted regarding the question of amenity because she somewhat fence sits, suggesting that the use *“could have an impact on noise and disturbance to neighbours and may contribute to a cumulative adverse impact on the residential character of the area.”* It is suspected that, given the actual layout of the flats, which councillors will hopefully see for themselves, and in the absence of any objections, and support from Environmental

Health, she has clearly seen this issue as finely balanced, and may have tipped the other way, potentially, if she had not concluded that refusal was anyway warranted on the housing stock issue.

The Applicant is unequivocal that the use has had, and will have, little, or no, impact on the neighbours. The property is professionally managed, well maintained, and is occupied by guests who normally understand their responsibilities. Therefore, councillors are asked to come down firmly on the side of saying that the use will not unduly impact on neighbours. By saying this, they are not saying that there will never be an issue, only that it is highly unlikely.

Councillors can also be assured that this will not be the only flat in Pitlochry granted planning permission. It will be the fifth, with officers in those four other cases considering that the flats did not cause any amenity issues for neighbours.

As a final thought, if councillors are swithering on the amenity issue, then they should be aware that granting a temporary planning permission is available to them as an option to test whether the use can take place without undue impact on neighbours. They have decided to do just that recently in relation to a flat on South Street, Perth (Application Reference 23/01025/FLL).

For these reasons, the proposal complies with criterion (i) of NPF4 Policy 30(e), as well as LDP2 Policies 1A and 17 in respect of residential amenity. The proposal also accords with the policy intent of the adopted Planning Guidance

In respect of criterion (ii) of NPF4 Policy 30(e), the proposal, if supported, will result in the loss of a single flat from the housing stock. However, as already discussed above, it is unlikely that Pitlochry will, in the end, breach the 10% threshold that is deemed a concern whilst this issue has, as NPF4 explains, to be balanced against the benefits of short term letting to the local economy.

The economic benefits of short term lets are many, and varied, from supporting local small businesses involved in managing, and looking after, them, to the money that guests spend in local shops, pubs, restaurants, and tourist attractions, which themselves are critical to the economic success of Pitlochry. Councillors are invited to look at the VisitScotland factsheet that is enclosed, and which includes the statistics relevant to this local review on, for example, spend per day. Pitlochry needs these tourist-related businesses to thrive, and that will only happen with overnight guests supporting day-trippers.

Even the case officer accepts that *“There are undoubtedly economic benefits associated with the proposal”* and, if you take away the impact on the housing stock, which is her only real concern, then these clearly outweigh the loss of residential accommodation, which is itself less of an issue than the case officer suggests.

For these reasons, the proposal complies with criterion (ii) of NPF4 Policy 30(e) and the Council’s Planning Guidance.

CONCLUSION

For all the above reasons, the proposal is considered to be in accordance with the development plan, NPF4 and LDP2, and complies with all relevant policies therein. It also finds support in the Council's new Planning Guidance

It is hoped, therefore, that this application will be supported by councillors in due course, once they have visited the local area and flat.



Mr Christopher M Langer
12 Grosvenor Place
Bath
BA1 6AX

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **10th November 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/01433/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 7th September 2023 for Planning Permission for **Change of use of flat to form short-term let accommodation unit (in retrospect) Park Gardens 26 Well Brae Pitlochry PH16 5HH**

David Littlejohn
Strategic Lead (Economy, Development and Planning)

Reasons for Refusal

1. The proposed retrospective change of use is contrary to Policy 30(e): Tourism of National Planning Framework 4 (2023) as the proposal would result in:
 - i) An unacceptable impact on local amenity and character of the area, and
 - ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
2. The proposal is contrary to National Planning Framework 4 (2023) Policy 14(c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), Policies 1A and 1B: Placemaking and Policy 17: (d) Residential Areas as the short-term let accommodation would adversely impact on the amenity of neighbouring residents and the short-term let use would not be compatible with the amenity and character of the surrounding predominantly residential area.

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 relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

02

03

04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/01433/FLL	
Ward No	P4- Highland	
Due Determination Date	6th November 2023	
Draft Report Date	6th November 2023	
Report Issued by	PB	Date 6 th November 2023

PROPOSAL: Change of use of flat to form short-term let accommodation unit (in retrospect)

LOCATION: Park Gardens 26 Well Brae Pitlochry PH16 5HH

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

The application is for a change of use of a two bed flat at 26 Well Brae, Pitlochry. The flat is part of a Victorian, stone built property, that is sub-divided into four flats.

The flat that is the subject of this application is at ground floor level and has its own external front door accessed down a flight of steps from street level. The flat has been used in the past as a short-term let however it changed ownership recently and the current owner does not have any detailed information as to how long the property has been used as a short-term let. There is a flat above (no. 30) that also operates as a short-term let. This benefits from an established use demonstrated through a certificate of lawful use (22/01690/LAW). A residential flat (no. 28) is accessed at first floor level and shares the entrance with no. 30. Another residential flat (no. 24) at the western end of the building is accessed via another set of steps from the street to a separate entrance at ground floor level.

The application site has been visited so that an assessment of the wider character of the area could be made.

SITE HISTORY

None.

PRE-APPLICATION CONSULTATION

Pre application Reference: 23/00009/PREAPL

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 14: Design, Quality and Place

Policy 30: Tourism

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 17: Residential Areas

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

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

OTHER POLICIES

Non Statutory Guidance

Change of Use of Residential Property to Short-term Let - Perth and Kinross Council – November 2023

NATIONAL GUIDANCE

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

CONSULTATION RESPONSES

Environmental Health (Noise Odour)

Informative note requested. The applicant is advised that under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required to operate a short-term let. More information can be found at <https://www.pkc.gov.uk/shorttermlets>

Communities Housing Strategy

The Local Housing Strategy 2022-27 includes an action to develop planning policy through the Local Development Plan 3 where appropriate for STL Control Areas.

The postcode district level of saturation of potential short-term lets for PH16 is above the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.

REPRESENTATIONS

No representations were received.

Additional Statements Received:

Screening Opinion	EIA 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	Not Required

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.

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.

Policy Appraisal

The primary policy in this instance is NPF4 Policy 30(e): Tourism, as there is no specific LDP2 policies relating to Short-Term Let accommodation, particularly where changes of use of existing properties are concerned.

LDP2 Placemaking Policies 1A and 1B have relevance for the proposal and seek to ensure that proposals respect the character and amenity of a place.

Specifically, NPF4 Policy 30 (e) states that Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Consultees have advised that the postcode district level of saturation of potential short-term lets for PH16 is above the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.

Perth and Kinross Council planning guidance on short term lets that has recently been approved seeks to address concerns over the impact of STLs

on services, local business staffing and expansion as well as housing affordability. The guidance acknowledges that while short-term lets can bring economic benefits to the host and local areas, this must be balanced against the impact the loss of that residential property has on the availability of housing for local people, and in particular access to affordable housing.

In respect of criterion (i) of NPF4 Policy 30(e), the proposed use of the property as a short term let would not be significantly different from a flat in terms of its physical appearance, the extent of guest footfall or noise emanating from the property, so long as good management practices are in place.

However, the high turnover of guests would likely be higher than typical private rented or owner-occupied accommodation, and this could have an impact on noise and disturbance to neighbours and may contribute to a cumulative adverse impact on the residential character of the area.

In respect of criterion (ii) of NPF4 Policy 30(e), the proposal would result in the loss of a flat to short term let accommodation in the PH16 postcode area which is already subject to a proliferation of holiday accommodation. This in turn would adversely impact the availability of residential accommodation locally. There are undoubtedly economic benefits associated with the proposal, not least to the applicants themselves and to local businesses who benefit from the custom of guests, but these do not necessarily outweigh the loss of residential accommodation in this instance.

The proposal conflicts with NPF4 Policy 30(e) Tourism, and the intent of LDP2 Policy 1A: Placemaking. The principle is therefore unacceptable.

Residential Amenity

NPF4 Policy 14 Design, Quality and Place and LDP2 Placemaking Policies 1A and 1B and Policy 17: Residential Areas support proposals which are compatible with the amenity and character of the surrounding area.

The flat is one in a block of four flats. Through the use of the flat as a short term let there is the potential for noise from the users of the property to affect neighbouring residential properties. The introduction of Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 requires these to be licensed and noise conditions will form part of the licence.

Notwithstanding this, a recent appeal decision from the DPEA elsewhere in Perth and Kinross at Birnam (ref: PPA-340-2155), indicated that management guidelines cannot be relied upon to restrict or control the adverse impacts on neighbouring properties and harm to amenity. Furthermore, harm to amenity could arise even if there is effective control, due to the frequent turnover of guests. Whilst there is a youth hostel around 100m to the west the immediate surroundings of the application site are generally residential in nature. The proposed formalisation of the use, in addition to the already established short-term let at no.30 could lead to an intensification of use and movements which

would adversely impact the amenity of neighbouring residents within the host building and would alter the existing residential character of this part of Well Brae.

As such, the proposal fails to accord with the intent of NPF4 Policy 14(c) and LDP2 Policies 1A and 17 in respect of residential amenity, by virtue of its location in a predominantly residential area.

Roads and Access

There is on street parking associated with the 2-bedroom property. The application site is also within convenient distance of public transport options in the form of bus stops on Atholl Road and Pitlochry Railway Station. In these respects, the proposal accords with NPF4 Policy 13 and LDP2 Policy 60B.

Drainage and Flooding

There are no drainage or flooding concerns associated with the proposal.

Conservation Considerations

The site is just outwith the Pitlochry Conservation Area. The proposal is a change of use only and would not have any adverse impact on any built heritage assets.

Other Material Considerations

Planning Guidance short-term lets (STLs) has recently been produced due to concerns expressed over the impact of STLs on services, local business staffing and expansion, as well as housing affordability. The Guidance was formally approved by the Council on 1 November 2023 following consultation during Summer 2023.

The Guidance forms the most up-to-date indication of Council policy intent on the matter, and as such is a material consideration in addition to other policy factors and supplementary guidance in the assessment of the proposals.

The guidance states that the benefits offered from short term lets must be balanced against the impact the loss of that residential property has on the availability of housing for local people, and in particular access to affordable housing.

In this instance, the application site is within a predominantly residential area, and local amenity and character of that area should be considered, in addition to the loss of residential accommodation and local economic benefits which may accrue from the proposal.

As set out elsewhere in this report, the proposed formalisation of the use, in addition to the already established short-term let at no.30 could lead to an intensification of use and movements which would adversely impact the amenity of neighbouring residents within the host building and would alter the existing residential character of this part of Well Brae. It would also result in the loss of residential accommodation and is considered to be detrimental to housing availability in an area subject to housing pressure, and the limited economic benefits associated with the proposal would not outweigh this loss.

As such, the proposal fails to accord with the policy intent of the adopted Planning Guidance, with particular emphasis on residential amenity, local character and housing availability.

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 limited to guest expenditure in the local economy.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

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.

Conditions and Reasons

1 The proposed retrospective change of use is contrary to Policy 30(e): Tourism of National Planning Framework 4 (2023) as the proposal would result in:

- i) An unacceptable impact on local amenity and character of the area, and
- ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

2 The proposal is contrary to National Planning Framework 4 (2023) Policy 14(c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), Policies 1A and 1B: Placemaking and Policy 17: (d) Residential Areas as the short-term let accommodation would adversely impact on the amenity of neighbouring residents and the short-term let use would not be compatible with the amenity and character of the surrounding predominantly residential area.

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

03

04



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 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 100640285-001

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)

26 Well Brae has been used as a short-term holiday let since we purchased it in December 2021. I would like to obtain the appropriate planning permission to use it in this way going forwards,

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="CHRISTOPHER"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="M LANGER"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

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" value="PARK GARDENS"/>
Address 2:	<input type="text" value="26 WELL BRAE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PITLOCHRY"/>
Post Code:	<input type="text" value="PH16 5HH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="758304"/>	Easting	<input type="text" value="294285"/>
----------	-------------------------------------	---------	-------------------------------------

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

I spoke to Planning officer Andy Baxter of Perth & Kinross Council in February 2023 about this over email (pre-application enquiry). He suggested planning permission may not be required. However, after speaking to Alex today in the planning department, I believe it is required. We have let it out since May 2022 as a holiday let, and though it was a holiday let also under the previous owner for more than 10 years, I am not able to provide evidence of this before my ownership.

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text" value="Planning Officer"/>
First Name:	<input type="text" value="Andy"/>	Last Name:	<input type="text" value="Baxter"/>
Correspondence Reference Number:	<input type="text" value="Our Ref – 23/00009/PREAPL"/>	Date (dd/mm/yyyy):	<input type="text" value="07/02/2023"/>

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

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)

26 Well Brae is currently being used a short-term holiday let and has been since May 2023. Before my ownership, it was also used for this purpose. It has not been residential for a long time (more than 10 years).

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)

All waste and recycling is being handled privately by our property manager and cleaner.

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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Mr CHRISTOPHER M LANGER

On behalf of:

Date: 23/08/2023

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)

The property has a dedicated front door main entrance.

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.

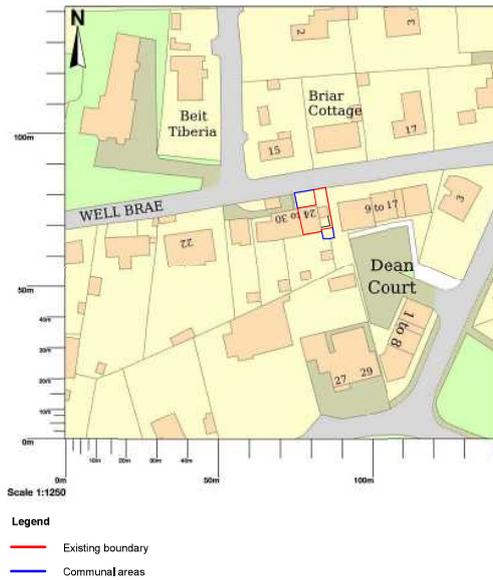
Declaration Name: Mr CHRISTOPHER M LANGER

Declaration Date: 23/08/2023

Payment Details



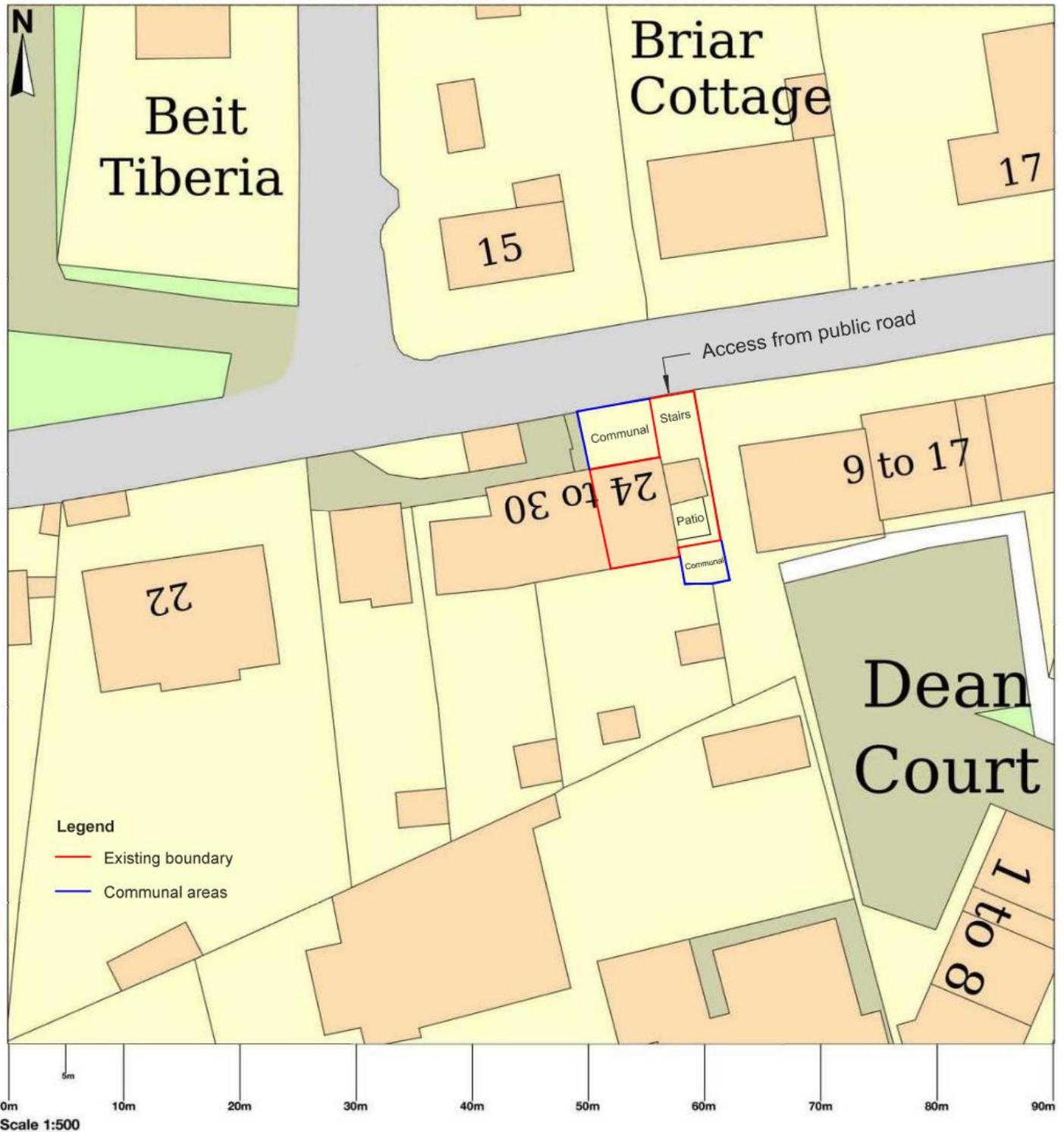
26 Well Brae, Pitlochry, PH16 5HH

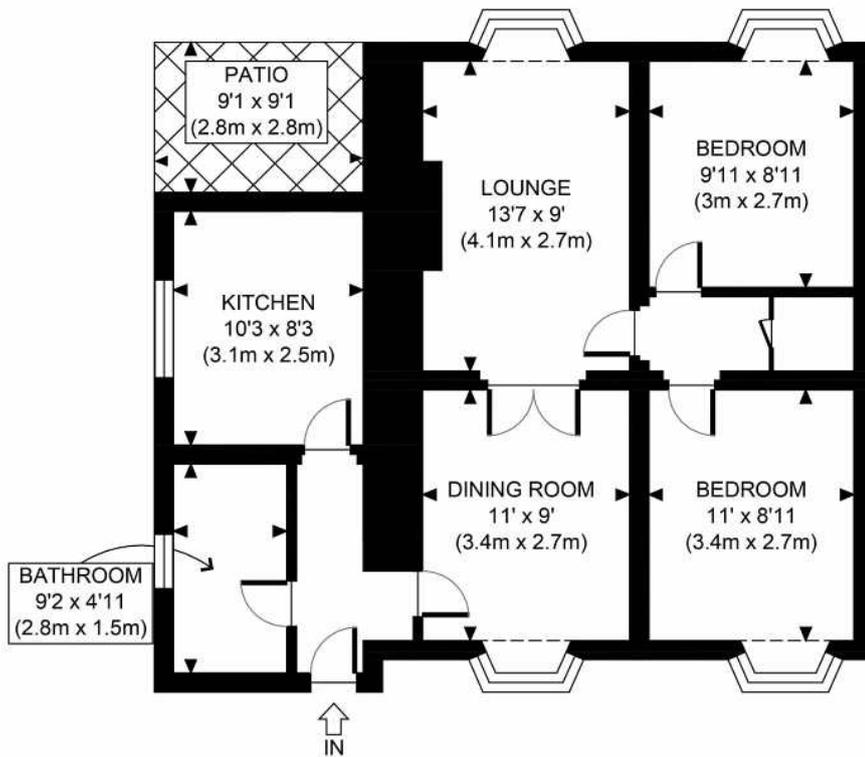


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26 Well Brae, Pitlochry, PH16 5HH

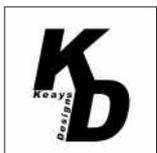




GROSS INTERNAL
FLOOR AREA 711 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 711 SQ FT / 66 SQM



Christopher Langer	26 Well Brae	Project number	KD_15	A01
		Date	05 Sep 23	
Approx. Gross Internal Floor Area 711 SQ FT / 66 SQM		Drawn by	TK	
		Checked by	CL	

Supporting statement for 26 Well Brae

To the Planning Officer concerned,

In support of my application to use the property as a short-term holiday let, I would like to bring your attention to the following facts:

- The property has its own front door entrance, many metres away from other entrances to the block it is part of.
- It has been let out Booking.com and Airbnb since May 2022.
- No anti-social behaviour from guests has been reported.
- There are no hot tub or BBQ facilities and guests are prohibited from these activities as a condition of their stay.
- A maximum of two guests at any one time can stay there.
- No children or infants are permitted to stay.
- The property was previously used as a holiday home for more than a decade before prior to our purchase in December 2021.

Your faithfully

Chris Langer

Short-Term Lets Evidence Paper**April 2022**

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Introduction

Early engagement for the 2022-2027 Local Housing Strategy indicated availability and affordability of housing as a top concern of Perth and Kinross residents. The growth of Short-term lets in recent years was highlighted as a contributing factor.

Community groups in places where tourism is a significant part of the economy, were also feeding back to the council that the lack of affordable housing was impacting on the ability of people to find suitable homes locally particularly affecting young and older people, as their needs changed. Likewise, businesses and services were finding that the lack of available housing was impacting their ability to recruit staff to expand or provide services in the communities where it is needed. Among the reasons given, were rising house prices caused by competition from short-term lets business operators and second home buyers.

As a result, the Local Housing Strategy 2022-2027 embedded an action to understand the level of short-term lets, and impact on communities and, whether new planning legislation (Short-Term Let Control Areas, Scotland, 2021) could be effective in balancing the local economic benefits to using residential homes for tourism accommodation and providing enough homes for local need.

Methodology

Research undertaken in Badenoch and Strathspey Ward for Highland Council for their own evidence paper was taken as a starting point for informative data analysis. The data used was expanded or excluded as appropriate to the Perth and Kinross data.

The approach was taken to create a complete geographic picture by analysing the whole of Perth and Kinross at *postcode district* level, allowing for reasonable detail and avoiding data gaps between settlements. This also allowed for analysis at various geographic scales, for the period 2017-2021.

In order to assess the number of 'short-term lets', proxy data had to be used as until the Short-Term Lets Licensing legislation (2022) was established, this was not a data category within the council. The proxies of 'self-catering units' and 'second homes' were analysed as reliable datasets contributing to secondary lets. A secondary let is a dwelling that is not a primary residence, that is let to guests and is the only type of short-term letting that affected by the control area legislation.

The registration of existing Short-Term Lets under the licensing scheme was extended until October 2023. This evidence paper will be updated once the full licencing information is available after October 2023.

The key indicator metric was '*% of total potential housing stock being used as second homes and self-catering units*' and was defined by Highland Council. 'Potential' because not all self-catering units could be used as permanent dwellings as the category includes, temporary dwellings such as lodges, bothys, yurts etc. Although a source of potential short-term lets, many second homes would be used for private purposes. This figure is an indicator of the percentage of housing that is being used as holiday accommodation (second homes and self-catering).

The metric of % total potential housing being used as holiday accommodation in Badenoch and Strathspey was 17.11%. This figure includes self-catering units that would not be suitable as residential dwellings (e.g. lodges) so will be inflated but does not include the number of second homes that are casually let, contributing towards 'short-term lets.'

The Housing Waiting list data could not be used due to the way the data is collected, providing inflated figures over multiple postcodes and therefore not informative. Homes for Private rent could only provide a current snapshot and be useful in determining the percentage of the housing market in this tenure in each postcode district.

School rolls were examined to gain insight into potential impact on demographic trends.

In addition in 2022, Local Housing Needs assessments were being completed by the Community Housing Trust in 5 communities, supported by Perth and Kinross Council. These were used to direct more detailed analysis, at the sub-postcode level where necessary.

The data glossary provides more information on each data set illustrated in the evidence tables throughout the document.

Data Glossary

Self Catering Units (SCUs)	Registered as businesses.
Second Homes	Included in Council tax figures and pay full council tax (no surcharges)
Total Second homes & SCU	Indicators contributing to short-term lets
Council Tax Listings (includes 2nd homes)	All dwellings including second homes
Potential Total Housing Stock	The total of residential homes, second homes and self catering units.
% of potential Housing Stock used as second homes & SCU	The proportion of all dwellings that are let for self catering & second homes. Includes purpose built accommodation that may not be suitable for residential homes. Therefore an over estimate.
Short Terms Lets on AirBNB	Surveyed Jan'22. Apprx. Figure of secondary accom.
Private Lets	The number of properties registered as a private let.
House Completions (inc. small site ave.)	Total house completions over the period. Change = % of Ctax list.
Affordable Completions	House completions in the 'affordable category' . Total over period. Change = % of Ctax list
Purpose built SCUs (Approved applications)	The number of approved <i>applications</i> for purpose built Self catering. Could be an overestimate. Total over the period
Empty Homes (>6mths)	Short term empty home
Unoccupied Homes (<6mths)	Long term empty home. Surcharge payable
School Roll (all)	Includes schools of the relevant catchment area.

Table 1. Data glossary

Results Summary

- The proxy data of 'self-catering units and second homes' were used as robust 'short-term let' data was not a classification until the Short-term licensing scheme (2022).
- The data analysis demonstrates that the number of self-catering units through the period 2017-2021 grew significantly (25%) across all areas of Perth and Kinross and is higher at 3% than the Scottish figure of 1.2% of total housing stock (*Reference 1*).
- Generally, the recent growth in self-catering units has brought the figures into alignment with existing numbers of second homes which has shown more steady growth.
- Second homes in the Perth & Kinross are still growing at 1% in contrary to the Scottish average decreasing rate of -6.9% (*Reference 2*)
- Self-catering accommodation will make a greater contribution to the local economy than second homes.
- A key metric of the analysis was the 'total potential housing stock being used as self-catering and second homes'.
- Highland Council in their similar analysis for Badenoch and Strathspey found that **17.11%** of the *total potential housing stock was being used as self-catering and second homes* (*Reference 5*)
- The data for Perth and Kinross signified that the lower figure of *total percentage housing stock being used as self-catering and second homes* of 10% was indicative of an impact threshold.
- At 2021 levels, the number of homes that could be recovered from a short-control area would be significantly less than 634 (8.3%). The estimate for this

will be refined by the data from the Licensing scheme register, after October 2023.

- The areas affected by the 10% threshold include the whole of the Highland Perthshire Market Area and the northern part of Eastern Housing Market Area, north of The Bridge of Cally where the *total percentage housing stock being used as self-catering and second homes was quantified as 16.3%*.
- This area includes parts of the Cairngorm National Park and lies adjacent to the Badenoch and Strathspey Ward in Highland Council.
- The postcode districts of Comrie and Ardvorlich (PH6/part FK19) are close to the impact threshold at 8.1% and as such should be monitored.

Affordability of Housing

The 2022 Housing Need and Demand Assessment indicates that the average Perth and Kinross House Price in 2020-21 was £224,480, 15% above the Scottish average, of £194,100 (*Reference 2*). Table 2 outlines the income multipliers needed to achieve house purchases as an indicator of poor affordability. Market Rents are the similar with 45% of households finding them unaffordable. Young people are at further disadvantage as 1 in 2 households cannot afford the market entry point. These 2020 figures demonstrate that affordability is a Perth and Kinross wide issue and especially in rural areas.

Perth & Kinross	Income	House Price	Affordability ratio
Average house price/income	41,390	199,589	4.82
Median house price/income	33,707	175,000	5.19
Lower Quartile house price/income	19,072	123,500	6.48

Table 2: CHIMA data tool 2019/20 affordability for Perth & Kinross using Scot Gov methodology for market entry *Reference 3: PKC LHS Briefing 1 (2022) Slide 9.*

There is concern that changes in the Private Rental Sector to improve energy efficiency and improve tenants' rights may cause this sector to contract, releasing more housing into sales and potentially increasing short-term lets. In areas with higher proportion of private rental properties, these measures could impact the availability of more affordable and mid-market housing options.

The LHS has a number of actions aimed at alleviating affordable housing pressure including target of provision of an urban-rural split that matches population, for affordable homes. The Council also supports rural communities to access the Rural Housing Fund to support affordable and community led housing. Actions that aim to increase the number of affordable homes are:-

- **LHS Action Plan 1.1** Achieve an average of 210 affordable housing completions annually and maintain 53%/47%, urban/rural split.
- **LHS Action Plan 1.2** Develop an Empty Homes Action Plan – to bring empty homes back into use.

- **LHS Action Plan 1.4** Seek opportunities to deliver a wider range of housing options in rural areas :
 - Rural areas- work in partnership with private estates, land owners, developers, funders and local communities.
 - Undertake a targeted Housing Needs Assessments Programme (HNAP) in rural settlements where tackling a lack of AH has been identified as a priority in Community Action Plans (CAPs)
 - Work in partnership with rural housing specialists to enable Community Development Trusts to secure subsidy from Scottish Land Fund (SLF) and Rural Housing Fund (RHF), private and other funding sources to develop community-led housing
 - Aim to deliver, via a community-led approach, up to 100 new affordable homes of various types and tenures that reflect HNAP outputs, to be delivered to Design Guide Standard over the period of the strategy

Short-term Lets

Collection of data at a postcode district level between 2017-2022 allowed a detailed summary of Perth and Kinross as a whole, comparison with national trends and the similar analysis by Highland council.

The key indicator of the potential housing stock, utilised for second homes and self-catering units in Badenoch and Strathspey was 17.77%, compared to the Perth and Kinross figure of 2.9%. In contrast to the Scottish decline in second homes of 6.9%, Perth and Kinross showed growth over the period of 1.1%. Meanwhile short-term lets have increased by 25% compared with 12.16% in the Badenoch and Strathspey ward.

	2017	2018	2019	2020	2021	change	% change	% of Total Hsg Stock (2021)	P&K Change over Period	Badenoc h & Strathspe y Change	Highland Wide change %	Scotland
P & K total												
Self Catering Units (SCUs)	843	896	987	1015	1054	211	25.0%	1.4%	25.0%	12.16%	38%	
Second Homes	1120	1187	1136	1118	1132	12	1.1%	1.5%	1.1%	-8.13%	2.24%	-6.9%
Total Second homes & SCU	1963	2083	2123	2133	2186	223	11.4%	2.9%	11.4%	1.6%	8.55%	
Council Tax Listings (includes 2nd	71646	72247	72917	73700	74264	2618	3.5%	98.6%	3.5%	1.65%	2.98%	
Potential Total Housing Stock	72489	73143	73904	74715	75318	2829	3.8%	100%	3.8%	2.5%	3.66%	
% of potential Housing Stock used as second homes & SCU	3%	3%	3%	3%	3%		0.2%	2.9%	0.2%	17.11%		
Short Terms Lets on AirBNB					1014	1014		1.3%		3.63%		
Private Lets					11083			14.7%				
House Completions (inc. small site ave.)	586	578	776	895	673	+3508	4.9%	4.7%	4.9%		37.25%	
Affordable Completions	123	144	302	153	232	+954	1.3%	1.3%	1.3%			
Purpose built SCUs (Approved	5	23	20	46	57	+151	17.9%	0.2%	17.9%			
Long-term Empty Homes	1290	1368	1308	1653	1310	20	0.2%	1.7%	0.8%	36.09%	37.25%	
Unoccupied Homes (<6mths)	1422	1463	1543	1295	1393	-29	-9.7%	1.8%	-9.7%			
School Roll (all)	17958	18006	17399	18197	18139	181	1%		1%	-2.51%	0.5%	

Table 3. Perth and Kinross analysis

Key Points

- Across the whole of Perth and Kinross, the impact of self-catering units and second homes on the total potential housing stock is 2.9%.
- Significant growth in self-catering units at 25% over the 5-year period bringing the figure close to the number of second homes.
- 72% of newly registered self-catering units could come from purpose built self-catering units applications.
- Overall impact a of self-catering is low at 1.4% of total potential housing stock.
- Growth of council tax dwellings of 2.9% over the period, more than second homes, far less that self-catering numbers.
- Contrary to the Scottish average of a reduction in second homes of 6.9% (Scot gov 2019), in Perth in Kinross the trend is a slight growth of 1.1%.
- School rolls have increased very slightly overall at 1%.

Analysis of postcode district allowed the metric of potential housing being used as self-catering and second homes to be mapped for each. Figure 1 illustrates the relatively higher percentages in areas where tourism is a significant part of the economy.

Map of Key Indicator

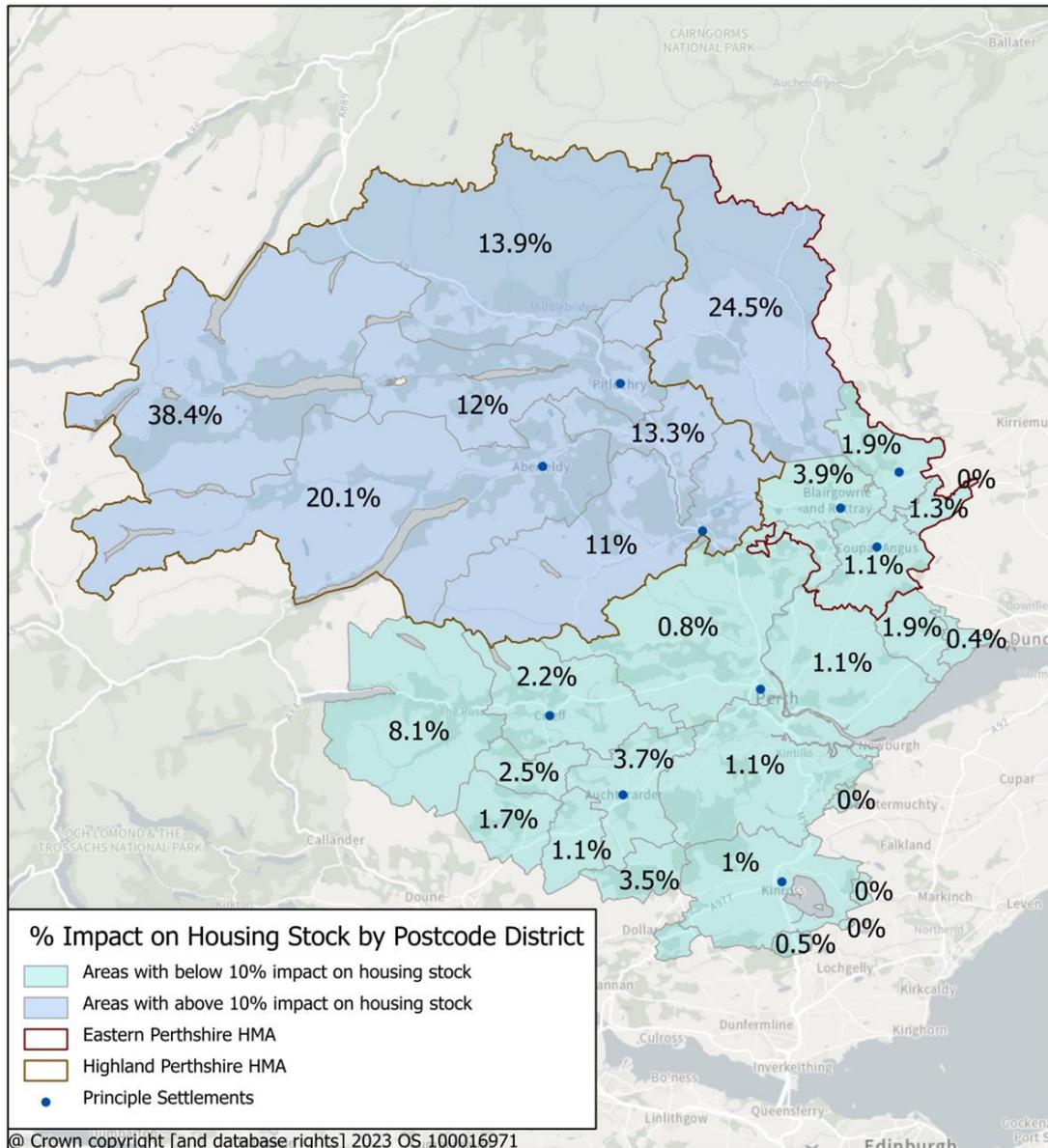


Figure 1. Key Indicator: Impact on Potential Housing Stock

The areas with higher than 10% lie within Highland Perthshire Market Area and the Mount Blair Community Council Area. The map above illustrates the extent of the Housing Market Areas and includes part of the Cairngorms National Park in the northern extents of both market areas.

The Perth and Kinross housing market areas are defined below.

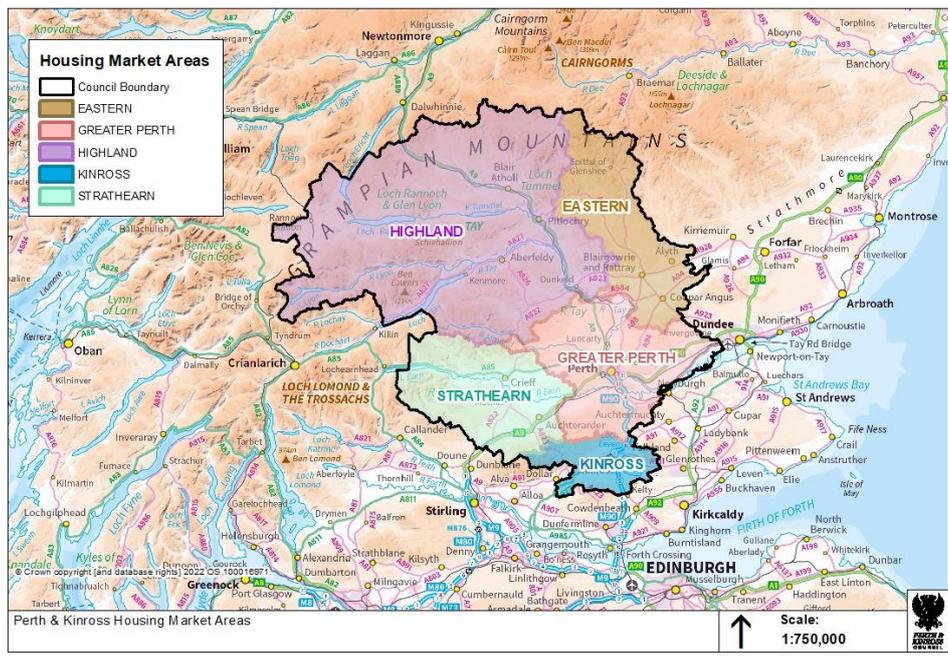


Figure 2. PKC Housing Market Areas

Housing market areas are defined through specific analysis of housing patterns to identify relevant boundaries rather than arbitrary governance boundaries. They are used to study the housing market for the Housing Needs and Demand Assessment.

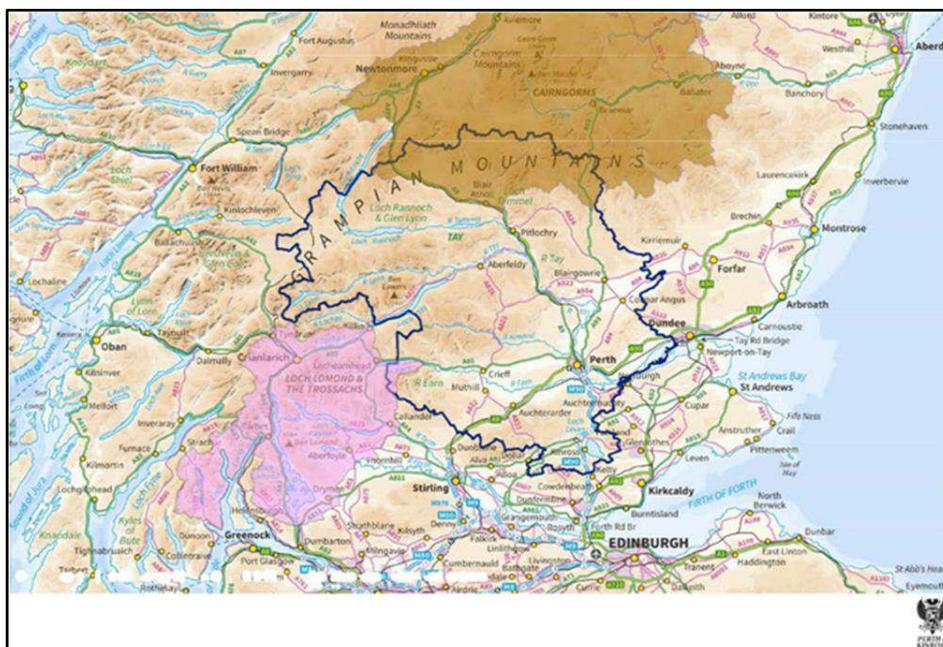


Figure 3. National Parks within PKC boundary

The Cairngorm National Park lies within the northern boundary of the council boundary and the Loch Lomond and the Trossachs National Park is within the western boundary.

Highland Perthshire Housing Market Area

The postcode districts analysis indicated that the Highland Perthshire Housing Market Area was showing an overall impact of 15.6% with potentially between 11% and 38.4% in individual postcode districts being used as second homes and self-catering units (Table 4). All districts demonstrated the trend of growing short-term lets over the period, levelling up to existing second homes numbers, and falling school rolls which may be partly explained by the availability of housing for use as permanent homes and at an affordable level for people working in the area.

Highland Perthshire FK21, PH8, PH9, PH15, PH16, PH17, PH18	2017	2018	2019	2020	2021	change	% change	% of Total Hsg Stock 2021
Self Catering Units (SCUs)	480	515	542	536	562	82	17.1%	7.9%
Second Homes	525	553	534	521	545	20	3.8%	7.7%
Total Second homes & SCU	1005	1068	1076	1057	1107	102	10.1%	15.6%
Council Tax Listings (includes 2nd homes)	6468	6481	6508	6525	6534	66	1.0%	92.1%
Potential Total Housing Stock	6948	6996	7050	7061	7096	148	2.1%	100%
% of potential Housing Stock used as second homes & SCU	14.5%	15.3%	15.3%	15.0%	15.6%		1.1%	15.6%
Short Terms Lets on AirBNB	<i>*secondary</i>					512		7.2%
Private Lets	<i>only live data</i>					1668		23.5%
House Completions (inc. small	28.6	28.6	52.6	31.6	55.6	+197	3.0%	2.8%
Affordable Completions	0	0	24	0	12	+36	0.6%	0.5%
Purpose built SCUs (Approved applications)	2	8	7	29	34	+80	16.7%	1.1%
Empty Homes (>6mths)	<i>data not available</i>							0.8%
Unoccupied Homes (<6mths)	<i>data not available</i>							-9.7%
School Roll (secondary)	558	531	541	534	539	-19	-3%	
School Roll (primary)	684	661	620	634	606	-78	-11%	

Table 4. Highland Perthshire Market Area

The district with the highest potential figure was PH17 Kinloch Rannoch outlined below. Qualitative evidence was collected that services were being impacted by availability of housing in this area.

PH17 Kinloch Rannoch	2017	2018	2019	2020	2021	change	% change	% of Total Hsg Stock 2021
Self Catering Units (SCUs)	21	21	23	20	28	7	33.3%	17.1%
Second Homes	34	34	35	34	35	1	2.9%	21.3%
Total Second homes & SCU	55	55	58	54	63	8	14.5%	38.4%
Council Tax Listings (includes 2nd homes)	142	143	140	143	136	-6	-4.2%	82.9%
Potential Total Housing Stock	163	164	163	163	164	1	0.6%	100%
% of potential Housing Stock used as second homes & SCU	34%	34%	36%	33%	38%		4.7%	38.4%
Short Terms Lets on AirBNB					16		9.8%	9.8%
Private Lets					17			10.4%
House Completions (inc. small Affordable Completions)	0	0	0	0	0	+0	0%	0.0%
Purpose built SCUs (Approved applications)	0	0	0	0	0	+0	0%	0.0%
Empty Homes (>6mths) Unoccupied Homes (<6mths)								
School Roll (secondary)	122	112	115	104	117	-5	-4%	
School Roll (primary)	17	15	18	19	17	0	0%	

Table 5. PH17 (Kinloch Rannoch area)

Key Points

- Significant recent growth in self-catering of 33% reflected in potential housing stock being used as Self-Catering units of 38%, the highest of all areas.
- None of this has been due to purpose-built applications in the period so many of these could be residential conversions to short-term letting and is reflected in the decrease in council tax listings.
- Reporting of issues housing essential workers to PKC.
- School roll is declining but the levels are not significant.
- Included in Highland Perthshire analysis

The lowest percentage housing stock being used as second homes and self-catering units in the Highland Perthshire Market area was PH8 Dunkeld and Birnam, table 6 below. There is qualitative evidence that there are negative impacts on affordability and availability of housing to support business and services and quality of living even at this lower percentage of 11%. The Housing Needs Assessment identifies the need to reduce competition in the housing market from short-term lets with 87 households looking to move into or within the area in the next 5 years (CHT,2022, PH8 Community Housing Needs Survey).

PH8 Dunkeld and Birnam	2017	2018	2019	2020	2021	change	% change	% of Total Hsg Stock 2021
Self Catering Units (SCUs)	59	59	61	64	66	7	11.9%	5.7%
Second Homes	60	65	65	60	60	0	0.0%	5.2%
Total Second homes & SCU	119	124	126	124	126	7	5.9%	10.9%
Council Tax Listings (includes 2nd homes)	1085	1090	1090	1085	1088	3	0.3%	94%
Potential Total Housing Stock	1144	1149	1151	1149	1154	10	0.9%	100%
% of potential Housing Stock used as second homes & SCU	10%	11%	11%	11%	11%		1%	11.0%
Short Terms Lets on AirBNB					47			4.1%
Private Lets					234			20.3%
House Completions (inc. small site ave.)	6.2	4.2	4.2	4.2	4.2	+23	2%	2.0%
Affordable Completions	0	0	0	0	0	+0	0%	0.0%
Purpose built SCUs (Approved applications)	0	0	0	3	0	+3	5%	0.3%
Empty Homes (>6mths)								
Unoccupied Homes (<6mths)								
School Roll (secondary)	436	419	426	430	422	-14	-3%	
School Roll (primary)	153	159	146	136	123	-30	-20%	

Table 6. PH8 Dunkeld and Birnam Area

Key points

- Fairly significant recent growth in the self-catering numbers at 11.6%
- Stable second home numbers and comparable with self-catering numbers over the period.
- Evidence of transference of residential homes and second homes into self-catering.
- Overall impact of holiday accommodation on potential total housing stock is 11%
- House completions show small growth at 2% of total potential housing stock with no affordable house provision. Dunkeld has no sites identified for housing in the current LDP
- Higher than average Private letting at 20% compared with the Perth and Kinross average of 14%
- School roll has significant decrease of the primary roll of 20% over the period. Could indicate a significant impact on viability of community.
- Comparing with similar areas, Dunkeld may have had a longer standing problem with lower levels of recent self-catering growth.
- Included in Highland Perthshire analysis

Housing Needs Assessments

The Housing Needs Assessments (HNAs) of Pitlochry; Dunkeld and Birnam – PH8 area; Aberfeldy, Weem, Strathtay, Grandtully, Logierait and Ballinluig; Comrie Community Council area and Mount Blair Community Council and also fed into the analysis. The surveys indicated that the lack of affordable housing was impacting the ability of business to expand, recruit and retain staff. The HNAs did not stipulate if some of the businesses were operating in the short-term lets sector thus it is not always clear whether this business feedback would be in support of controls numbers of short-term lets as part of the solution to the availability of affordable housing.

The Blairgowrie postcode district of PH10 did not identify a significant level of impact from self-catering and second homes, due to the dominance of Blairgowrie and Rattray in the figures (Table 7). However, the Mount Blair Housing Needs assessment provided detailed numbers of a concentration of second homes and short-term lets in their community council area, that was not reflected in the postcode district level analysis. This directed a deeper analysis of individual postcodes confirming the concentration of self-catering and short-term lets in the area north of The Bridge of Cally, amounting to a potential 24% impact level on the housing stock (Table 8).

PH10 Blairgowrie	2017	2018	2019	2020	2021	change	% change	% of Total Hsg Stock 2021
Self Catering Units (SCUs)	78	83	92	99	107	29	37.2%	1.8%
Second Homes	126	130	120	118	120	-6	-4.8%	2.1%
Total Second homes & SCU	204	213	212	217	227	23	11.3%	3.9%
Council Tax Listings (includes 2nd homes)	5464	5510	5584	5694	5739	275	5.0%	98.2%
Potential Total Housing Stock	5542	5593	5676	5793	5846	304	5.5%	100%
% of potential Housing Stock used as second homes & SCU	3.7%	3.8%	3.7%	3.7%	3.9%		0.2%	3.9%
Short Terms Lets on AirBNB					143			2.4%
Private Lets					731			12.5%
House Completions (inc. small site ave.)	63	30	62	95	15	+265	4.8%	4.5%
Affordable Completions	38	13	72	24	0	+412	7.5%	7.0%
Purpose built SCUs (Approved applications)	1	10	2	1	21	+35	44.9%	0.6%
Empty Homes (>6mths)								
Unoccupied Homes (<6mths)								
School Roll (secondary)	721	719	719	766	801	80	11%	
School Roll (primary)	885	881	921	913	886	1	0%	

Table 7. PH8 Blairgowrie including Mount Blair Area

Key Points

- Increases in self-catering unit numbers of 37.2% are not reflected in a significant change of dwellings to holiday accommodation in the postcode district at 3.9% impact of total housing stock.
- Decrease in the numbers of second homes.
- House completions seem to be translating into homes, reflected in the growing council tax list.

Mount Blair Community Council Area	2017	2018	2019	2020	2021	change	% change	% of Total Hsg Stock 2021
Self Catering Units (SCUs)					72			12.5%
Second Homes					69			12.0%
Total Second homes & SCU					141			24.5%
Council Tax Listings (includes 2nd homes)					504			87.5%
Potential Total Housing Stock					576			100%
used as second homes & SCU					24.5%			24.5%
Short Terms Lets on AirBNB					143			24.8%
Private Lets					113			19.6%
House Completions (inc. small site ave.)	0	0	0	0	0	+0		0%
Affordable Completions	0	0	0	0	0	+0		0%
Purpose built SCUs (Approved applications)	1	4	0	0	8	+13		2%
Empty Homes (>6mths)								
Unoccupied Homes (<6mths)								
School Roll (secondary)	721	719	719	766	801	80	11%	
School Roll (primary)	59	57	67	69	54	-5	-8%	

Table 8. Mount Blair Community Council Area

Key Points

- The area reflects the postcodes to the north of Bridge of Cally
- It was not necessary to conduct a temporal analysis as the HNAs had provided long standing figures that correlated with the 2021 snapshot.
- The secondary school roll is less informative due to the dominance of the towns in the figures however the primary school roll suggests a relevant negative impact.

Strathearn Housing market area

The postcode district of PH6 in table 9, was combined with the partial postcode district of FK19, and showed levels of potential housing stock impact at 8.1%; high in comparison to the adjacent districts in the Strathearn Housing Market Area (Table 10). The growth in self-catering units has been less than Highland Perthshire, at 14.3%.

The number of second homes almost a third lower than self-catering units within the postcode district, differing to the Highland Perthshire trend. The data suggests the possible transfer of second homes into the self-catering; potentially a positive economic benefit by comparison. As such this postcode district has not been included in the area of negative potential impact.

However, the Housing Need Assessment for the town of Comrie identifies concern by residents of negative impact of 'short-term lets' thus it is recommended that these postcode districts be monitored and views sought in any public consultation.

PH6/FK19 Comrie NB: Contains all PH6 data but only PKC FK19 data	2017	2018	2019	2020	2021	change	% change	% of Total Hsg Stock 2021
Self Catering Units (SCUs)	42	41	44	51	48	6	14.3%	3.4%
Second Homes	67	73	71	69	66	-1	-1.5%	4.7%
Total Second homes & SCU	109	114	115	120	114	5	4.6%	8.1%
Council Tax Listings (includes 2nd homes)	1363	1369	1368	1358	1364	1	0.1%	96.6%
Potential Total Housing Stock	1472	1483	1483	1478	1412	-60	-4.1%	100%
% of potential Housing Stock used as second homes & SCU	7.4%	7.7%	7.8%	8.1%	8.1%		1%	8.1%
Short Terms Lets on AirBNB					48			3.4%
Private Lets					154			10.9%
House Completions (inc. small site ave.)	1.5	2.5	1.5	1.5	8.5	+16	1.1%	1.1%
Affordable Completions	0	0	0	0	0	+0	0%	0%
Purpose built SCUs (Approved applications)	0	0	0	3	0	+3	7.1%	0.2%
Empty Homes (>6mths)								
Unoccupied Homes (<6mths)								
School Roll (secondary)	571	582	581	588	605	34	6%	
School Roll (primary)	159	154	147	142	136	-23	-14%	

Table 9. PH6, Comrie district

Key Points

- The sample size of FK19 was too small to be meaningful so combined with PH6 adjacent postcode district
- In combination, the numbers of second homes and self-catering units are elevated to some areas where nearing the threshold, The rise in new build completions is not reflected in the council tax list which may account for some of the rise in self-catering units.
- Primary school rolls are falling which may partly be indicative of changing demographics.
- The area is close to the defined threshold

STRATHEARN PH3,4,5,6,7, FK15	2017	2018	2019	2020	2021	change	% change	% of 2021 Total Hsg Stock
Self Catering Units (SCUs)	112	120	134	143	142	30	26.8%	1.5%
Second Homes	110	118	131	140	138	28	25.5%	1.4%
Total Second homes & SCU	222	238	265	283	280	58	26.1%	2.9%
Council Tax Listings (includes 2nd homes)	9193	9289	9372	9443	9527	334	3.6%	98.5%
Potential Total Housing Stock	9305	9409	9506	9586	9669	364	3.9%	100%
% of potential Housing Stock used as second homes & SCU	2%	3%	3%	3%	3%	1%	1.0%	3.0%
Short Terms Lets on AirBNB					193			5.2%
Private Lets					1381			14.3%
House Completions (inc. small site ave.)	98.2	89.2	77.2	133.2	104.2	+502	5.5%	5.2%
Affordable Completions	0	0	0	13	41	+54	0.6%	0.6%
Purpose built SCUs (Approved applications)	0	0	2	3	1	+6	5.4%	0.1%
Empty Homes (>6mths)	<i>data not available</i>							
Unoccupied Homes (<6mths)	<i>data not available</i>							
School Roll (secondary)	1065	1091	1111	1147	1178	113	11%	
School Roll (primary)	1143	1079	1077	1256	1252	109	10%	

Table 10. Strathearn Housing Market Area

Recommendation

For the purposes of defining the potential extent of a Short Term Let Control Area, an impact threshold of 10% was identified as an appropriate indicator of where impact was significant, relative to postcodes districts with lower impacts. Postcode districts above 10%, (identified in the Highland Perthshire Housing Market Area and Mount Blair Community) were analysed as a whole illustrated in table 11, below.

STLCA	2021	change	% change	% of Total Hsg Stock 2021	P&K Change over Period	Badenoch & Strathspey Change
Self Catering Units (SCUs)	634			8.3%	25.0%	12.16%
Second Homes	614			8.0%	1.1%	-8.13%
Total Second homes & SCU	1248			16.3%	11.4%	2%
Council Tax Listings (includes 2nd homes)	7038			91.7%	3.5%	1.65%
Potential Total Housing Stock	7672			100%	3.8%	3%
% of potential Housing Stock used as second homes & SCU	16.3%			16.3%	0.2%	
Short Terms Lets on AirBNB	655			9%		3.63%
Private Lets	1781			23%		
House Completions (inc. small site ave.)	55.6	+197		2.6%	0.0%	
Affordable Completions	12	+36		0.5%	1.3%	
Purpose built SCUs (Approved applications)	42	+93		1.2%	0.0%	
Empty Homes (>6mths)					0.8%	36.09%
Unoccupied Homes (<6mths)					-9.7%	
School Roll (secondary)	1340	61	5%	Total	Total	Total
School Roll (primary)	1492	-77	-5%	-1%	1%	-2.51%

Table 11. Proposed Short-Term Let Control Area (STLCA)

The STLCA as a whole, shows an impact of self-catering and second homes of 16.3% and resulting potential impact on primary school roles, reflected in the total fall of 1%. Notably the impact indicator of 16.3% is fairly similar to the Badenoch and Strathspey indicator of 17.77%. The number of short-term lets that would be returned to permanent residential homes through a Short-Term Let Control Area is unknown and will emerge during the planning certificate of lawfulness process.

Conclusion

This paper has assessed the numbers of potential short-term lets using proxy data and used qualitative data to understand in which communities there are concerns of excessive competition with commercial tourist accommodation in the local housing markets. It is recommended that the threshold of 10% is a potential indicator of the pressure threshold. A short-term let control area would potentially require up to 600 Certificate of Lawfulness or planning applications to be made and will represent a burden on the business operators as well as the council but would offer clarity in the planning system for business operators.

The return of properties to permanent residential dwellings will be significantly less than the 8% potential lets identified in this study, due to self-catering units already with planning permission, and will depend on the operation of the policy framework to support planning decisions. More concrete data should be available from October 2023 once the registration of existing lets is complete under the Short-term Lets Licence scheme and it is intended that the study will be updated at that time to

inform future decisions. However, this study indicates that the case can be made for a Short Term Let Control Area in the areas outlined in Figure 1.

Reference List

1. Scottish Government (2019) *Research into the impact of short-term lets on communities across Scotland* [Short-term lets - impact on communities: research - gov.scot \(www.gov.scot\)](https://www.gov.scot/resources/publications/2019/07/short-term-lets-impact-research/)
2. Arneil Johnson (2022) *PKC Draft Housing Needs and Demand Assessment*
Arneil Johnson (2022) *PKC LHS Briefing Slides 3.*
3. Arneil Johnson (2022) *PKC Tayside Briefing Slide Tayside Housing Needs and Demand*
4. Communities Housing Trust (2022) *PH8 Community Housing Needs Survey*
5. Highland Council (2022) *Committee Report for the Economy and Infrastructure, Committee 2nd December 2022.*

Pitlochry Infrastructure Report

Working Document

November 2017

Introduction & Context

Pitlochry is a burgh, lying on the river Tummel. It is the largest town in Highland Perthshire and the tourist hub for this area of Scotland. The settlement has a range of community facilities and services serving both the local population and visitors. The settlement plays an important role in the economic growth and housing provision within the Highland area.

Tourism plays a key role in employment provision and economic viability of services and facilities with the area. The adopted Local Development Plan seeks to promote and enhance existing and future tourism developments. The Atholl Palace Hotel and Milton of Fonab Caravan Park are identified for their significant contribution to the provision of visitor accommodation and will therefore be retained.

There are approximately 1657 residential properties within Pitlochry (PKC Corporate Address Gazetteer, 2017). With an average household size of 1.98 (based on Census trends) it is estimated that the settlement's current population is 3280.

The Proposed Plan provides land for approximately 155 new houses to be built within the settlements and there are currently 20 properties under construction in the settlement.

Therefore in total, 175 houses within Pitlochry could potentially be built by 2028. Based on Census trends the average household will remain at 1.98 in the period until 2028. It is estimated that as a result of new development, the population could increase to 3627 by 2028, assuming that all properties are occupied.

Area	Current population estimate	Population projection by 2028	Current residential properties estimate	Residential properties projection by 2028
Pitlochry	3280	3627	1657	1832

**It should be noted that although land for a total of 175 houses is allocated market evidence suggest a slower build rate which is likely to result in the housing land supply lasting beyond 2028. This will be regularly monitored however for the purposes of this report it is assumed that 175 houses could be occupied by 2028.*

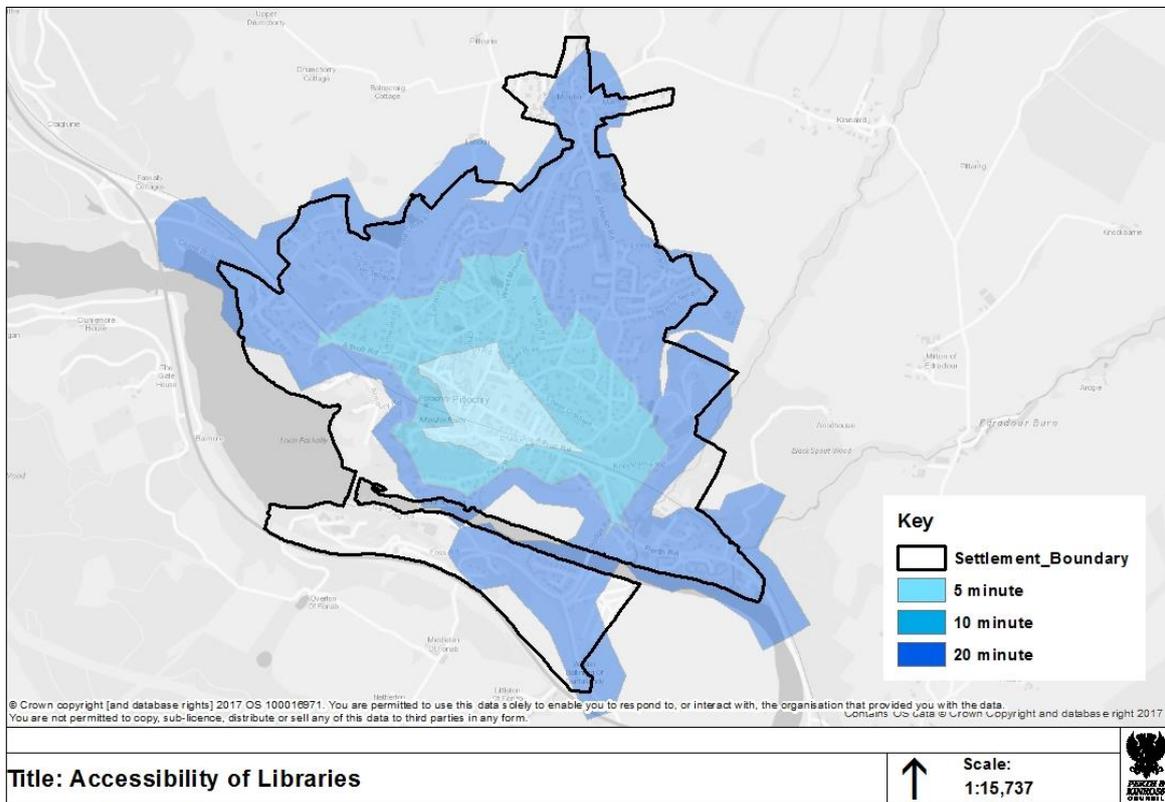
This infrastructure study has been undertaken to ensure that the infrastructure capacity within the area is adequate to support the level of growth envisaged within the LDP. This infrastructure capacity assessment will highlight the current infrastructure provisions within Pitlochry and any shortfall which could be addressed through the LDP or supplementary guidance.

1. Community Facilities and Recreation

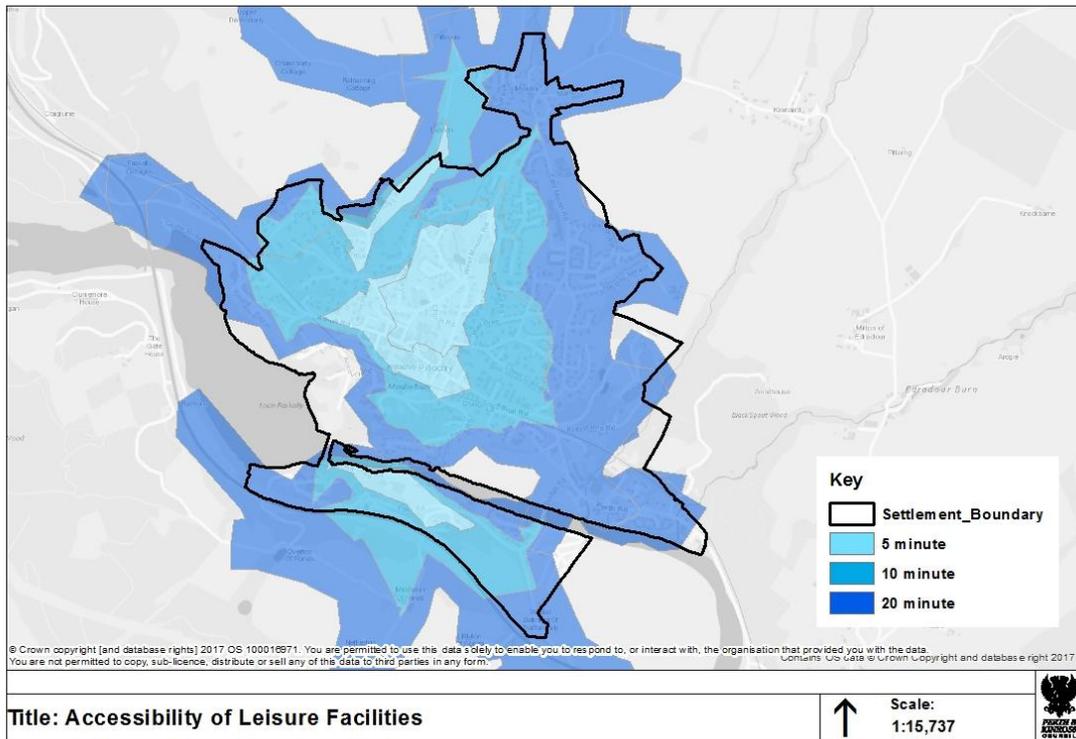
As populations are growing, there is an increased pressure on community facilities and capacity may need to be increased to satisfy the needs of residents. The cultural identity of a town is improved by community facilities being present as they offer opportunities for social interaction and they are important for local identity. This report will show the key local amenities in each town as well as their accessibility from different residential areas within the settlement.

Community sports facility and leisure activities	There are 3 community sport and Leisure facilities in Pitlochry.
ATMs	There are 3 ATMs in Pitlochry
Petrol stations	There is 1 petrol station in Pitlochry.
Libraries/mobile libraries	There is one library in Pitlochry.
Community/town hall	There are 3 community halls in Pitlochry (including church halls and community buildings).
Post Offices	There is one post office in Pitlochry.
Public Houses & Hotels	There are 16 public houses & hotels in Pitlochry.
Recycling Points	There is one recycling point in Pitlochry.
Recycling Centres	There is one recycling centre in Pitlochry.
Council Offices	There are 2 council offices in Pitlochry.

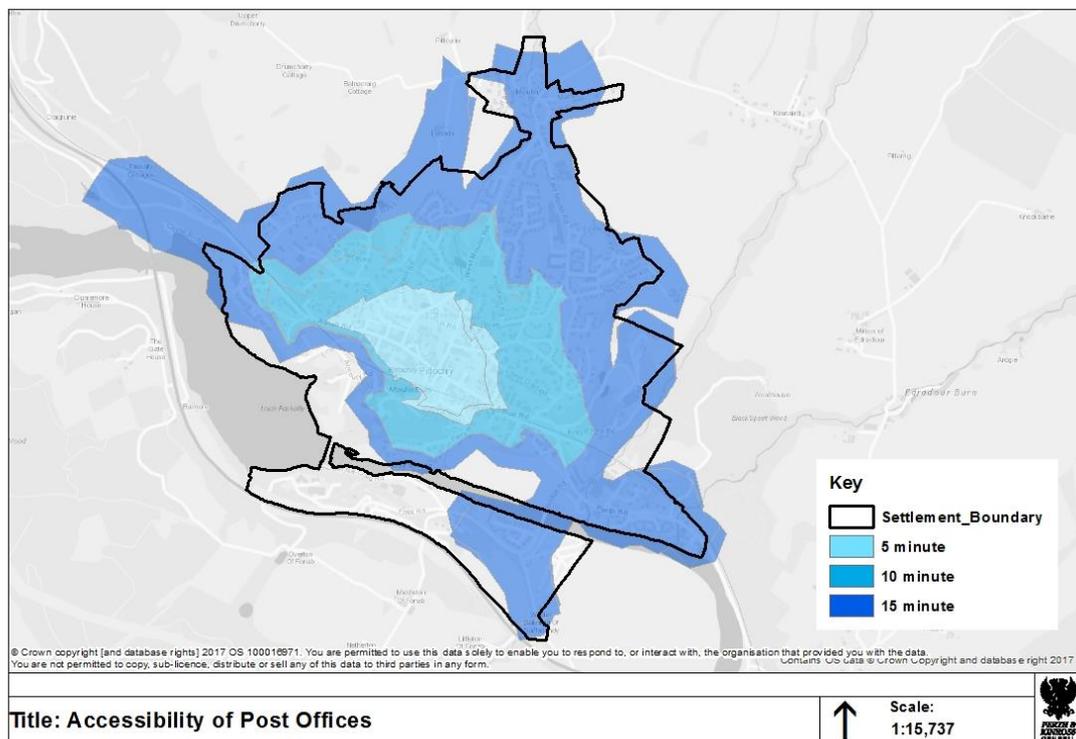
The table above highlights the provision of community facilities within Pitlochry at the time of the survey in 2015. The maps below show the accessibility of some of these services. The analysis highlights the number of properties that are within 5, 10 and 20 minutes walking distance to services.



1607 households are less than 20 minute walk from a library in Pitlochry. This is **96%** of all households included in the survey.



1649 households are less than 20 minute walk from the nearest leisure facility (e.g. sport centres, clubs). This is **99%** of all the households included in this survey.



1616 houses are less than 20 minute walk away from the nearest post office. This is **97%** of all the households included in this survey.

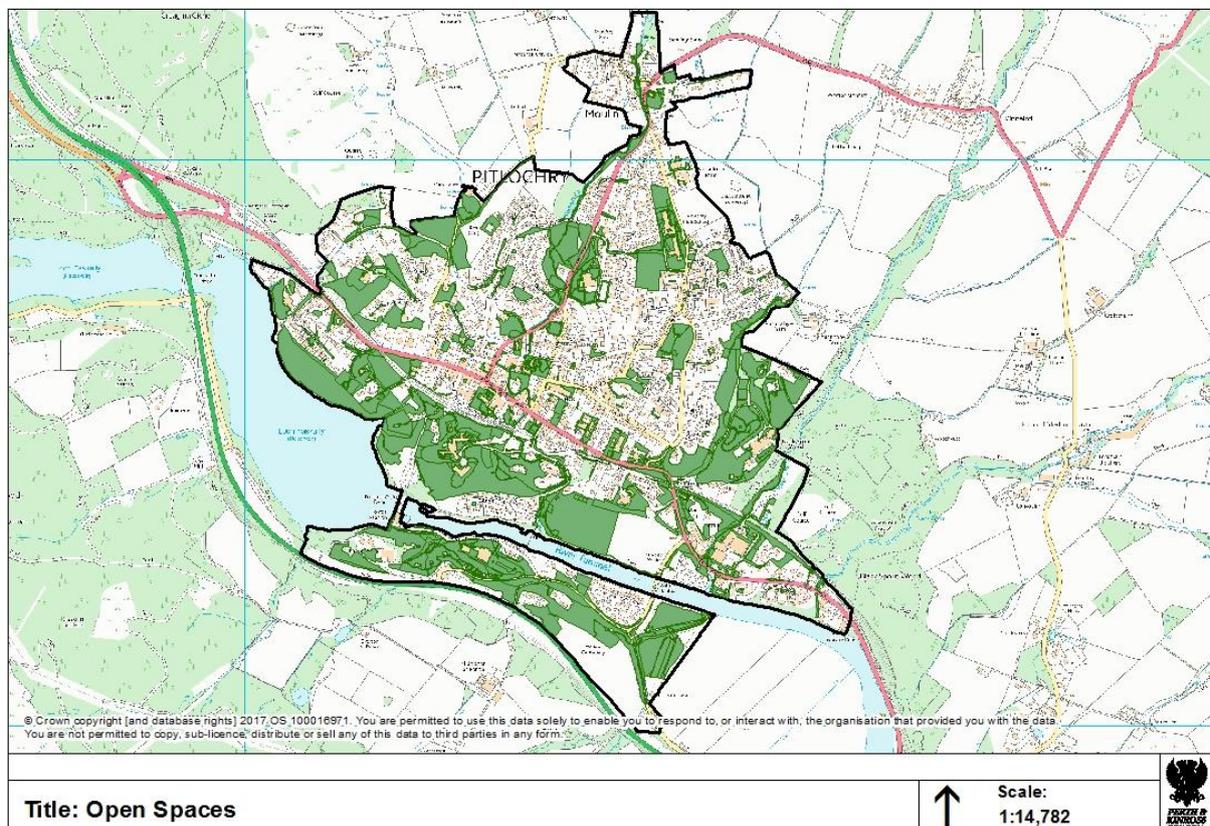
1.1 Implications for the Proposed Plan

The analysis indicates that people have access to a range of facilities in Pitlochry. Leisure facilities include the Pitlochry Theatre, the golf club, a fitness centre and a bowling green. Due to the compact shape of the settlement most of these are within walking distance. There is no perceived issue to highlight in this section.

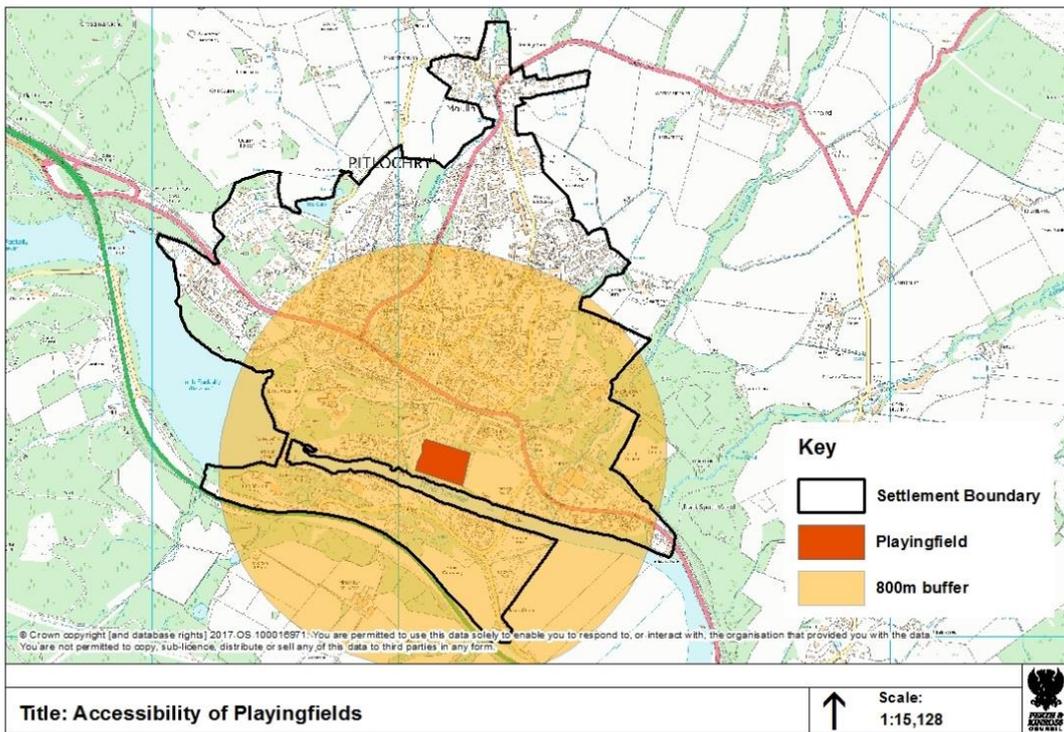
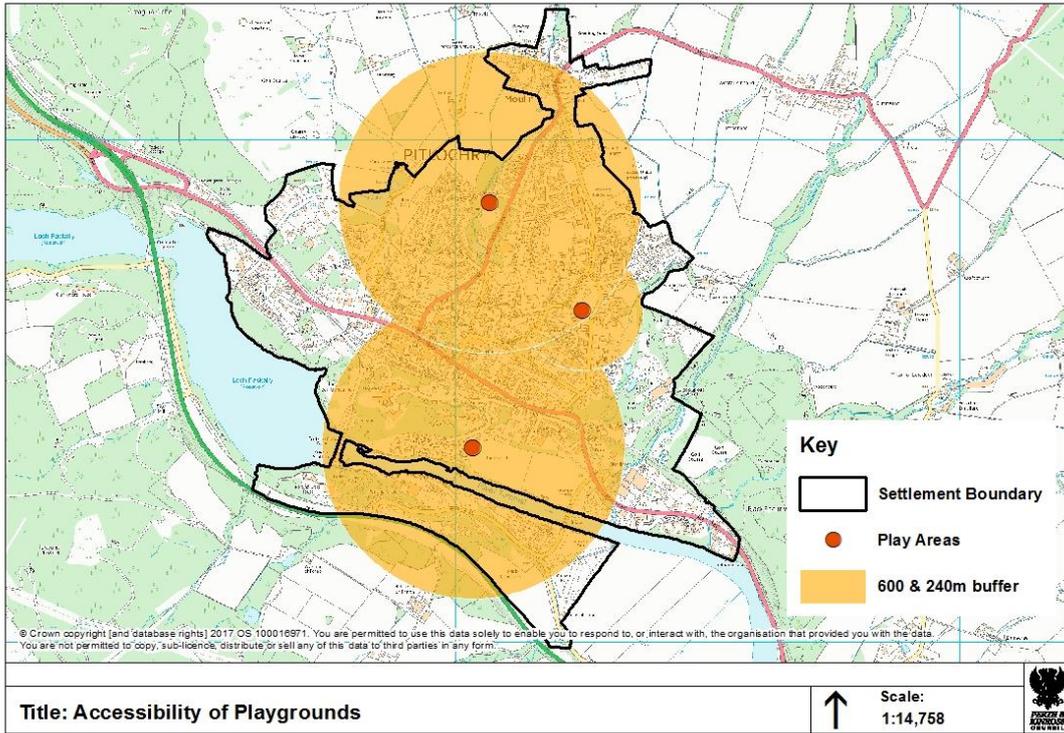
2. Open Space

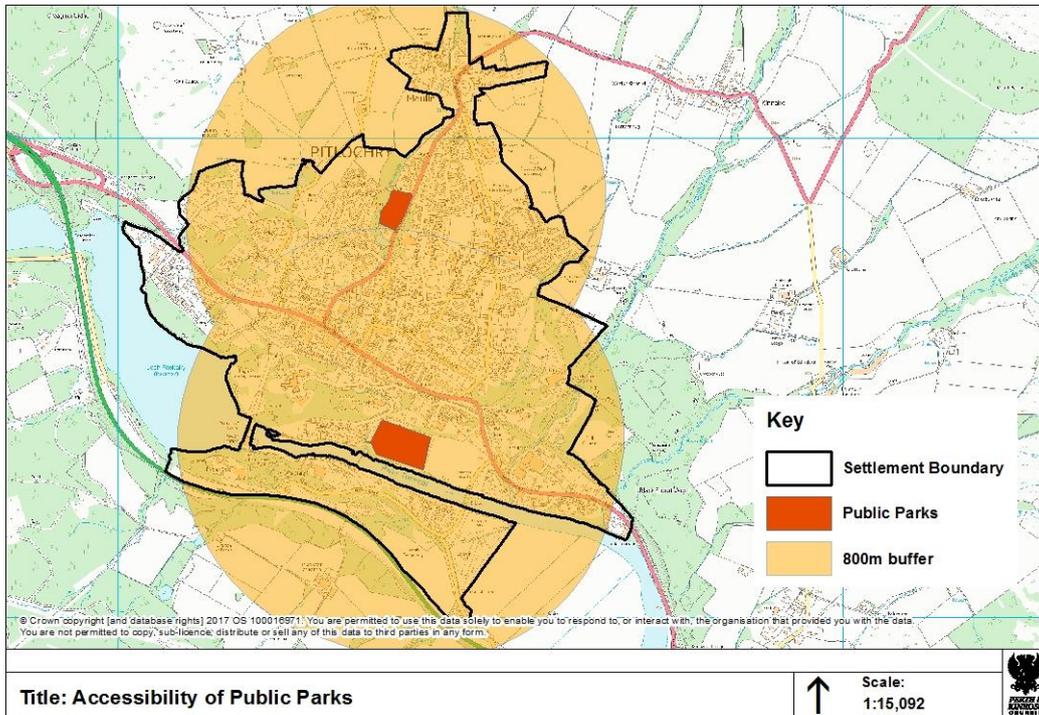
Open space is crucial within a settlement and adds value to the community for both recreational and amenity purposes. The natural environment is a valued national asset offering a wide range of opportunities for enjoyment. Open Space makes a positive contribution to quality of life by breaking up the built up urban areas and creates wildlife habitats which increases biodiversity. Open space should be present in every settlement and should be accessible by all residents. This study will comment on the suitability of the current open space provision in the face of population growth and highlight any shortfall which needs to be addressed.

The map below highlights all the open space within Pitlochry which is used for outdoor activities or provide visual amenity for residents. The open space provision of the settlement is approximately 76.5 ha which is 23.3 ha/ 1000 people.



2.1 Access to open Spaces





60% of households are within 10-15 minute walk of a playing field in Pitlochry. Besides the highlighted pitches, small kickabouts and the Pitlochry High School playing field also provides access to this function.

97% of households are within 10-15 minute walk from a public park or garden in Pitlochry.

76% of households are within a distance from playgrounds which is considered to be appropriate for children at target ages.

2.2 Cemetery Provision

The cemetery at Fonab; Pitlochry was identified in 2014 as having 7 years capacity therefore its expansion will be necessary to support the town's expansion.

2.3 Implications for the Proposed Plan

The Proposed Plan safeguards existing open spaces such as playgrounds, playing fields, parks and cemeteries. The study also highlighted where there is a need for improvement in order to meet existing as well as future demand:

Playgrounds	Currently the provision of playgrounds is slightly below the standard and an additional 0.09ha would be required to offset the impact of growth. Allocated development may be required to provide smaller play spaces in line with the Council's Play Strategy.
Playing Fields	The audit did not highlight any issues with the provision. To offset the impact of population growth an addition of another full sized pitch could be justified however the accessibility of playing fields is very high and schools also provide sport facilities.

Public Parks	The study did not highlight any issues with the provision. Both allocated housing sites have the opportunity to create good connections to existing public parks and potentially contribute to their quality.
Cemeteries	It is stated in the Proposed Plan that an area will be reserved for the future expansion of the cemetery as part of the Fonab development.

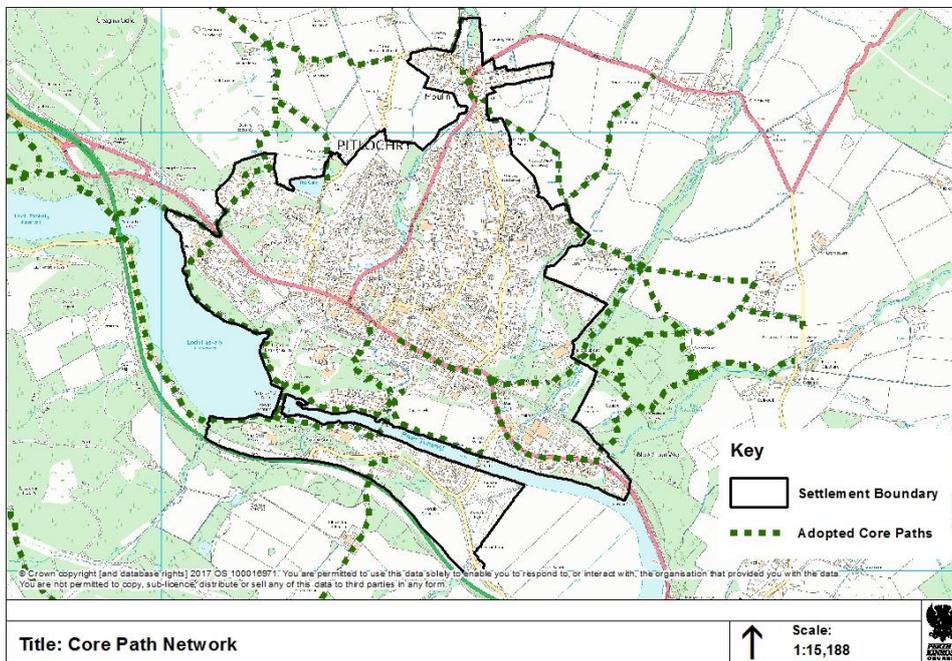
Table 1. The table summarises the conclusion of the quantity and accessibility audit and the Future Cemetery Strategy.

3. Transport

This section aims to comment on the active and public transport networks in settlements. Furthermore, it will examine the capacity of the road network as well as the parking provision of towns.

3.1 Walking

The map below suggests that Pitlochry, and the surrounding areas are well served by existing core paths. The Proposed Plan requires new development to connect to the existing network and create new connections.



3.2 Cycling

The national cycle route 77 goes through Pitlochry and connects it to Perth on the south, Inverness on the north as well as other Highland settlements towards Loch Tay. These routes are a mixture of on road and off road sections.

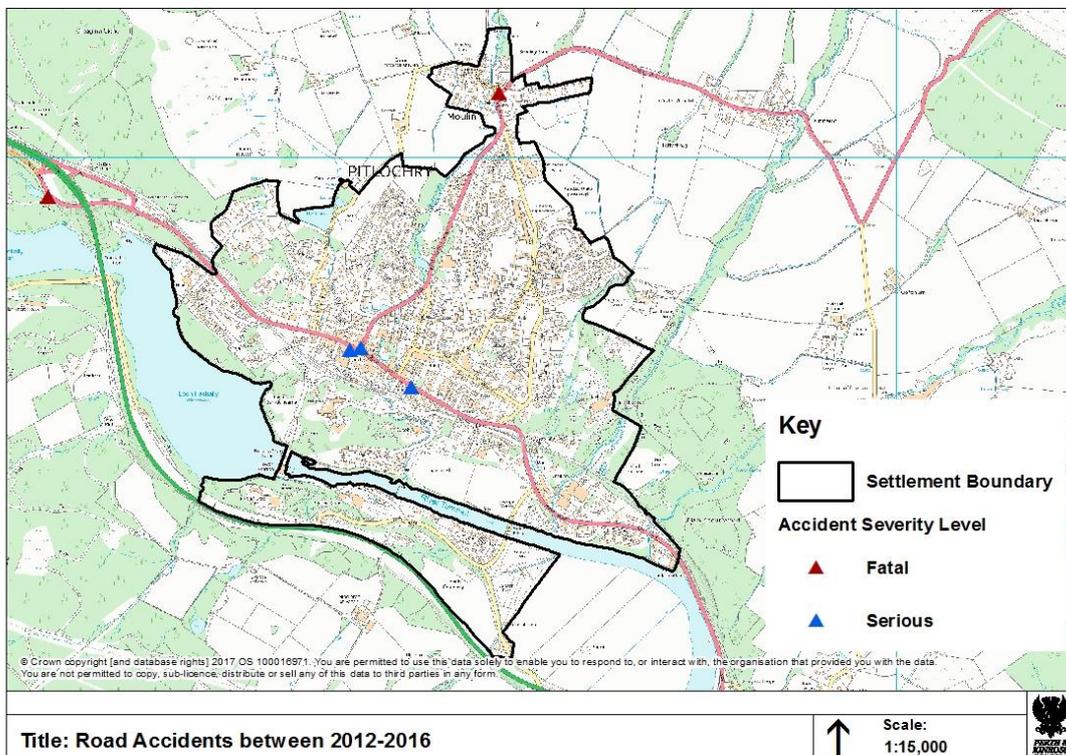
3.3 Public Transport

Pitlochry is connected to Perth both by bus and rail. Stagecoach services which take approximately 1hour 30 minutes run hourly to Perth until 19:30. There are also some Megabus services running between Inverness and Edinburgh/Glasgow that serve Pitlochry. Scotrail services which take 40 minutes run hourly to Perth until 10pm. Sunday service is irregular with 6-7 trains during the day. Pitlochry is also connected by bus to Aberfeldy and Dunkeld & Birnam. The map below marks bus stops and shelters within Pitlochry. There is a local bus service which runs throughout Pitlochry where services are provided to the smaller catchment areas surrounding the town. For a visual representation of bus routes, see Appendix A.

3.4 Road Capacity

The current transport network has sufficient capacity for the current level of traffic. However, the demand is highly seasonal as this is a major tourist town and traffic flows do fluctuate quite markedly in the main tourist months during summer. Although there is no known road safety issues on the local road network, parking can be a problem in the main street in the summer months as can slow moving tourist traffic.

3.5 Accident Records



The map above shows accidents within Pitlochry over a four year period. There have been 3 accidents between 2012 and 2016 none of which were fatal. Trend within the council area show a decreasing in the number of traffic accidents.

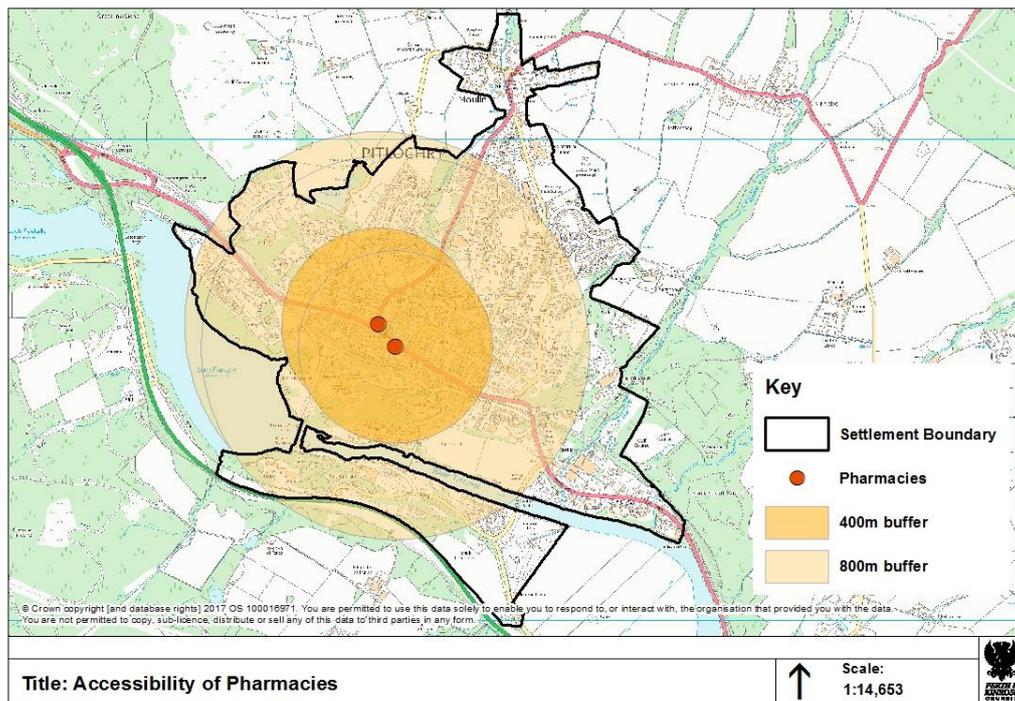
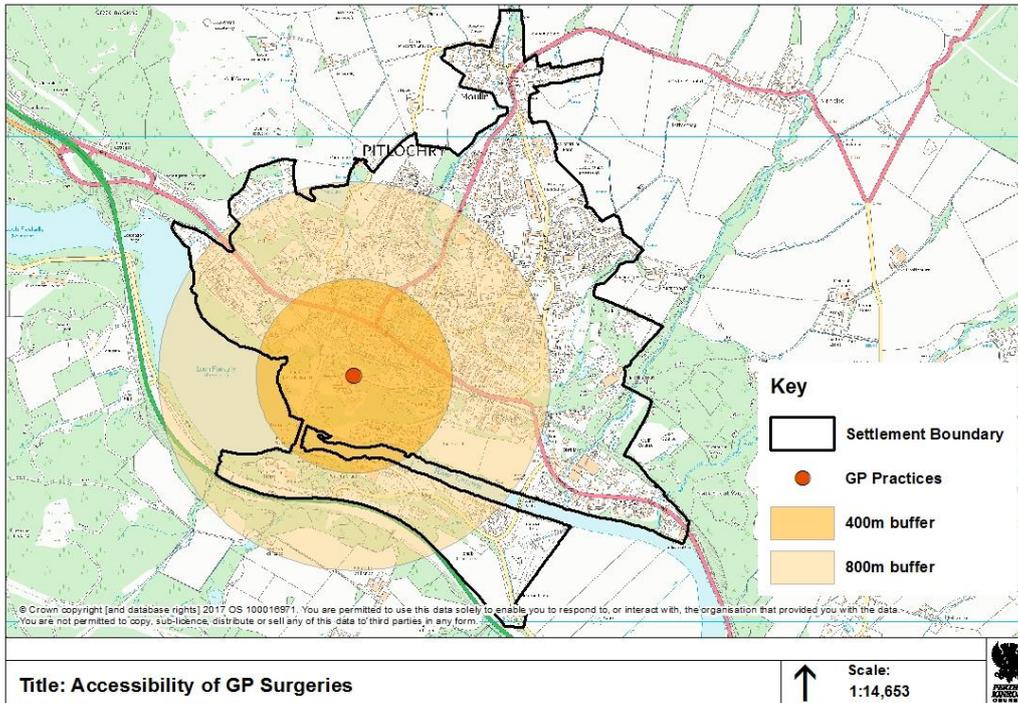
3.6 Parking

There are four car parks within Pitlochry, some pay and display. On street parking is available however there can be a capacity problem during the peak summer months. Electric vehicle charging facilities are available in the Rie-Achan Road Car Park.

4. Health

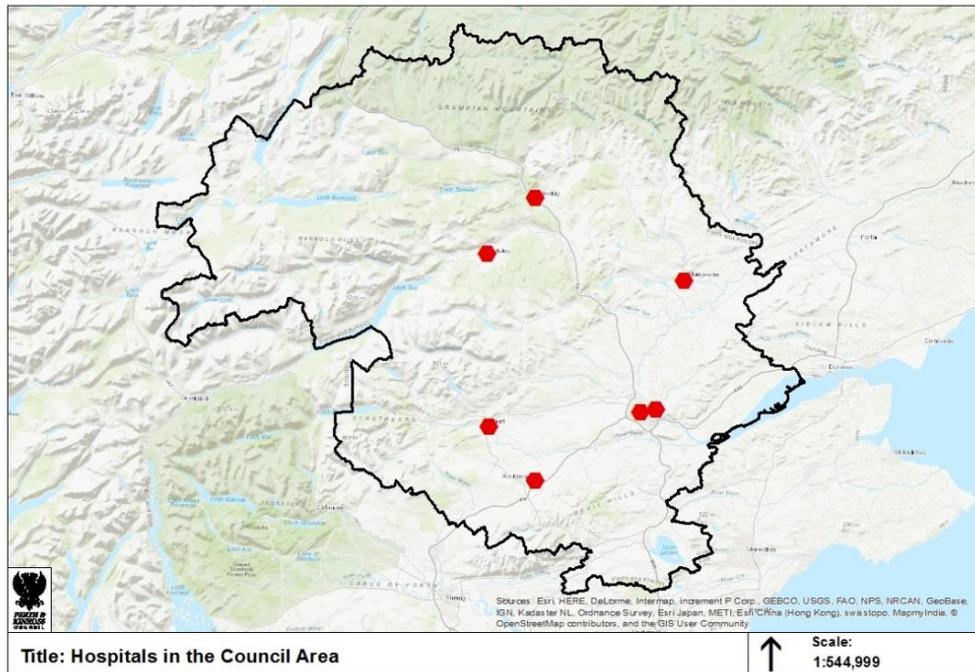
For a community to thrive is it essential that they have access to healthcare. The Council work closely with partners in the NHS to ensure that this can be delivered and that consideration is given to the impact of future development on exiting services.

Within Pitlochry there are **two pharmacies as well as one GP surgery** located in Pitlochry Community Hospital. This GP surgery has capacity and there are no plans for development, re-location or closure or either of these facilities. The map below highlights access to these facilities.



The maps show the walking distance to pharmacies & GP surgeries. The survey shows that **57%** of households are within a 10-15 minute and 19% are within a 5-7 minute radius from GP surgeries. In case of Pharmacies, **75%** of households are within 10-15 minute radius and 31% are within a 5-7 minute radius from surgeries. Those living further away from these facilities may access it by public transport as there is a frequent bus service running through the settlement.

There are also currently two dentists within Pitlochry providing NHS services. However it is important to note that dentists operate as a private business and are out with the control of the NHS.



Besides the GP surgery, Pitlochry Community Hospital provides a number of basic services and patients with minor injuries and illnesses can be treated. More serious conditions need to be treated in Perth Royal Infirmary which is approximately 40 minute drive away.

5. Education

In order to support future growth in a settlement it is essential to have sufficient education provision. Through the School Estates Plan the Council seeks to accommodate this future growth taking account of population projections and future housing levels through the Local Development Plan. The Council has adopted Supplementary Planning Guidance on Developer Contributions which secures contributions from new residential development within the catchments of primary schools with a projected capacity constraint. The guidance provides an annual update relating to the likely impact of future identified housing on the school estate.

Both Pitlochry high school and Pitlochry primary school have sufficient capacity to support future levels of growth.

6. Retail and Employment

Both retail and employment are significant aspects of the development of any town or village. Perth and Kinross Council completes an annual Employment Land Audit which provides information on how much land there is available and establishes whether or not there is a need to provide more employment land to facilitate economic growth in the area.

Within Perth and Kinross Council's identified Windfall sites, it is shown that there is a total of 0.15 hectares of employment land within Pitlochry. The take up of employment land will be closely monitored across the council area to establish whether or not there is a need for further employment land within the area. The provision of future employment land opportunities however is constrained by topography and flooding constraints.

To measure retail capacity within Perth and Kinross a Town Centre Retail Study was undertaken in 2016. This study concluded that Pitlochry's retail offer is mainly focused on tourism. There was a planning consent for a larger supermarket in the town however there is no certainty that this proposal will progress in the near future.

Most of the shops present in Pitlochry are independent operators and vacancy rates are relatively low. There are four retail units available totalling 375 sqm. Those interviewed during the survey generally rates the quality of shops and the town centre environment high, however opinions differed about the range of shops available. This study concluded that there is no immediate requirement for significantly more retail floor space within Pitlochry.

7. Energy and Water

It is important that all new and existing development can be served by key infrastructure including electricity, gas and water treatment works. The analysis below suggests that the exiting community is well served but that there may be a need for improvements to facilitate future growth.

7.1 Water Network Capacity

There is sufficient capacity at the water works in Pitlochry.

7.2 Waste Water Network Capacity

There is capacity at the waste water work within Pitlochry.

7.3 Is the opportunity to connect to the national grid?

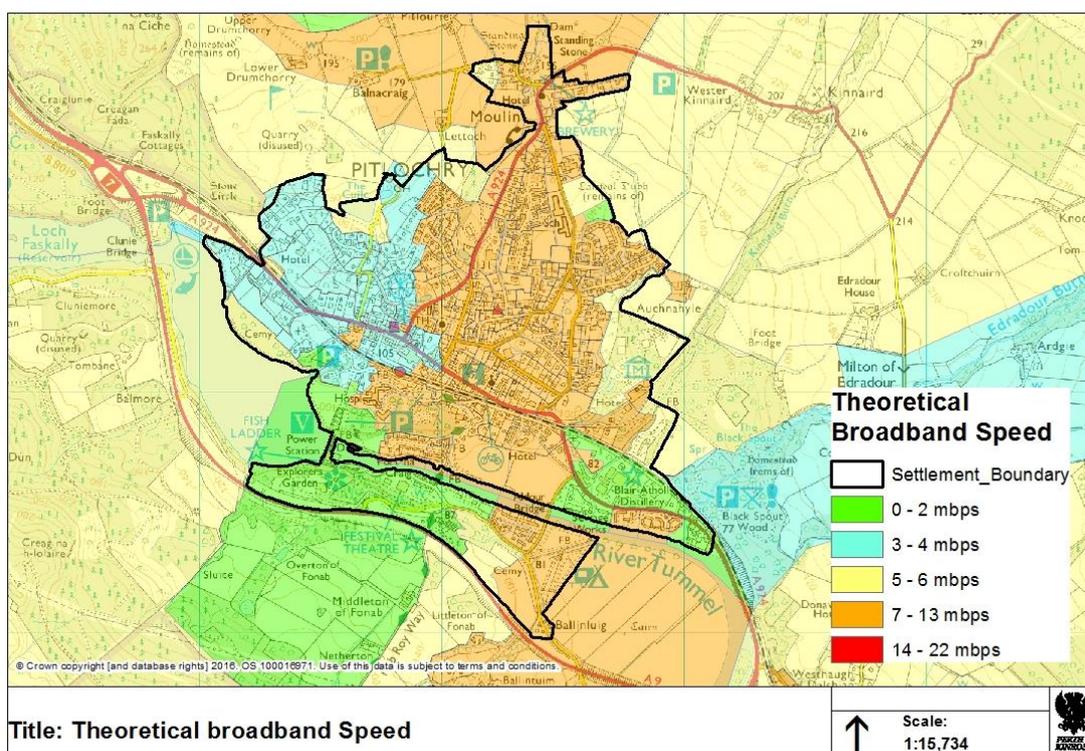
Properties within Pitlochry are connected to the national grid.

7.4 Is the opportunity to connect to gas supply?

Most properties within Pitlochry are served by gas mains.

7.5 Access to High Speed Broadband

Fibre broadband has been deployed within Pitlochry. The vast majority of premises are covered, although not necessarily all (Digital Scotland, Scottish Government). The map shows that broadband speed varies across the settlement from 0-2 mbps to 7-13 mbps.



Conclusions

Pitlochry is a thriving small town in Highland Perthshire, largely due to its appeal to tourists. Its location adjacent to the A9 means it is highly accessible from the south and north, and its landscape setting and open spaces make it an attractive place to both live and visit. The significant influx of tourists, particularly in the summer months, does however cause congestion and puts pressure on the local road network, and the surrounding environmental constraints means that future development opportunities are likely to be limited.

SWOT Analysis	
<p>Strengths</p> <ul style="list-style-type: none"> • High quality landscape setting • Good access to a range of quality open spaces and the wider countryside • Offers a good quality of life to residents with a good level of accessible community services and facilities • Offers a good range of visitor services and facilities • Good range of independent shops • Location on the A9 means easy access by public and private transport to both north and south 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Distance from cities (Perth to the south and Inverness to the north) • Amount of seasonal / tourism-related employment • Impact of high volume of tourists in the summer months on the local road network and parking • Aging population likely to increase pressure in the future on health care services • Low internet speed at some locations
<p>Opportunities</p> <ul style="list-style-type: none"> • Potential to build on existing tourism offer • Potential for the future dualling of the A9 	<p>Threats</p> <ul style="list-style-type: none"> • Limited serviced employment land • Limited future development opportunities beyond existing allocations due to the physical constraints of the settlement

Appendix A: Bus routes





Insight Department:
Perth and Kinross Factsheet | 2019

Published: January 2021





Introduction

Background Information and Aim

This report provides a summary of statistics on tourism in Scotland's Perth and Kinross region. It gathers information from a suite of tourism monitors managed by VisitScotland's Insight Department, and other national statistics and commissioned research.

Most of the statistics are produced from surveys. The primary surveys used are:

- **The Great Britain Tourism Survey (GBTS)** that provides data for overnight visitors resident in Scotland, England and Wales. The survey is conducted through face-to-face interviews and is jointly commissioned by VisitScotland, VisitEngland and VisitWales. More information about the survey can be found on visitbritain.org.
- **The International Passenger Survey (IPS)** which is run by the Office for National Statistics (ONS). This survey provides data for overseas visitors. Details about the survey and methodology used can be found on the ONS website and the VisitBritain website.
Please note: In 2020, the methodology of IPS was revised to represent more accurately international visitors and all data was recalculated back to 2009. As a result, international figures in this report might differ from, and supersede, previously published IPS data.
- **The Great Britain Day Visits Survey (GBDVS)** that provides data for tourism day visitors resident in Scotland, England and Wales. More information about the survey can be found on visitbritain.org.
- **The Scottish Accommodation Occupancy Survey (SAOS)** that provides data on occupancy in Scotland's tourist accommodation sectors.

While results from these surveys can give good precision at national level, at regional level they can be less reliable because they can be based on a relatively small sample size. This incurs a larger margin of statistical error reducing data reliability. Therefore results should be treated with caution.

To reduce error margins, it is useful to take an average over three years to provide a larger sample size. In this report, 3-year average figures have been calculated to provide a more robust basis for analysis of detailed data such as visitors' region of residence, purpose of travel, or seasonality of trips.

Annual visitor figures are provided on pages 6 and 7, as well as in the form of a historical trend chart on page 9. These ensure the publication is consistent with other regional factsheets published on visitscotland.org and indicate changes in tourism performance over time. Yet, it is recommended to refer to the 3-year average figures on page 3 when analysing volume and value of tourism in the region.

There are some differences between regions as identified by the GBTS and GBDVS, IPS, and SAOS.

This report starts with an **overall** evaluation of Perth and Kinross tourism performance in 2019. It then looks in more detail into the **international** and **domestic** overnight visitors to the region. Lastly, the report focuses on tourism day visits and the historical trend of tourism performance in the region since 2013.

Sources

- Great Britain Tourism Survey (GBTS) 2019
- International Passenger Survey (IPS) 2019
- Great Britain Day Visits Survey (GBDVS) 2019
- Scottish Accommodation Occupancy Survey (SAOS) 2019
- Moffat Centre Visitor Attraction Monitor (VAM) 2019
- Scottish Annual Business Statistics (SABS): Sustainable Tourism by Local Authority Area 2018

I. Overall Tourism in Perth & Kinross

Latest Figures

Lady Mary's Walk

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Overall Tourism Summary:

Visits, Nights and Spend in Perth & Kinross, 2017-2019 Annual Average Figures

VISITS BREAKDOWN	Visits		Nights		Spend	
	2017-19 Average (000s)	% Change 2016-18/2017-19	2017-19 Average (000s)	% Change 2016-18/2017-19	2017-19 Average (£m)	% Change 2016-18/2017-19
Europe	75	+4%	228	+15%	29	+14%
North America	30	-14%	96	-8%	12	-13%
Rest of World	31	+41%	264	+159%	18	+132%
Total International Overnight	136	+5%	588	+45%	59	+25%
Scotland	429	-2%	1,076	-1%	79	+10%
Rest of Great Britain	265	+16%	1,040	+14%	79	+18%
Total Domestic Overnight	694	+4%	2,116	+6%	158	+14%
Total Overnight Tourism	830	+4%	2,704	+12%	217	+17%
Total Day Tourism	5,530	-6%	N/A	N/A	177	-4%
Grand Total	6,360	-5%	2,704	+12%	394	+7%

Sources: IPS/GBTS/GBDVS, 2017-19. Figures may not sum up due to rounding.

National figures are available in the *Key Facts on Tourism in Scotland 2019* report published on visitscotland.org.

Visitors to Perth & Kinross

Tourism Performance | 2019

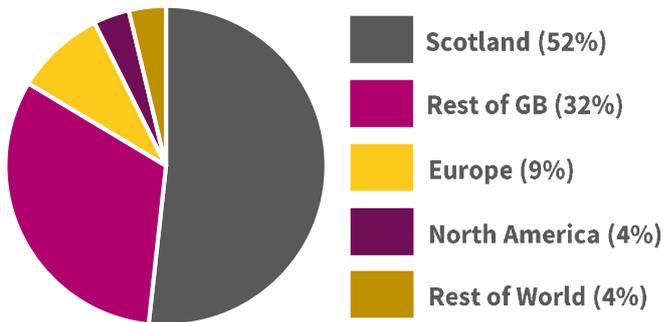
In 2019, Perth and Kinross witnessed **growth in overnight tourism**. Annual visitor figures suggest that domestic travellers increased slightly, while international visitor figures rose massively from 2018 when they were the lowest in a decade.

Looking at 3-year average figures offers us higher data reliability and gives us the chance to explore the drivers behind tourism performance in more detail. Between 2017 and 2019, there were 830,000 **overnight trips** per year on average to Perth and Kinross which marks a **4% growth** from 2016-2018. Number of **bednights** were 2.7 million per year (**+12%**), while average annual **expenditure** reached £217 million (**+17%**).

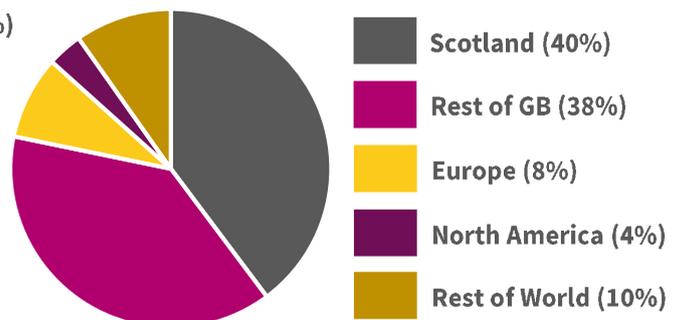
Unlike most of the other regions of Scotland where recent tourism performance was underpinned by a rise in Scottish travellers, Perth and Kinross experienced growth in overnight tourism due to **higher number of English and overseas visitors**. In 2017-2019, international travellers made 5% more trips to the region and spent 25% more money than in 2016-2018. The volume and value of tourism from the rest of Great Britain rose by a sixth over the same period. Nevertheless, **residents of Scotland continued to be essential** for tourism in Perth and Kinross, generating 52% of all overnight travel and 36% of all overnight expenditure in the region in 2017-2019.

Domestic **day tourism trips** in Perth and Kinross **declined** to 5.5 million per year (-6%) in 2017-2019. Associated annual spend dropped to £177 million on average (-4%), bringing the net tourism expenditure in the region **to nearly £400 million per year** between 2017 and 2019.

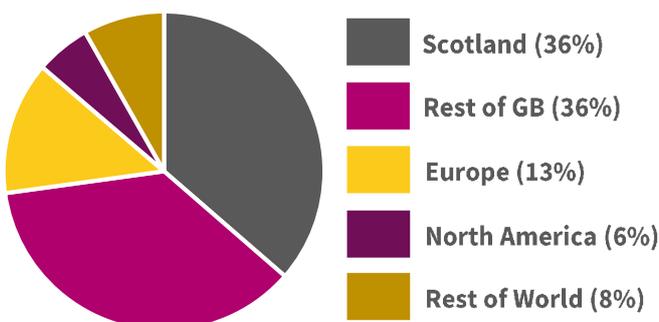
Overnight Visits



Nights



Overnight Spend



Sources: GBTS/IPS, 2017-19. Figures may not sum up due to rounding.

Regional Tourism Performance

Local Statistics

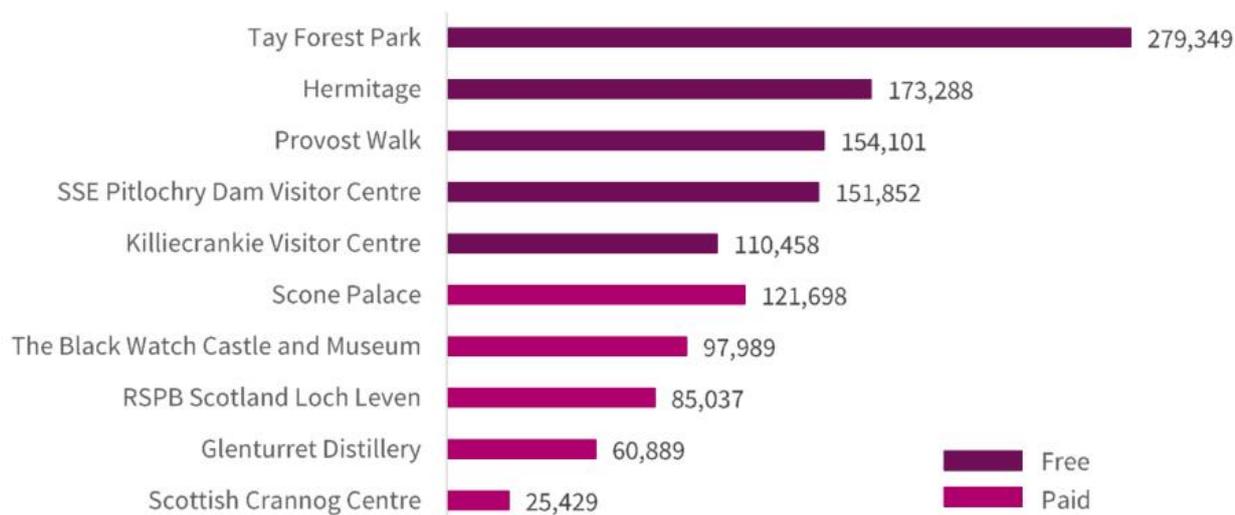
Regional Sustainable Tourism* – Business Units, Employment and Gross Value Added, 2018

Local Authority	Units		Employment		GVA	
	Number	% Change 2017/18	(000s)	% Change 2017/18	(£m)	% Change 2017/18
Perth and Kinross	677	+2%	8.3	+5%	203.5	+4%

Source: SABS, 2018. Figures may not sum up due to rounding. For more information, visit visitscotland.org.

*The Scottish Government defines sustainable tourism as a growth sector including a number of business types [detailed on their website](#). Latest statistics were published on 24th June 2020 and cover the period up to 2018.

Top Five Free and Paid Visitor Attractions in Perth & Kinross (with Visitor Numbers), 2019



Source: Moffat Centre Visitor Attraction Monitor, Glasgow Caledonian University, 2019.

VAM is solely owned and distributed by Glasgow Caledonian University Moffat Centre. If you are interested in participating in the accompanying survey or subscribing to the publication, please contact info@moffatcentre.com.

Occupancy Rates by Accommodation Type and Month, Perth & Kinross 2019

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Hotel (Room Occ.)	46%	63%	64%	62%	75%	79%	77%	85%	82%	70%	56%	33%	66%
Guest House/B&B (Room Occ.)	31%	31%	25%	34%	49%	39%	47%	61%	49%	31%	10%	22%	39%
Self-Catering (Unit Occ.)	23%	34%	31%	57%	41%	45%	70%	58%	46%	59%	28%	28%	38%
Hostel (Bed Occ.)	47%	50%	84%	50%	62%	49%	57%	68%	59%	51%	83%	55%	59%

Source: SAOS, 2019.

II. International Visitors to Perth & Kinross

Overnight Tourism

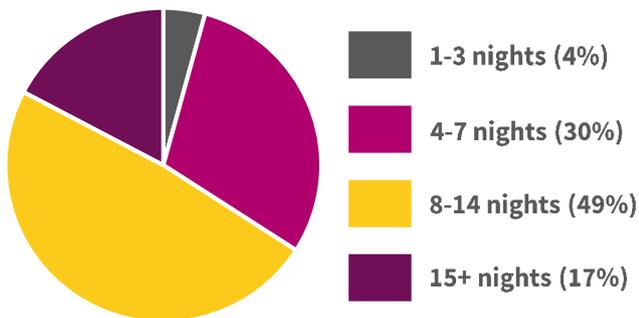
Figures suggest a **substantial growth in international tourism** to Perth and Kinross in 2019, with visits nearing 150,000 and spend totalling at £71 million. It is important to note that 2018 figures were the lowest in ten years and they were based on a relatively low sample size, so it is recommended to also consider the **3-year average** figures when evaluating changes in tourism performance. Between 2017 and 2019, seven in ten overseas travellers visited Perth and Kinross for a **holiday**, and half of all spent **between one and two weeks** in the region. International visitors have a strong preference for **summer** travel, with less than a quarter of all trips to the region occurring between October and March.

International Tourism Performance, 2019 and 2017-19 Annual Average Figures

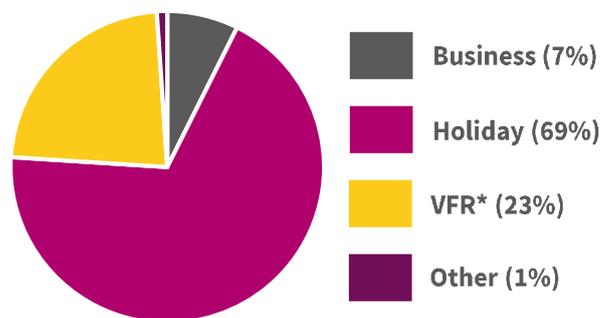
Indicators	Scotland		Perth & Kinross			
	Key Facts in 2019	% Change 2018/19	Key Facts in 2019	% Change 2018/19*	2017-19 Annual Average	% Change 2016-18/2017-19
Visits (000s)	3,460	-7%	147	+65%	136	+5%
Spend (£M)	2,538	+7%	71	+160%	59	+25%
Nights (000s)	27,385	+8%	948	+243%	588	+45%
Average length of stay	7.9 nights	+16%	6.4 nights	+108%	4.3 nights	+38%
Average spend per day	£93	0%	£75	-24%	£100	-14%
Average spend per visit	£734	+15%	£486	+58%	£434	+19%

Source: IPS, 2019. *Percent change should be treated with caution due to low sample sizes for 2018 data.

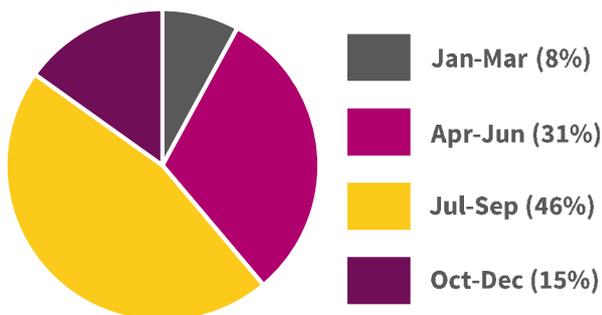
Duration of Stay



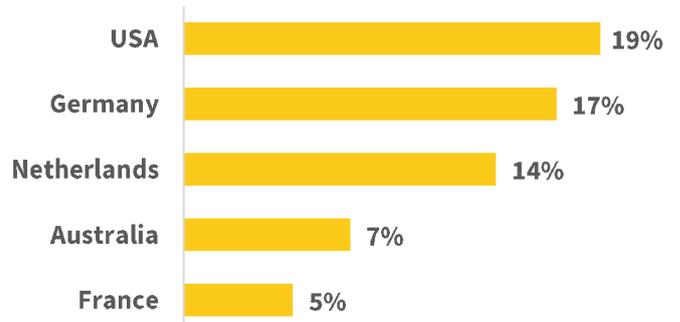
Purpose of Travel



Seasonality



Top 5 Overseas Markets



Source: IPS. All charts are based on 3-year average data (2017-2019).

*VFR = Visiting friends or relatives.

III. Domestic Visitors to Perth & Kinross

Overnight Tourism

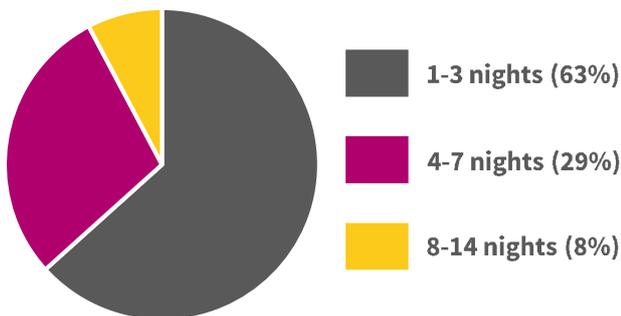
In 2019, domestic tourism performance in Perth and Kinross did not differ drastically from 2018. While **trips increased** by 3%, number of **bednights dropped** by 7% to 2.1 million. These changes seem to have not affected domestic overnight **expenditure** in the region which was **almost identical** at £171 million. The 2019 decreases in bednights and average length of stay were driven by a drop in trips lasting longer than a week which in 2018 were much more than in any other recent year. The impact this had on visitors' average spend per trip in 2019 was largely offset by an increase in average daily spend underpinned by a higher proportion of **English visitors**. Nearly half of all domestic trips to Perth and Kinross between 2017 and 2019 were made by people over the age of 55.

Domestic Overnight Tourism Performance, 2019

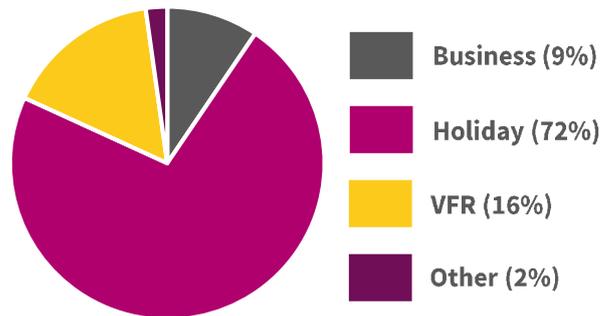
Indicators	Scotland		Perth & Kinross			
	Key Facts in 2019	% Change 2018/19	Key Facts in 2019	% Change 2018/19	2017-19 Annual Average	% Change 2016-18/2017-19
Visits (000s)	13,810	+17%	722	+3%	694	+4%
Spend (£M)	3,200	+16%	171	+1%	158	+14%
Nights (000s)	46,413	+15%	2,122	-7%	2,116	+6%
Average length of stay	3.4 nights	-2%	2.9 nights	-10%	3 nights	+2%
Average spend per day	£69	+1%	£81	+8%	£75	+8%
Average spend per visit	£232	-1%	£237	-3%	£227	+10%

Source: GBTS, 2019.

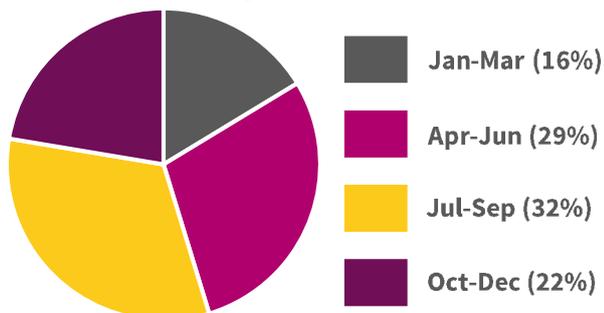
Duration of Stay



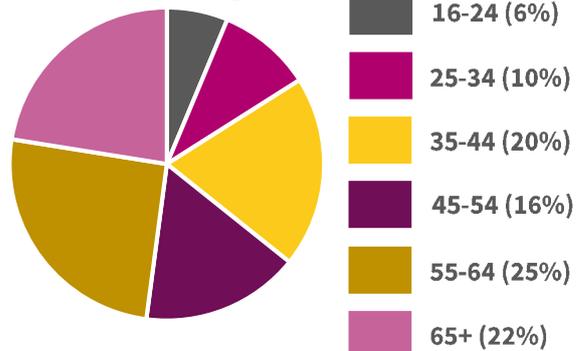
Purpose of Travel



Seasonality



Visitors' Age



Source: IPS. All charts are based on 3-year average data (2017-2019). Figures may not sum up due to rounding.

Domestic Day Visits to Perth & Kinross

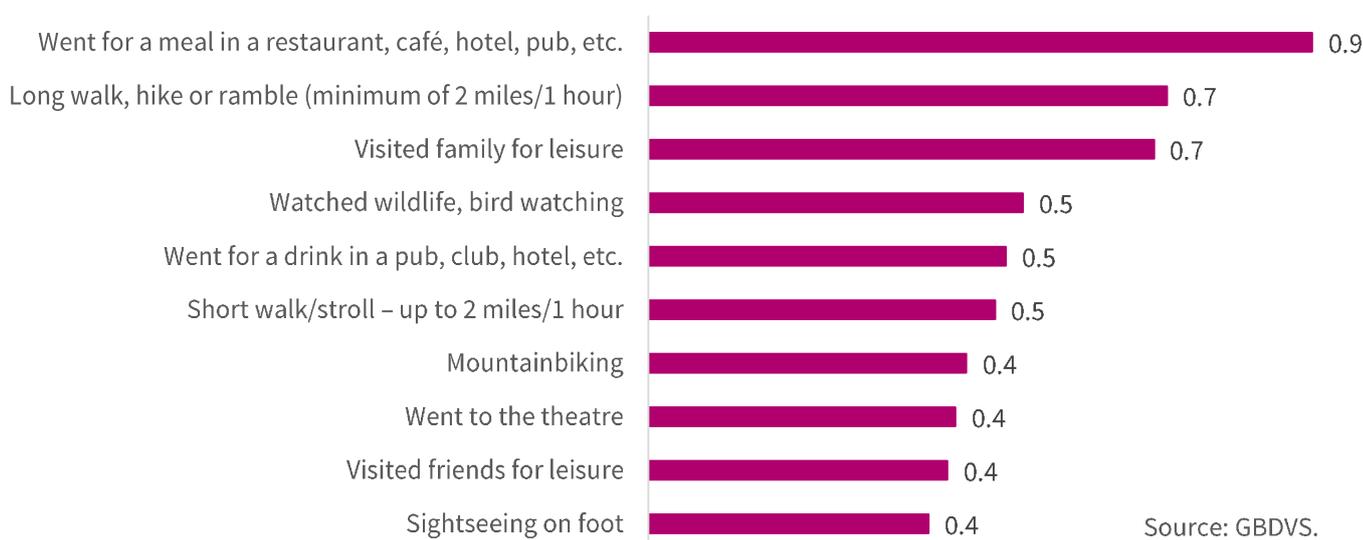
Tourism Performance and Activities

National and Regional Domestic Day Visit Tourism Performance, 2017-2019 Average Figures

	Visits		Spend	
	2017-19 Average (million)	% Change 2016-18/2017-19	2017-19 Average (£ million)	% Change 2016-18/2017-19
Scotland	140.8	-2%	5,749	+5%
Perth & Kinross	5.5	-6%	177	-4%

Source: GBDVS.

Most Popular Activities Undertaken as Part of a Day Trip, Perth & Kinross: 2016-18 Average Annual Figures (Number of Day Trips in Millions)



Source: GBDVS.

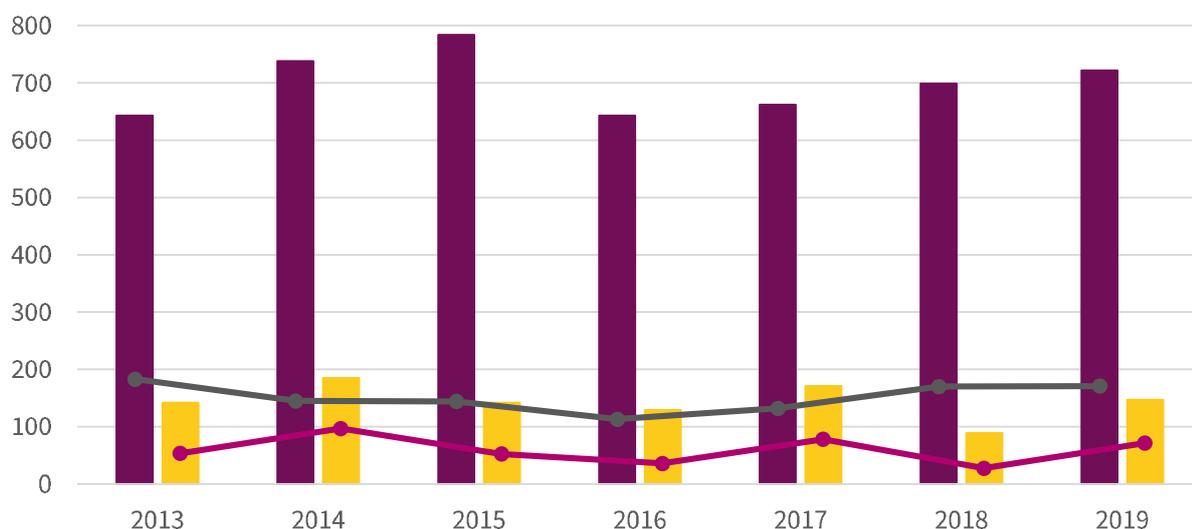


Visitors to Perth & Kinross

Historical Trend Information | 2013 - 2019

In the context of the previous several years, 2019 – the year in which the region hosted the Solheim Cup – was a very good year for overnight tourism to Perth and Kinross. Total overnight **trips** were at their **highest since 2015**, while associated **expenditure** was the **highest in seven years**. Tourism performance in the region is largely driven by British residents who accounted for 84% of all overnight trips and 73% of all overnight spend between 2015 and 2019. After decreasing in 2016, the volume and value of **domestic** overnight tourism to Perth and Kinross **grew for a third consecutive year** in 2019. Following a few years of steady growth, international tourism performance in the region has become more variable and unpredictable since 2014.

Domestic and International Overnight Tourism, 2013-2019



Legend: Domestic Trips (000s) Overseas Trips (000s) Domestic Spend (£m) Overseas Spend (£m)

Sources: GBTS, IPS.

Domestic and International Overnight Visits, 2013-2019

	2013	2014	2015	2016	2017	2018	2019
Domestic (000s)	643	738	784	643	662	699	722
International (000s)	142	185	142	129	171	89	147
Total Overnight (000s)	785	923	926	772	833	788	869

Sources: GBTS, IPS.

Domestic and International Overnight Spend, 2013-2019

	2013	2014	2015	2016	2017	2018	2019
Domestic (£m)	183	145	144	113	132	170	171
International (£m)	53	97	53	36	78	27	71
Total Overnight (£m)	236	242	197	149	210	197	242

Sources: GBTS, IPS.



Appendix

USING AND INTERPRETING STATISTICAL DATA

Sources: Data is sourced from the Office for National Statistics' International Passenger Survey (IPS), The Great Britain Tourism Survey (GBTS), The Great Britain Day Visits Survey (GBDVS), Scottish Accommodation Occupancy Survey (SAOS), Moffat Centre's Scottish Visitor Attraction Monitor (VAM) and ONS' Scottish Annual Business Survey (SABS).

SAMPLE SIZES

Analysis of sub-groups, such as trips by purpose or demographic group, relies on smaller sample sizes that can be unreliable. Where this is a particular issue, methods to aggregate data, such as using a 3-year average instead of single-year data, have been used. Before using the data, it is important to recognise the limitations of using a small sample size. Further information, including methodology and sample sizes, can be found on the VisitBritain website www.visitbritain.org (Insights & Statistics section).

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