

FOSSOWAY & DISTRICT LOCAL PLACE PLAN

PREPARED BY FOSSOWAY & DISTRICT COMMUNITY COUNCIL

IN PARTNERSHIP WITH FOSSOWAY COMMUNITY DEVELOPMENT TRUST

MARCH 2025



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WORKING TOGETHER

The preparation of this Local Place Plan has been led by the Fossoway & District Community Council (FDCC), a constituted body, using the findings from the Community Action Plan which has been supported by a Steering Group which brought together representatives from Fossoway Community Development Trust (FCDT), Fossoway and District Community Council, and the local Village Hall Committees. The FCDT is a registered Scottish Charity No SC 052550 and a company incorporated as private limited by guarantee on 3/5/23 Co No 761758

LOCAL PEOPLE HAVE THEIR SAY

The Community Action Plan has been informed by extensive community engagement carried out over a five-month period from June to November 2024. The process involved:

- a **Community Views Household Survey**
- a series of **Stakeholder Conversations** with community organisations, local businesses and local people representing a wide range of interests from across the area
- compiling a **Community Profile of facts and figures** about the area
- organising a **Community Open Day Event** so people could see the results of the survey, stakeholder conversations and profile, and then vote for their priority projects.

310 COMMUNITY VIEWS SURVEY FORMS WERE RETURNED FROM 850 HOUSES

25 STAKEHOLDER CONVERSATIONS WERE HELD

122 PEOPLE ATTENDED THE COMMUNITY OPEN DAY EVENT

The Local Place Plan has been informed by the Community Action Plan (documents can be found on <https://fossowaytrust.com/>) and community engagement over a three-month period from November 2024 to January 2025. The process involved four Community events held in Carnbo, Crook of Devon (two) and Powmill village halls.

25th November 2024 – Blairingone – 5 attendees

25th November 2024 – Powmill & Rumbling Bridge – 12 attendees

26th November 2024 – Crook of Devon - 11 attendees

27th November 2024 – Carnbo – 2 attendees

This was followed by an online consultation period from Tuesday 4th February 2025 to Monday 3rd March 2025. Residents were notified of the online consultation period by social media and an article in the February 2025 Kinross-shire Newsletter.

The CC received 11 responses.

7 responses from residents of Crook of Devon and Drum

1 response from Powmill

2 responses from Rumbling Bridge

1 response covering all Villages

A final discussion of the LPP was held at the Fossoway and District CC meeting on Tuesday 4th March 2025 in Moubray Village Hall, 13 members of the public attended. In addition, the following PKC Ward Councillors – David Cuthbert, Neil Freshwater, William Robertson and Richard Watters were provided, via email, a copy of the LPP for consideration during the 28-day consultation period.

All neighbouring CCs were also provided with a copy of the LPP, via email, for comment during the 28-day consultation period. The CCs were: Auchterarder & District, Earn, Cleish & Blairadam, Clackmannan, Dollar, Dunning, Kinross, Milnathort & Orwell, Muckhart and Saline & Steelend.

Dunning CC responded that they had no comments on the draft LPP

A copy of the emails and notifications can be found in Appendix 1

NATIONAL AND LOCAL POLICY CONSIDERATIONS

NPF4 Considerations

NPF4	POLICY	LPP CONSIDERATION
3	Biodiversity	Ensuring that any areas highlighted as suitable for development have strong biodiversity enhancement plans embedded within any planning application.
4	Natural Places	Ensuring that our areas of nature and specific landscapes are only developed if there is no adverse impact on the integrity of the designated spaces.
7	Historic assets and spaces	Ensuring that our many non-designated historic environment assets are protected and preserved in-situ.
13	Sustainable transport	Ensuring that our villages have safe road crossings and access to footpaths and cycle paths.
15	Local living & 20-minute neighbourhoods	Our communities have very limited local shops and Carnbo has no public transport, making residents reliant on cars. New housing developments should consider limited infrastructure and include shops and meeting places. Ensuring housing developments have a diversity of options and are affordable and accessible.
17	Rural homes	Ensuring new developments are suitably scaled, sited and designed so that they are in keeping with the rural character of our communities.
22	Flood risk and water management	Ensuring that with the use of SEPA flood risk maps, areas of potential for housing or employment are not at risk.
25	Community wealth building	Ensuring that any developer contributions are used to support community proposals in the Fossoway & District Community Action Plan.
29	Rural development	Ensuring rural businesses are suitably scaled, sited and designed to be in character with our rural communities. Ensuring that they contribute to local living and limited public transport is considered to enable employees access to work.
30	Tourism	Ensuring that our communities have the infrastructure – car parks, public toilets, path signposting, etc., to support increased tourism due to local lodge development (23/00491/FLM – 124 holiday accommodation units).

LDP2 and PKC Significant Planning Applications

In the Fossoway District there are several areas in LDP2 designated for either housing development, employment and mixed-use development but very few have materialised into planning applications and associated developments. In addition, those that have been approved rarely have affordable housing, instead paying a commuted sum, nor do they have 1- and 2-bedroom homes as per PKC Policy 25 (Housing mix)

The Fossoway and District Community Action plan and Local Place Plan aligns with the PKC Corporate Plan¹. The visions of both PKC and Fossoway District have a clear focus on health and wellbeing by creating the right environment within our community and safeguarding our green spaces, local heritage and promoting biodiversity.

COMMUNITY	ZONE/PLANNING APPLICATION	CONSIDERATION
Blairingone	E22 & MU74	Neither of these zones have any associated developments or planning applications.
Carnbo	23/01313/FLL	Planning approval for 7 houses.
Crook of Devon & Drum	21/02133/AML 21/01755/FLL	Planning approval for 10 houses. Planning approval for 3 houses.
Powmill	H53 (23/01244/FLL) E23 (20/00809/FLL)	Planning application awaiting decision for 29 houses. Plots are currently on the market with indicative planning applications.
Rumbling Bridge	E24 (23/0808/FLL)	Currently being developed as an office and storage building for a joinery business with associated creation of vehicular access, car parking area, landscaping, and other works.

Currently there is approval or decision waiting for at least 49 houses in our district.

¹ <https://www.pkc.gov.uk/article/23055/Corporate-Plan-Introduction>

OUR COMMUNITY NOW

The full Community Profile and Stakeholder Views Report is available at

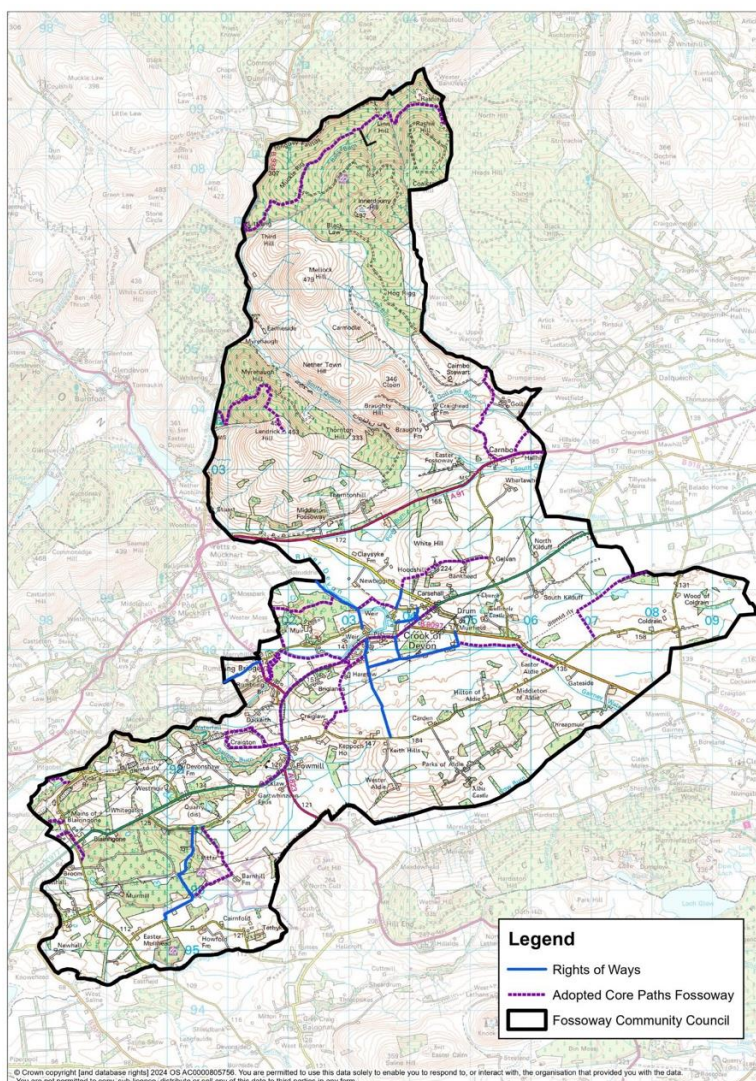
www.fossowaytrust.com

FOSSOWAY AND DISTRICT 2024 - SUMMARY PROFILE

Location

Fossoway and District Community Council's area is in Kinross-shire and is in the south-east corner of Perth and Kinross Council, bordering Clackmannanshire and Fife. It includes a number of small villages: Blairingone, Carnbo, Crook of Devon, Drum, Powmill and Rumbling Bridge, along with some small scattered rural settlements and steading developments all set within an attractive landscape of farmland and forestry.

The Community Council area extends north beyond the villages to take in the eastern Ochil Hills. The area is well located for access to major cities with just under an hour's driving time to Edinburgh, Glasgow and Dundee, and half an hour to Perth and Stirling. Kinross is the nearest town, only six miles from Crook of Devon.



Population and Housing

The population of the area was estimated to be 2,196 in the 2022 Census². Over the years between the 2011 and 2022 censuses, population growth has been higher in Fossoway and District than for the remainder of Perth and Kinross; growing by 7.6% compared to 2.9% for Perth and Kinross overall.

There are around 915 houses in the area – with the large majority of these being owner occupied (88%) and detached (79%). Average house prices are relatively high and there is less social, private rented or affordable housing in the area compared to the rest of Perth and Kinross and Scotland as a whole.

Local Economy

Economic activity in Fossoway and District is broadly similar to that of Perth and Kinross; but with a significantly higher percentage of self-employed people, a slightly higher percentage who are economically active matched with a slightly lower rate of economic inactivity.

The main sectors of employment for people living in Fossoway and District are: Health and Social Work, Education, Wholesale, Retail and Motor Repairs, Professional, Scientific and Technical, Public Administration, Manufacturing and Construction. Agriculture still plays an important role in the area employing over 5% of the workforce compared to 3.46% for Perth and Kinross and 1.64% for Scotland.³

Schools and Education

Fossoway Primary School in Crook of Devon provides education from P1-P7 and also has a nursery facility within the school. The school roll has been increasing over the last three years.

Fossoplay is an outdoor nursery based at Fossoway Stables. It is recognised as a 'partner provider' by Perth and Kinross Council. Some parents organise a 'split placement' with their children attending a mix of the school nursery and Fossoplay.

Secondary School Pupils mainly go to Kinross High School with some others going to Dollar Academy.

Health and Care

The nearest GP surgeries are in Kinross and Dollar. Closest hospitals are in Dundee, Perth, Dunfermline and Larbert. Emergency care services are augmented in the area by the Kinross First Responders and a number of defibrillators.

The nearest care homes are in Rumbling Bridge and Kinross. Census 2022 results include information on unpaid carers – with as many as 250 people providing unpaid care in the Fossoway area.

² <https://www.scotlandscensus.gov.uk/>

³ Scottish Census 2022 information used here is from the following "datazones" that best fit the Fossoway and District Community Council area:

- SO1011833 - which includes Blairingone, Powmill and Rumbling Bridge.
- SO101843 - which includes Crook of Devon, Drum and Carnbo.

Community and recreational facilities and organisations

Community Facilities

- Village Halls in Carnbo, Crook of Devon and Powmill
- Fossoway Church Hall in Crook of Devon

Outdoor Recreation Facilities/Spaces

- Playparks in Crook of Devon, Powmill, Blairingone
- Waulkmill Park, Tennis Courts, Scouts Field in Crook of Devon
- Carnbo Green at Village Hall

Community Groups include:

- Fossoway and District Community Council
- Fossoway Community Development Trust
- Village Hall Committees – Carnbo, Crook of Devon, Powmill
- Elizabeth Wilkie Church Hall Committee
- Crook and Drum Growing Together, Powmill Bloomers, Penney's Woodland
- Fossoway Gathering
- Fossoway and District Horticultural Society
- Rumbling Bridge Community Hydro Society
- SWIs – Blairingone, Powmill and Carnbo
- Fossoway Parent and Teachers Association, Baby and Toddlers
- Scouts, Crook of Devon Youth Club (KYTHE)

Recreation, Arts and Culture Groups and Activities

There are a number of groups and activities in each village with most activities and groups using either the Crook of Devon Hall, The Church Hall also in Crook of Devon or Carnbo Village Hall.

Events

- Main annual events are: The Fossoway Gathering, Fossoway Flower Show and War Memorial Remembrance Services.
- Many other events throughout the year, often organized by the village halls, church hall and school.

Environment

The surrounding countryside is managed by working farms and estates and the area is known for its stables and equestrian businesses. Farming is mainly sheep and cattle with associated

grazing and there are a number of commercial forest plantations and some amenity woodland. There is an extensive network of local paths and walking and cycle friendly roads.

The landscape is enhanced by its rivers and burns: River Devon, Pow Burn and Gairney Burn. The River Devon Gorge is one of the area's special places, and Rumbling Bridge, Vicar's Bridge and the Gairney Glen Viaduct are notable landmarks. Tullibole Castle designed landscape includes gardens, the Witches' Maze and woodland walks.

Local Bloom Groups are enhancing the villages in Crook of Devon, Drum and Powmill. Crook of Devon now boasts a Community Orchard, Community Woodland and a new status as a Biodiversity Village.

There is a community hydro scheme on the River Devon generating renewable energy which also provides funds to benefit local community groups. There are currently proposals for two windfarms in the Ochil Hills within the Community Council boundary.

Heritage

The villages have developed at different times; Carnbo and the north of the area with hill farming and crofting, Crook of Devon with the development of mills along the river and Blairingone with its coal for blacksmiths and then mining.

The area's location meant it had drove roads crossing through it, the cattle market in Crook of Devon, and the 'Butter Road' carrying dairy produce from the monks at Culross to the palace at Scone. Perhaps most notoriously the area is also associated with the largest Witch Trials in Scotland (1662).

FOSSOWAY AND DISTRICT - OUR VISION FOR THE FUTURE

This statement has been prepared using local residents' and organisations' answers to the question: "How would you like to imagine Fossoway and District in 10 years' time?"

Well connected – good active travel and transport links

Good public and community transport

- ❖ Safe walking and cycling routes between villages and into Kinross, Clackmannanshire, Stirling and Fife
- ❖ Good access to services and facilities locally and in nearby towns

Reduced traffic – safe and attractive villages

- ❖ Reduction in volume and speed of traffic through the villages and throughout the area
- ❖ Villages that are safe and attractive to live in

Good local economy and services

- ❖ Good local shops, hospitality, businesses
- ❖ Good support for local businesses and good quality business spaces
- ❖ Welcoming for locals and visitors
- ❖ Retained and developed local services

Community life – good facilities, activities, influence and involvement

- ❖ Well used community Hubs in each village
- ❖ Communities and groups working well together
- ❖ Good information about community life
- ❖ Good range of local groups, activities and events for all ages
- ❖ Good parks, play areas and outdoor recreation
- ❖ Ability to act and represent community interests
- ❖ Active citizenship – people involved

Sensitive and balanced development in a rural area

- ❖ Developed in keeping with village and rural life and environment
- ❖ Good balance between housing, green space and business development
- ❖ A good mix of housing
- ❖ Development that encourages a good mix of people of all ages to live, work and stay in the area

Contributing to a healthy environment and sustainability

- ❖ Developed and well promoted local paths network
- ❖ Reduced carbon footprint and increased biodiversity
- ❖ Community Woodlands and Orchards, Allotments, Local Produce
- ❖ Reducing flooding risk

FOSSOWAY AND DISTRICT REASONS FOR AMENDMENTS TO LDP2

Safeguarding local heritage and nature, strengthening biodiversity.

The current LDP (LDP2) does not include safeguarding of local heritage. Our communities have excellent local knowledge of non-designated historic environment assets which should be protected and preserved in-situ and it is proposed that these be included in future LDPs (NPF4 Policy 7 – Historic Assets and Spaces.) Whilst LDP2 includes areas of open space it does not include areas where biodiversity should be encouraged, with the designation of nature networks and corridors as per NPF4 (Policy 4 – Natural Spaces.) Again, these have been included in this LPP.

Road Safety and Active Travel

NPF4 (Policy 13 – Sustainable Travel) seeks to ensure that villages have safe road crossings and access to footpaths and cycle paths. As all of our villages have a busy A-Road running through the centre of them (A91, A823 and A977) this LPP now includes proposals for improving road safety and proposals for joint foot and cycle paths to enable residents to safely access infrastructure, and travel by foot or cycle between our villages. It is essential that the current A977 mitigation plan is reviewed by PKC in partnership with the Fossoway and District Community Council and Fossoway Community Development Trust prior to any further development in the villages of Blairingone, Powmill, Crook of Devon and Drum. In addition, an examination of road traffic type and speed on the A91 in Carnbo is an absolute necessity, to inform changes to speed limits in the vicinity of the village, ensuring there is safe access to the limited village infrastructure.

Housing and Business Development

In many rural areas housing development is limited to less than ten per site making the inclusion of affordable housing challenging, often a commuted sum is paid by the developer as an alternative. It is proposed that where a community has a registered local place plan and a community action plan then PKC policy should state that any community commuted sums are used to further the implementation of the community action plan.

A significant change post LDP2 is the approval of planning application 23/00491/FLM – 124 holiday accommodation units on the A977 between Blairingone and Powmill. It is anticipated that this will significantly increase the number of tourists that visit our district. LPP therefore includes proposals to strengthen the infrastructure in support of this as per NPF4 Policy 30 – Tourism.

FOSSOWAY AND DISTRICT – OUR SETTLEMENTS

Blairingone

Blairingone is a small settlement with limited infrastructure having only recently got a community bus service. The settlement was subject to mining, making building challenging and also more recently had upgrades to the pylons on the northern edge of the settlement.

Community Assets

- The playpark requires improvements as it currently floods, and the equipment is poor.
- The proposed CAT of the former school and house to the Fossoway Community Development Trust is supported by the residents as they want a community hub. However, the financial sustainability is currently proving challenging. There is interest in setting up a forestry school with a partner but that will require access to the privately owned adjacent woodlands.
- The community noticeboard is in a poor condition. The area by the notice board is seen as open space and should be retained; if possible, an adjacent safe place for school buses and the Glenfarg No. 23 bus to pick up passengers should be created.

Heritage

- There is a war memorial adjacent to the Blairingone cemetery on land by the former Church which has been converted to a private building.
- Improving the car park and providing access to water for the cemetery would enhance this site.

Areas of local character

- Vicars Bridge was noted as an area of local character and could form part of a heritage trail linking to Rumbling Bridge and the Old Muckhart Mill.

Biodiversity and Nature Networks

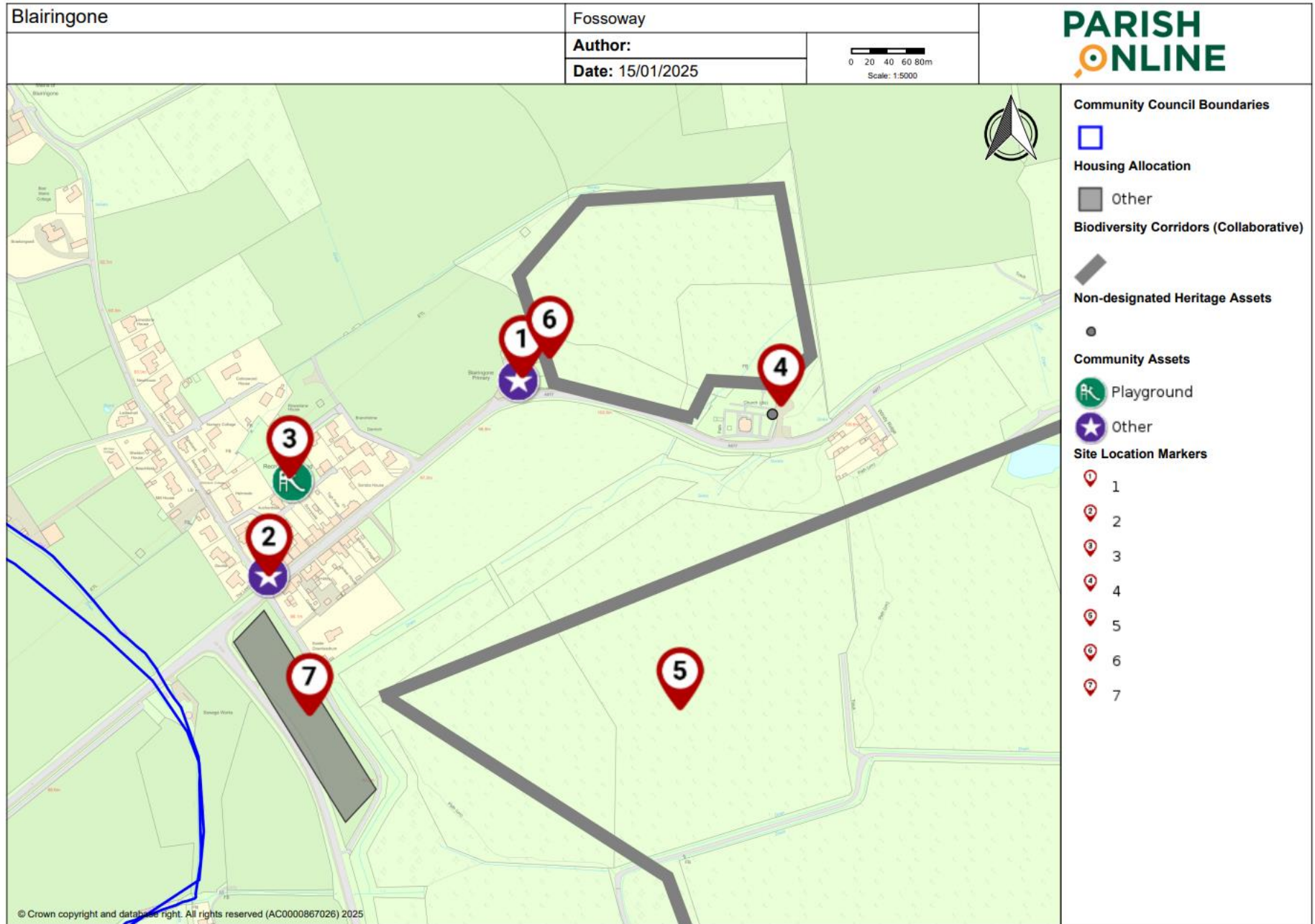
- The woodland adjacent to the former school should be retained and encourage biodiversity
- To the south of the village and to the east of Vicars Bridge Road is Forestry and Land Scotland woodland which should be retained.

Active Travel

- Paths need to be created to connect the woodland to Blairingone more easily.
- A joint foot and cycle path from Craigend Road south of the A977 would connect Blairingone to Powmill, as it passes the pond it would also add a nature corridor.

Housing

- Residents would like housing that would encourage young families to move to the village to ensure sustainability of current and future assets, creating a strong community.
- Development should be around 20 reasonably priced houses, including affordable housing, a mix of 2- and 3-bedroom houses with a village shop. Houses should not have more than 4 bedrooms due to there being no need in the community.
- The site proposed is designated as E22 in LDP2 plus an area of H149 southside.
- For road safety reasons the development should be entered via a new road from the South Vicars Bridge Road.
- The development should include areas of open space encouraging biodiversity and trees to the north of the site adjacent to existing houses and the A977.



Key to Blairingone Map

1. Former school – it is proposed to set up a community hub and/or forestry school
2. Community noticeboard
3. Playground – needs improvements
4. War Memorial – improve access for cemetery
5. Forestry area – should retain
6. Woodland adjacent to former school, it should be retained to encourage biodiversity
7. Preferred location for maximum of 20 houses and a shop; The area should include open spaces and trees to the north of the site.

Carnbo

Carnbo is a small non-nucleated settlement with no infrastructure. It is not possible to walk or safely cycle to the local school or shops. The village has no public transport and not even a post box. Without the addition of public transport there should be no further housing development.

Community Assets

- The Village Hall is viewed as a critical asset and it needs protecting, additional parking; and financial support.
- An amenity space including a play park and seating would be a community asset and could be located to the south of A91 below Pitcairnie. This would make the space accessible to children and families without having to walk along the narrow path to the Village Hall, which sits outside of the main settlement area.

Heritage areas to be protected

- Carnbo sits at the southern edge of the Ochils, which are designated as a Local Landscape Area (LLA) rich with heritage, which should be safeguarded, including the Butter Road (Culross to Scone route.)
- In addition to safe access to the LLA the area would benefit from signage showing routes into the hills

Biodiversity & Nature Networks

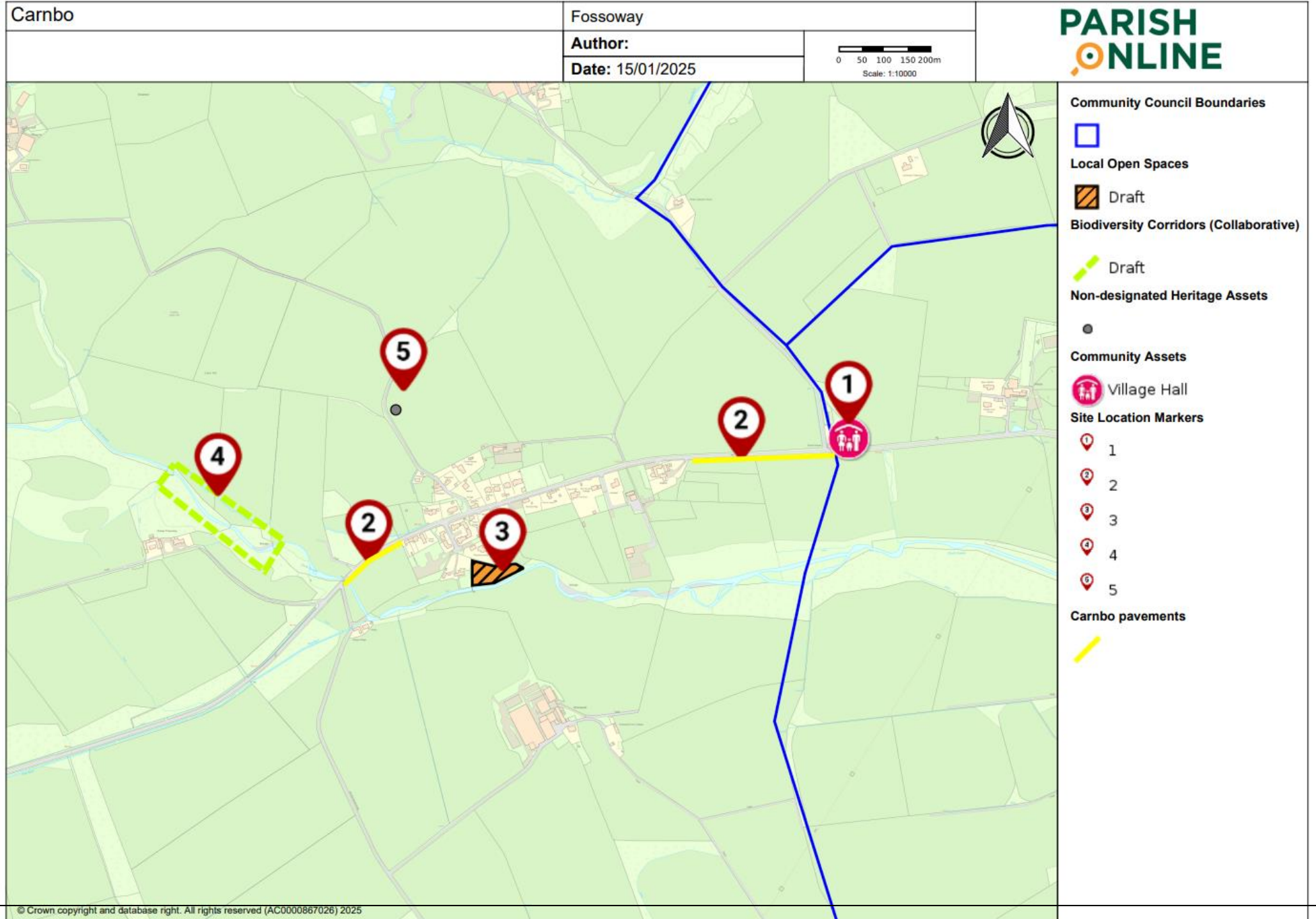
- The Carnbo area includes a designated SSI to the east of the South Queich, and to the west beside Easter Fossoway which should be safeguarded from nearby development. A nature corridor alongside the burnside is proposed.
- Off-road parking should be provided in Carnbo to allow access to areas to south of South Queich and to Lendrick.

Active Travel

- To improve and facilitate active travel there are several actions required:
 - Currently core paths are not user friendly and access to the hills to the north is not easy with owner resistance to their use.
 - Improve the safety of the Gelvan Moor Road with the addition of a mixed-use path (between A91 and A977). This could then be a safe route both walking and cycling from Carnbo to the centre of Crook of Devon and Fossoway Primary school.
 - Extension of the footpath to west of village from cottages to Gelvan Moor Road, either along south of A91 or using field to south of A91. This would then provide a safe active travel link from Canbo to the Crook of Devon and the Fossoway Primary School.
 - Increase width of existing path to the East of Carnbo to Village Hall; the current path often becomes overgrown by hedges.
- The provision of a bus service or community bus that connects to Milnathort and Kinross to the east, and Dollar or Stirling to the west, would contribute to this settlement's ability to conform with 20-minute neighbourhood (NPF4 Policy 15.)

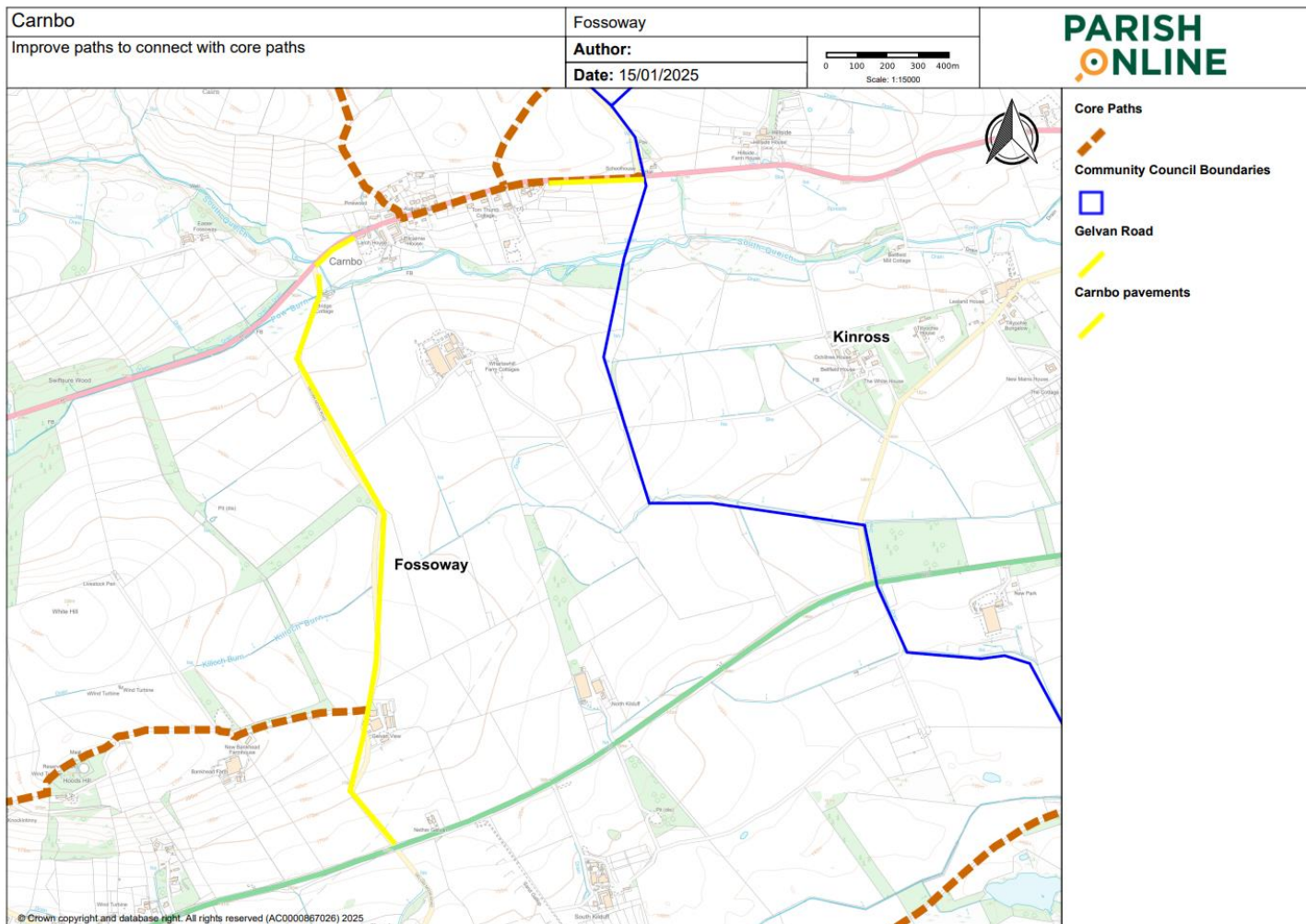
Housing

- Without improvement of the infrastructure there should be no additional housing. It should be noted that there is no mains sewage system in Carnbo.



Key to Carnbo Map

1. Village Hall, although outside the official boundary, the hall needs to be protected for the community of Carnbo
2. Safe pavements are needed
3. Suggested possible location for a community open space
4. Biodiversity corridor, need for a burn-side margin
5. The Butter Road, of historical significance



Crook of Devon/Drum

Crook of Devon and Drum are the main settlements within the Fossoway District with the majority of the district's assets, including the Fossoway Primary School. Although viewed as a single settlement, residents either associate themselves as living in Crook of Devon or Drum. The area benefits from open space creating a rural environment which is highly valued.

Community Assets

- This locality has several assets which require safeguarding to ensure the sustainability of the settlements within the Fossoway District.
- The assets include: the Village Hall, Shop (including post office), Pub, Primary School, small businesses, Church, Cemetery and Church Hall, Petrol Station and the adjacent building, and War Memorial.
- In addition, there are recreational areas: Scout Camp, playing field (which requires upgrading) and a Tennis club.

Heritage Assets to be Protected

- Residents identify these sites as opportunities to enhance our heritage and they need to be protected as part of the local character:
 - The Mill Lade structure, which was maintained in the past when the fish farm was operational. Any development of the brownfield site should ensure the Mill Lade is retained.
 - Old Railway line.

Areas of Local Character

- The Donkey Field, which is owned by the Church, needs to be protected.

Biodiversity & Nature Networks

- Crook of Devon is a designated Biodiversity Village and areas to be protected are highlighted on the map.
- Crook Moss is a blanket bog which is under consideration for designation to protect its status.
- Residents would like to see areas designated for community gardens with easy access to them for the school.

Active Travel

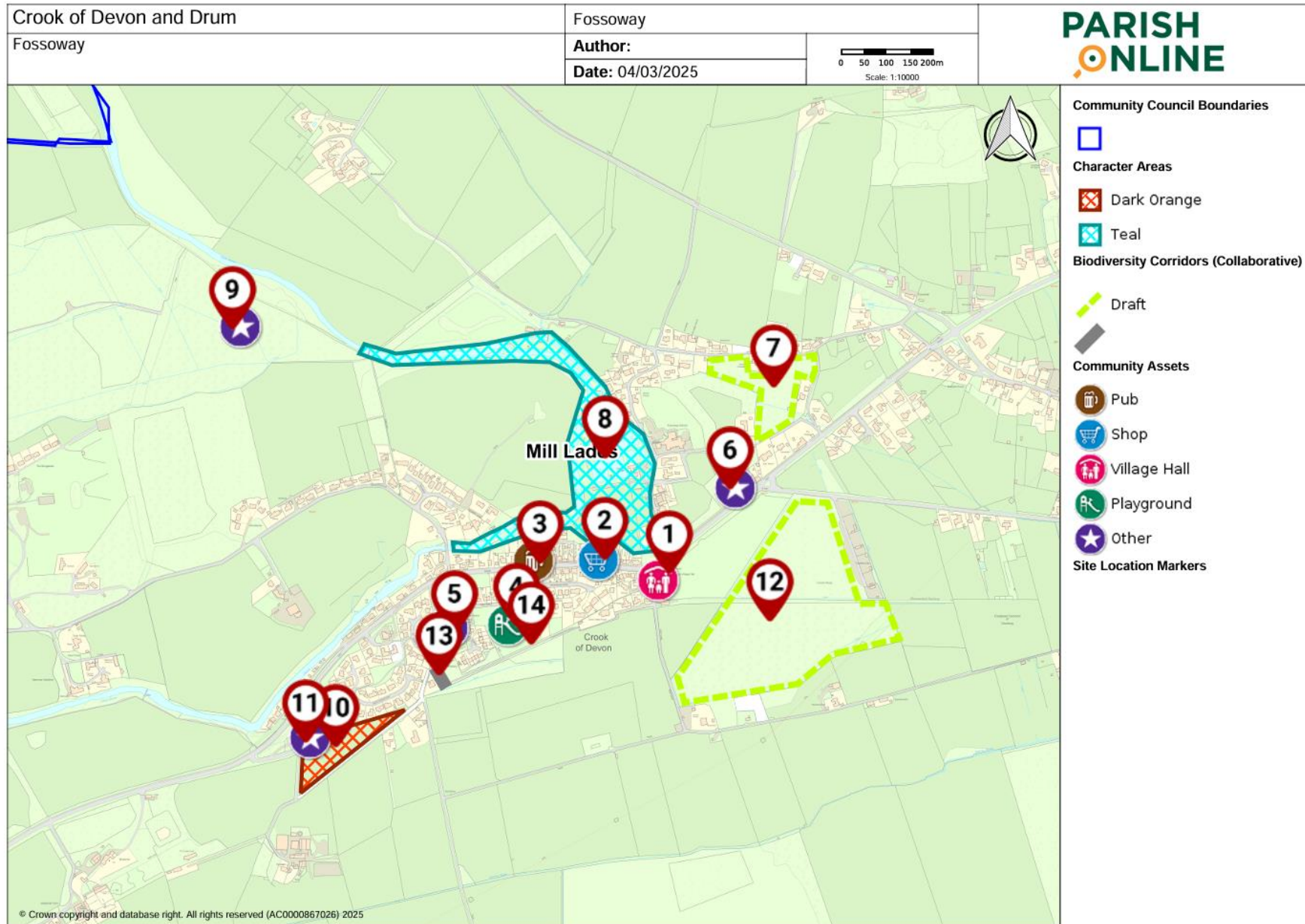
- The footpaths connecting houses to the centre of the village alongside the A977 should be widened improving accessibility for push chairs and wheelchairs.
- The settlement has a number of existing user-friendly routes which need to be improved, maintained and safeguarded e.g., the Millennium Path.
- The area to west of the wastewater treatment works is an unused area and could be used to create a carpark with toilets, a hub that would encourage visiting walkers. This is seen to be important as following the approval of 124 holiday lodges in the vicinity, it is anticipated that the Fossoway area will attract more visitors. The car park would require a safe crossing point to allow safe access to the Rumbling Bridge Gorge.

Housing

- Residents acknowledge the requirement for mixed housing, including bungalows, giving the ability to downsize and providing elderly residents an alternative to moving into local towns like Kinross. The housing mix should include 1,2- and 3-bedroom homes that are affordable encouraging families to move to the locality improving the sustainability of local assets.
- New houses have been approved for site beside Scout Camp, but they are all large executive style, more affordable housing is needed.
- As this is a rural settlement any development should have a maximum 30 houses; all developments must include planning conditions for planting plans and enhanced biodiversity.
- All new housing and business developments should have direct access to the A977. In addition, the new development's roads should be cul-de-sacs, ensuring they cannot be used as an alternative to the A977.
- All new housing and business developments should have footpaths linking directly to the existing network of path and cycle ways.

Business and Enterprise

- Residents were unsure of the need for additional spaces for new businesses and retail but want to ensure we retain our current businesses. There was a view that a few small businesses such as a coffee shop or commercial units could be accommodated in the village area.
- There was no agreement on the location of sites for housing or business development.



Fossoway & District Local Place Plan – March 2025

Key to Crook of Devon and Drum Map

1. Village Hall
2. Shop
3. Pub
4. Waulkmill Park and tennis courts
5. Church; propose more parking
6. Garage
7. Penney's Wood, community green space
8. Mill Lades, should be protected, enhanced and restored
9. Scout camp
10. Donkey Field, should be retained
11. Possible new parking area and location of signage for walking routes
12. Crook Moss
13. Community Orchard
14. Old railway line path should be retained to connect with other core paths

Powmill

Powmill is a settlement with infrastructure supporting residents living and working in the area. The Milk Bar (Café) is a long-standing asset attracting many visitors.

Community Assets

- There is a strong desire to retain and improve the Moubray Village Hall, which is a Category 3 Listed Building. There is a n new Hall Association who are seeking funding for repair work.
- The play park requires improving and some of the space could be used for enhancing biodiversity.
- There is a village shop which is valued by residents.
- The Milk Bar is a well-known destination and attracts lots of visitors. Adding a noticeboard of local walks in the car park would be a good idea.
- The recycling centre is well used and will disappear when the new housing development is built. It is essential that an alternative, accessible, location is found in the village.

Heritage

- The old railway line and viaduct should be safeguarded from development and ideally converted to a cycle/footpath linking Fossoway District to Dollar.
- Creating a footpath from Gartwhinzean Loan to Devonshaw Cottage with a safe crossing point across the A977 would make the viaduct more accessible. This would also be an asset to the proposed lodge development.

Areas of Local Character

- Craighton wood is accessible from the A977 via Craighton Farm Road - this should be safeguarded.

Biodiversity and Nature Networks

- There are considerable opportunities for nature networks and paths connecting areas of biodiversity in Powmill as well as enhancing biodiversity. These include:
 - Retain the field/paddock on the A823 junction with the A977.
 - Create a community orchard on the grassland between numbers 1 and 3 Mill Gardens.
 - Create areas of biodiversity on the edges of the playpark.
 - Create a nature corridor with a footpath along the Gairney Burn to the west of the A977.

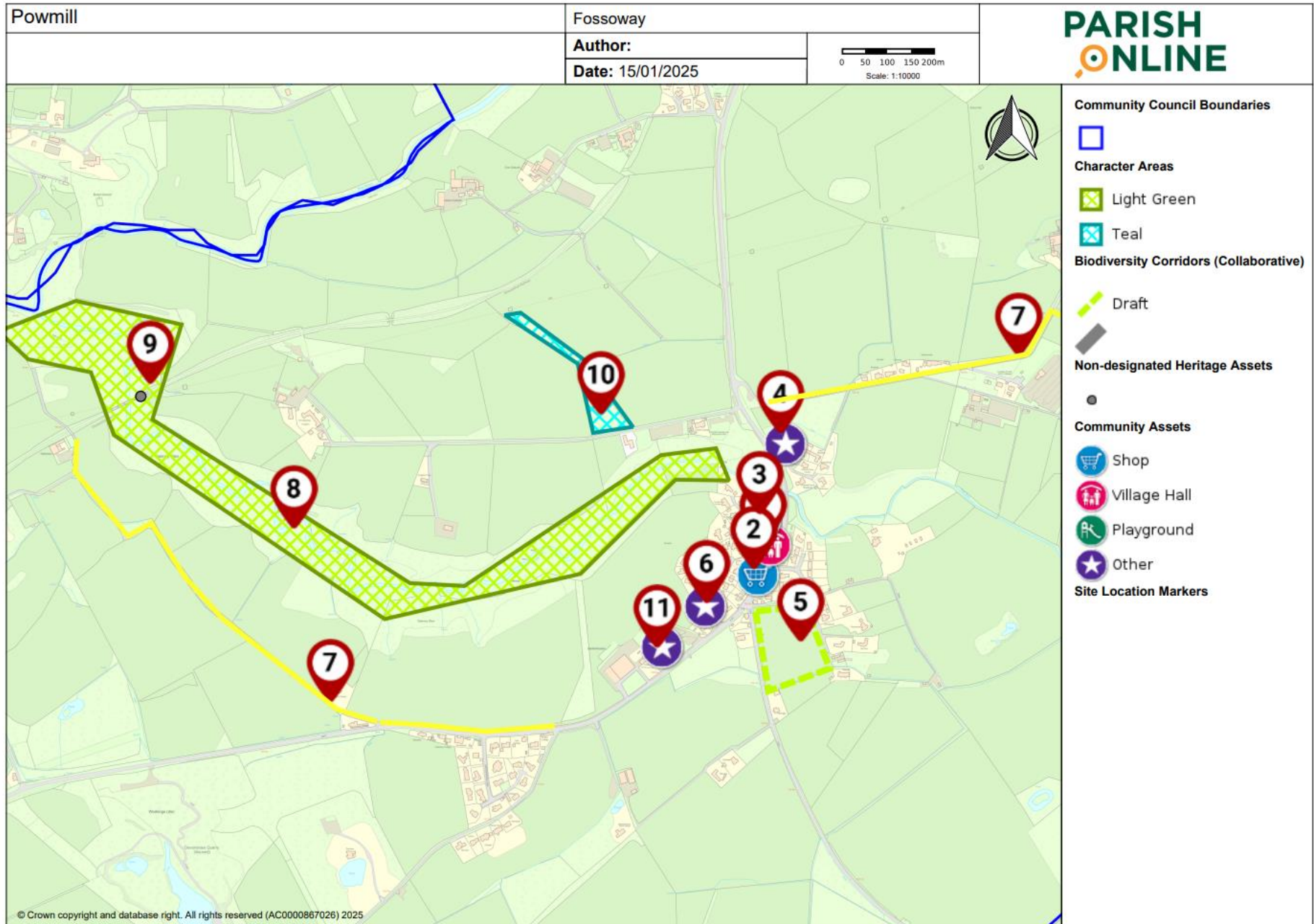
Active Travel

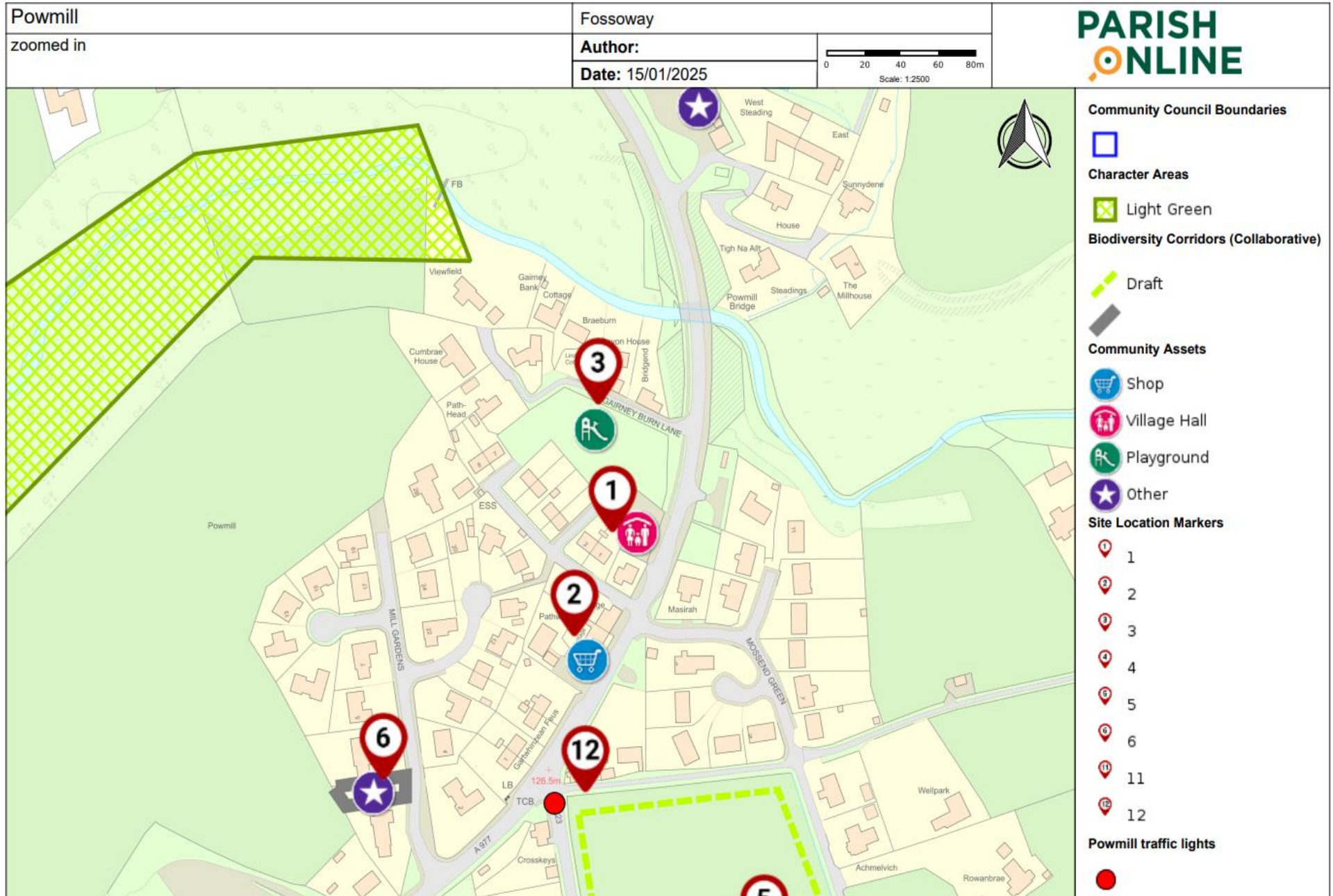
- To encourage active travel the following changes are proposed:
 - A walk leaving the milk bar along Aldie Rd to the Golf Road track will link via Harelaw Farm to the A977 and the River Devon. The addition of a safe crossing of the A977 to the entrance of the gorge path would be beneficial.
 - A path from Aldie Road via Wester Aldie farm would give access to Cult Hill, an old hill fort.
- In addition to the road safety reviews of the A977, A91 and A823 there are several additional road safety issues:
 - The junction of the A823 and A977 is deemed hazardous and a request for traffic lights was made.

- The junction of the Aldie Rd with the A977 is also deemed hazardous especially when turning right onto the A977.
- Streetlights from the Milk bar to the village should be considered.

Housing

- With the planning approval of 29 houses (including affordable housing) there does not appear to be any requirement for additional housing in the village.
- Residents wanted to retain the rural feel and open spaces of the village.
- Creating a safe route from the new development to the playpark for children was seen as essential.

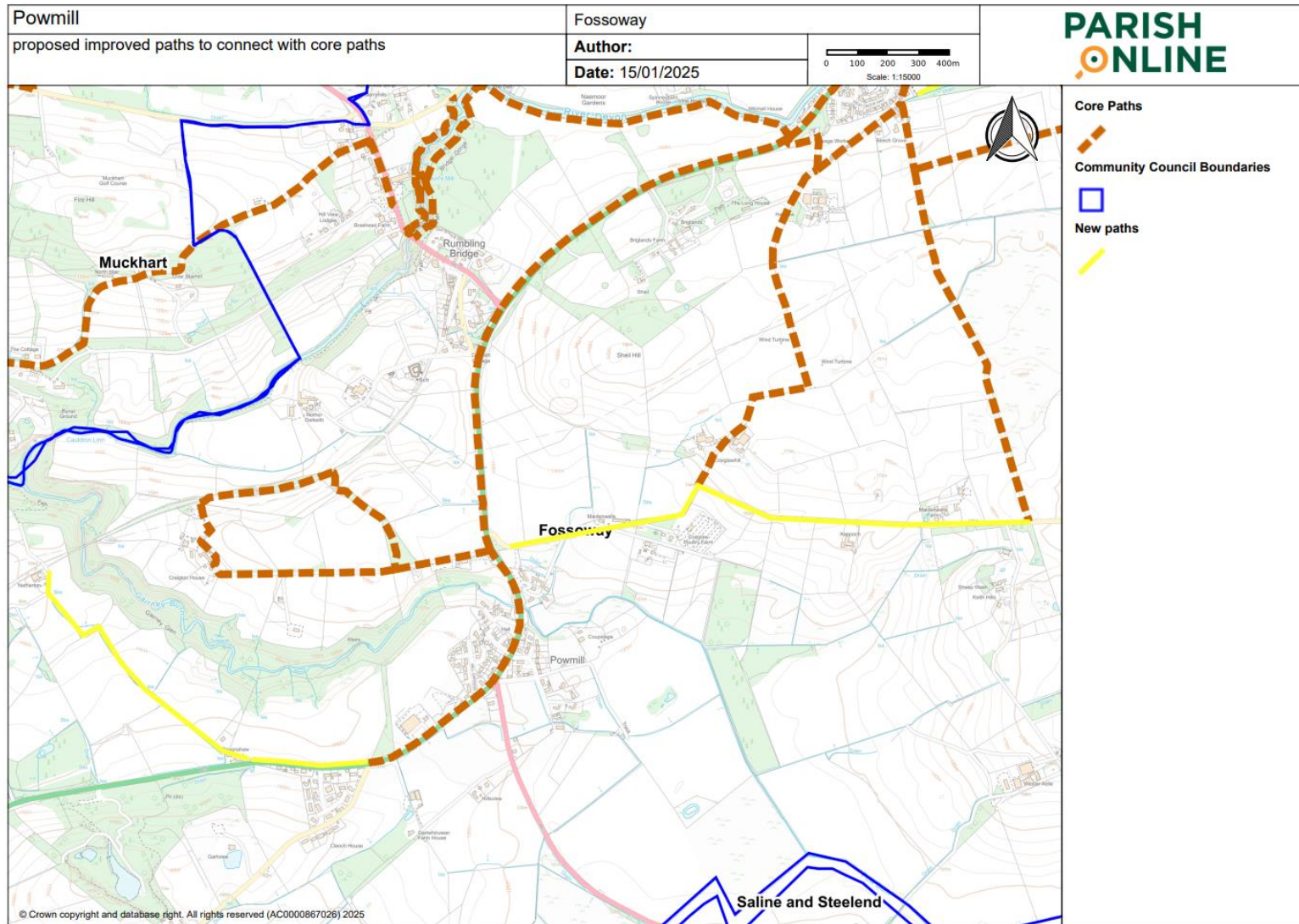




Key to Powmill Maps

1. Village Hall, a listed building which requires funding for repairs, upkeep etc.
2. Shop
3. Play Park, needs improving and enhanced biodiversity
4. The Milk Bar, its car park is a possible location for signage showing walking routes
5. Open space, should be retained – possible village green
6. Possible community orchard
7. Safe paths required for connection to core paths
8. Gairney Burn – create a nature corridor with footpath along the Gairney Burn
9. Old railway line and viaduct – should be safeguarded from development and ideally converted into a cycle/footpath, linking Fossoway District to Dollar
10. Craigton Wood
11. Recycling centre, should be retained
12. Traffic Lights

IMPROVED PATHWAYS



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Rumbling Bridge

Rumbling Bridge is a small settlement that has the Gorge and River Devon which are popular tourist attractions. The settlement has a community bus service and a small, under-utilised car park.

Community Assets

- The Community noticeboard requires repair work, and the site requires upkeep.
- An area south of the Care Home has been highlighted as a community open space area where there could be a local tourist information area.

Heritage and Areas of Local Character

- The Gorge area from Rumbling Bridge to the River Devon outfall needs to be designated as an area of significance with important biodiversity.
- Consideration should be given to extending the Ochils LLA to include the River Devon from the Castlehill reservoir through the Fossoway District. An enhanced management plan for this valuable area is required.

Biodiversity and Nature Networks

- Creating a path from the A823 to the north of the Care Home to link to the gorge path would enhance existing nature networks.

Active Travel

- The car park to the west of the A823 is poorly signposted and many visitors to the gorge do not know it is there. Propose improved signage and a noticeboard indicating local walks.
- The paths leading from the Care Home to the Gorge require widening.

Traffic and Travel

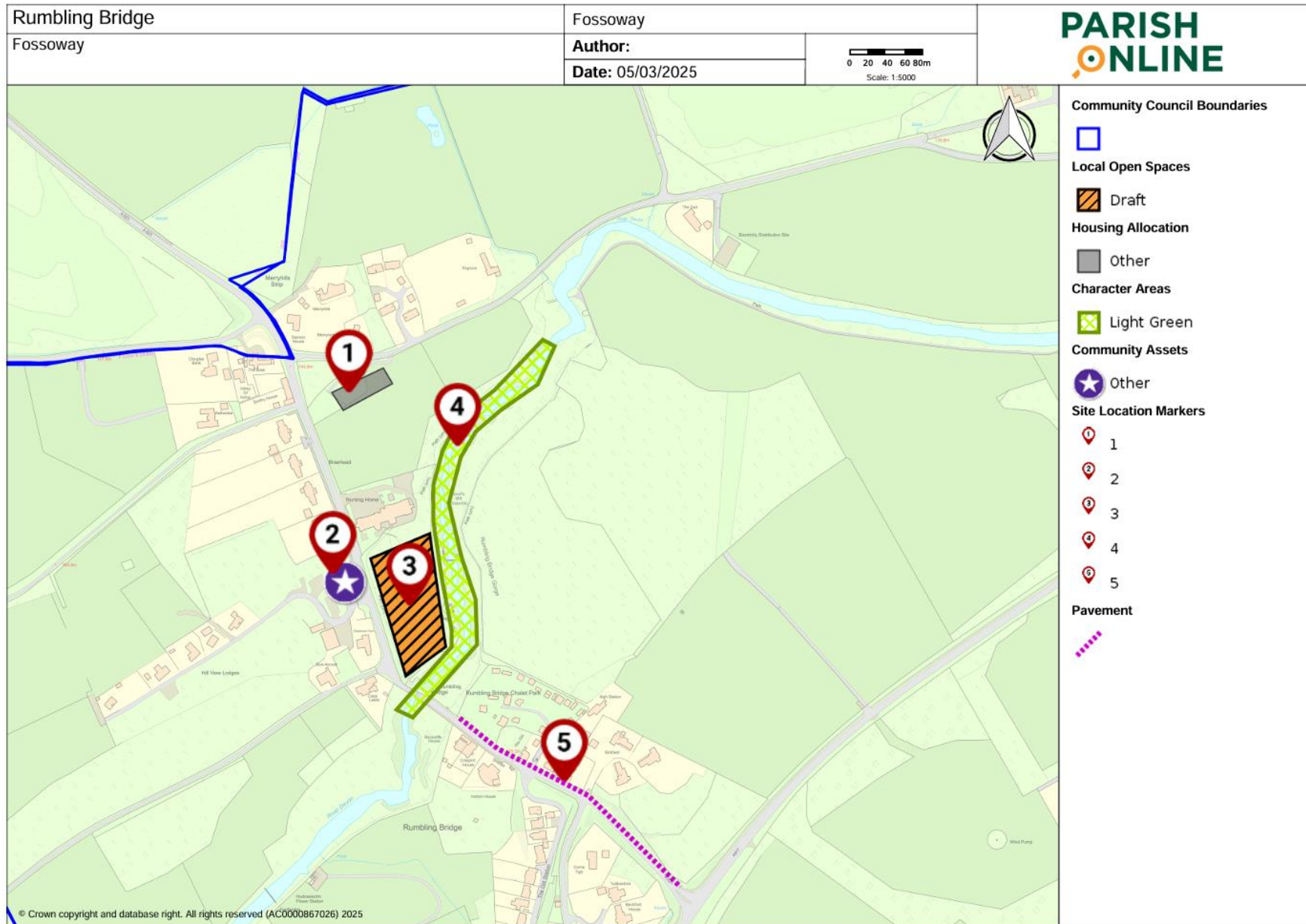
- The A823 bridge crossing the River Devon has poor visibility travelling towards the A977 and a safety review of this area is required, including safe passage from the car park to the gorge for pedestrians.

Housing

- Any new housing requirement should be small, no more than ten houses and have a comprehensive biodiversity improvement plan.
- Houses should be of a type that is in character with the village and include houses that are suitable for residents who want to downsize or families, not being more than 4-bedroom homes and contain a mix of one-, two-, and three-bedroom homes that are affordable.
- One location that some residents considered is opposite Merry Hills on Naemoor Road, but there should be a recognised requirement for housing as demonstrated by the Kinross Housing Land Audit before there is any further development in this settlement.

Business and Enterprise

- Zone E24 is now being developed.



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Key to Rumbling Bridge Map

1. Location considered for new housing.
2. Car Park, possible signage for walks
3. Proposed green space for community use
4. Rumbling Bridge Gorge – should be designated as an area of significance with important biodiversity
5. Propose widening of footpath from bridge to A977; the bridge crossing requires a safety review and safe access to the gorge

SUMMARY

This Local Place Plan is for the whole community and is jointly owned by all the organisations and individuals that took part in its preparation.

The full results of the community engagement process are available to view at: www.fossowaytrust.com

Acknowledgements

We would like to thank all the Community Action Plan Steering Group members and other volunteers who contributed their time and effort to this process and did an amazing job of involving so many voices from the community.

The STAR Development Group provided specialist Community Action Plan training, mentoring and support.



We are grateful to Perth & Kinross Council for funding to support the CAP and LPP programme.



APPENDIX 1 – Notification of Consultation Process

The Fossoway & District Community Council in partnership with the Fossoway Community Development Trust are in the process of completing our Local Place Plan which will be registered with Perth and Kinross Council for consideration in the development of LDP3.

A key part of the process is gathering views from our Community and therefore our LPP will be open for consultation on www.fossowaytrust.com from Tuesday 4th February to Monday 3rd March.

All comments should be sent to fossoway.cc@gmail.com

The final version will be approved at our CC meeting on Tuesday 4th March at 7.30pm in Moubray Hall, Powmill.

The above text was made public using the following methods:

- Kinross Newsletter
- Facebook Pages:
 - Fossoway Forum
 - Powmill Forum
 - Fossoway & District CC
 - Fossoway Community Development Trust
- Website: Fossoway Community Development Trust

PKC Ward Councillors were sent the following message:

Information Notice: Fossoway & District proposed Local Place Plan for comment

Dear Councillors,

I am contacting you formally on behalf of the Fossoway and District Community Council to seek your comments on our draft Local Place Plan which has been informed by our Community Action Plan, developed by the Fossoway Community Development Trust. As part of the process of developing both our Community Action Plan and Local Place Plan for our Community Council area we have carried out extensive community engagement over the last few months.

We have now prepared a draft Local Place Plan. It will be published online for public consultation at <https://fossowaytrust.com/> from Tuesday 4th February to Monday 3rd March 2025. Please do share the link around your local networks in the local area and encourage people to take a look and respond. We are legally required to send each local authority Councillor for our Community Council area the following information, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021:

1. Proposed Local Place Plan

Please see the attached plan, which can also be downloaded from: <https://fossowaytrust.com/>

2. Brief description of the content and purpose of the proposed Local Place Plan

The Plan covers the Fossoway District including the following communities – Blairingone, Carnbo, Crook of Devon, Drum, Powmill and Rumbling Bridge. The primary purpose of the Plan is to provide a community view of how our district should be developed with a priority focus on retaining our rural character, making it more accessible and sustainable, improving biodiversity through nature corridors and networks and safeguarding our heritage to inform LDP3.

The projects we have set out in the local place plan and community action plan build on our assets as well as strengthening our community ensuring it is a place where families which to move to and residents are able to live their lives.

Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made, the date by which they should be made.

Comments can be made by emailing fossoway.cc@gmail.com. The deadline for comments is Monday the 3d March 2025. Our intention is to approve our Local Pace Plan at our CC meeting on Tuesday 4th March 2025 in Moubray Village Hall. If you require more time to respond or would like any further information or clarification, please let me know.

The above information comprises the “information notice” to which the Regulations refer. We are sending similar information notices to local elected members in our Community Council Area and our adjoining (active) Community Councils in Fife and Clackmannanshire, as required by the Regulations.

Please let me know if you have any queries

Kind regards

Nicola Marchant (Chair)

Adjacent Community Councils were sent the following message:

Information Notice: Fossoway & District Proposed Local Place Plan for Comment

Dear Community Councils,

I am contacting you formally on behalf of the Fossoway and District Community Council to seek your comments on our draft Local Place Plan which has been informed by our Community Action Plan, developed by the Fossoway Community Development Trust. As part of the process of developing both our Community Action Plan and Local Place Plan for our Community Council area we have carried out extensive community engagement over the last few months.

We have now prepared a draft Local Place Plan. It will be published online for public consultation at <https://fossowaytrust.com/> from Tuesday 4th February to Monday 3rd March 2025. Please do share the link around your local networks in the local area and encourage people to take a look and respond. We are legally required to send each adjacent Community Council area the following information, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021:

1. Proposed Local Place Plan

Please see the attached plan, which can also be downloaded from: <https://fossowaytrust.com/>

2. Brief description of the content and purpose of the proposed Local Place Plan

The Plan covers the Fossoway District including the following communities – Blairingone, Carnbo, Crook of Devon, Drum, Powmill and Rumbling Bridge. The primary purpose of the Plan is to provide a community view of how our district should be developed with a priority focus on retaining our rural character, making it more accessible and sustainable, improving biodiversity through nature corridors and networks and safeguarding our heritage to inform LDP3.

The projects we have set out in the local place plan and community action plan build on our assets as well as strengthening our community ensuring it is a place where families which to move to and residents are able to live their lives.

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Please let me know if you have any queries

Kind regards

Nicola Marchant (Chair)