

# FOSSOWAY & DISTRICT LOCAL PLACE PLAN

## ADDITIONAL INFORMATION

PREPARED BY FOSSOWAY & DISTRICT COMMUNITY COUNCIL

MAY 2025



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## 1. Communication regarding consultation on Fossoway and District LPP

### a. Flyers

The flyers below notifying residents of the consultation on the LPP were placed in Carnbo, Moubray and Crook of Devon Village Halls and provided to attendees of CC meeting on 4<sup>th</sup> Feb 2025 in Carnbo.

Fossoway and District CC & Fossoway Community Development Trust		Fossoway and District CC & Fossoway Community Development Trust	
<u>Local Place Plan</u>		<u>Local Place Plan</u>	
Local Place Plans offer communities the opportunity to develop proposals for their local area, expressing their aspirations and ambitions for future change.		Local Place Plans offer communities the opportunity to develop proposals for their local area, expressing their aspirations and ambitions for future change.	
This is your chance to have your say in how our communities are developed. Our Local Place Plan will help inform PKC Local Development Plan 3		This is your chance to have your say in how our communities are developed. Our Local Place Plan will help inform PKC Local Development Plan 3	
Blairingone	Moubray Hall 7-8pm 25th Nov	Blairingone	Moubray Hall 7-8pm 25th Nov
Powmill & Rumbling Bridge	Moubray Hall 8-9pm 25th Nov	Powmill & Rumbling Bridge	Moubray Hall 8-9pm 25th Nov
Crook of Devon & Drum	Crook of Devon Hall 7-8pm 26th Nov	Crook of Devon & Drum	Crook of Devon Hall 7-8pm 26th Nov
Carnbo	Carnbo Hall 7-8pm 27th Nov	Carnbo	Carnbo Hall 7-8pm 27th Nov

In addition to the advert in the Kinross-shire February 2025 Newsletter the CC used the following social media to create awareness of the consultation on the LPP

### b. Social Media

#### WhatsApp

2<sup>nd</sup> Feb 2025 link sent to Powmill SWI

#### FaceBook posts made on 2<sup>nd</sup> Feb 2025

Fossoway and District Community Council

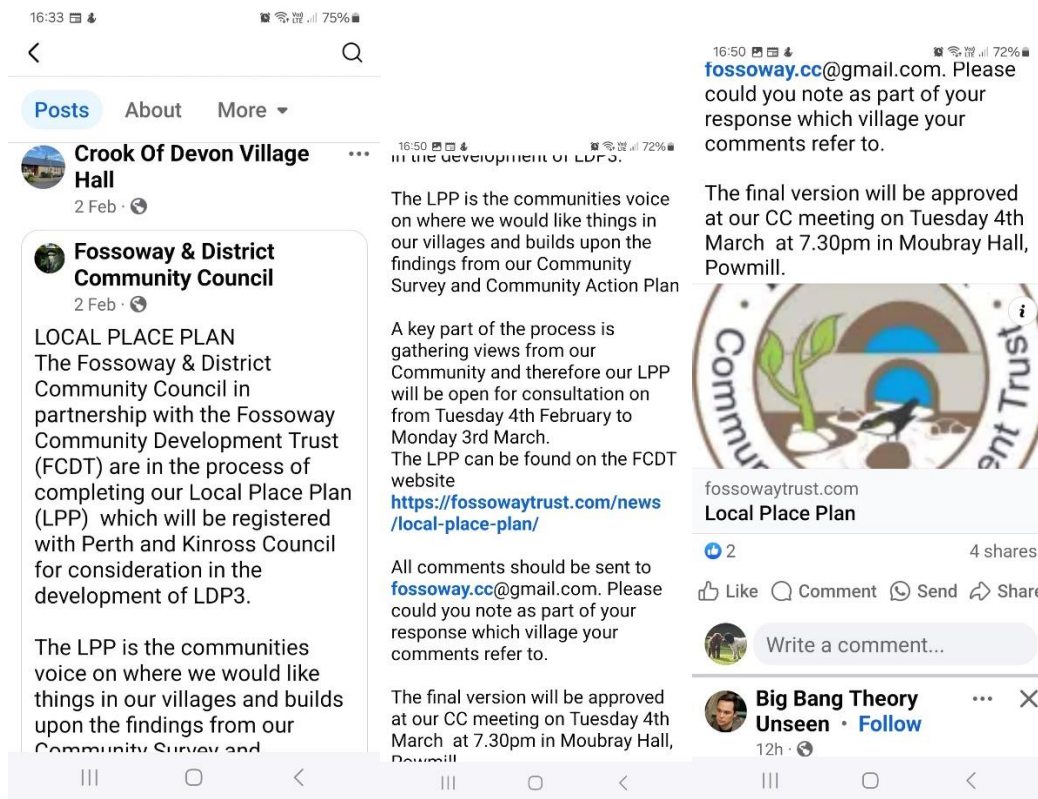
Carnbo Hall Association

Powmill Forum

Crook of Devon Village Hall

Fossoway Forum

The following text was used – see attached screenshots



### c. Email Notification

#### Email sent to all Fossoway Community Development Trust Members

From: **Fossoway Trust** <[info@fossowaytrust.com](mailto:info@fossowaytrust.com)>

Date: Sun, Feb 2, 2025 at 10:38 AM

Subject: Trust Meeting Tues 18th Feb 7-9pm, Moubray Hall, Powmill

To: Nicola Marchant <[nicolacm@btinternet.com](mailto:nicolacm@btinternet.com)>

All

Please find attached the agenda for the next meeting of the Trust on Tues 18th Feb 7-9pm in Moubray Hall, Powmill. We anticipate that we will be voting on the way forward with Blairingone School so would be grateful if you could make every attempt to attend.

For your information I have also attached a copy of the AGM minutes which are also on our website - [www.fossowaytrust.com](http://www.fossowaytrust.com)

Lastly there is also a copy of our draft Local Place Plan on the website which is open for consultation until Monday 3rd March. - <https://fossowaytrust.com/news/local-place-plan/>

Kind regards

Nicola

#### Email to CCs (LPP p4 lists CCs that it was sent to)

Additional Information Regarding Communication and Responses to LPP Consultation

**Fossoway Community Council <fossoway.cc@gmail.com>**

Sun 2  
Feb,  
18:06

to Milnathort, kinrosscommunitycouncil@gmail.com, cleishandblairadamcc, dunningcommunitycouncil@gmail.com, secretaryearncc@gmail.com, sec.muckhartcc@gmail.com, adcc.post@gmail.com, dollarcommcouncilsecretary@gmail.com, ClackmannanCC@gmail.com, salineandsteelendcc@gmail.com, me

Dear Community Councillors

I am contacting you formally on behalf of 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. The draft has been 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 Community Council which borders the Fossoway & District 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/news/local-place-plan/>

**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 individuals and families wish 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.**

Additional Information Regarding Communication and Responses to LPP Consultation

Comments can be made by emailing [fossoway.cc@gmail.com](mailto:fossoway.cc@gmail.com). The deadline for comments is Monday the 3rd 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 (PKC) and our adjoining (active) Community Councils in Perth & Kinross, Fife and Clackmannanshire, as required by the Regulations.

Please let me know if you have any queries

I would be grateful if you could please confirm receipt of this notice.

Kind regards

Sarah Bruce Jones - Secretary FDCC

on behalf of

Nicola Marchant - Chair FDCC

## **2. Responses from CCs**



**cleishandblairadamcc@gmail.com**

**Mon 3  
Feb,  
09:08**

**to me**

**Thank you, Sarah**

**We will discuss this tonight at the CC meeting and get back to you with any comments**

**Best regards**

**Fran**

**Francis Principe-Gillespie**  
**Chair, Cleish and Blairadam Community Council**  
**Cogfauld**  
**Cleish**  
**KY130LR**

[chaircabcc@gmail.com](mailto:chaircabcc@gmail.com)

**07900580581**



**Janice Sloan <secretaryearncc@gmail.com>**

**Mon 3  
Feb,  
13:31**

**to me**

**Sarah/Nicola**

**Thank you for your formal notification in regard to LPP. I have now shared this with ECC members for their information. and note it under correspondence for our next meeting in February.**

**You will be very much looking forward to completing this project - I am sure!**

**Well Done.**

**With kind regards,**

**Janice Sloan**  
**ECC Secretary**



**Muckhart Secretary <sec.muckhartcc@gmail.com>**

**3 Feb  
2025,  
19:36**

**to me**

**Dear Sarah,**

**Thank you for sending us this, which I now confirm receipt of.**

**Best Wishes**

**Marion**

**Marion Riddell**

**Secretary**

**Muckhart Community Council**

**[sec.muckhartcc@gmail.com](mailto:sec.muckhartcc@gmail.com)**



**Colin Young <dunningcommunitycouncil@gmail.com>**

**7 Feb  
2025,  
13:53**

**to Milnathort, kinrosscommunitycouncil@gmail.com, cleishandblairadamcc@gmail.com, secretaryearncc@gmail.com, adcc.post@gmail.com, dollarcommcouncilsecretary@gmail.com, ClackmannanCC@gmail.com, salineandsteelendcc@gmail.com, me, sec.muckhartcc@gmail.com**



**Nicola and Sarah,**

**On Monday night Dunning Community Council agreed that they had no issues with the Community Action Plan or the Local Place Plan consultations that you kindly sent to us. Both documents are evidence of a very healthy community in Fossoway and we wish you well in your endeavours.**

**Colin**

**Colin Young**

**Secretary**

### **3. Email sent to Editor of Kinross-shire Newsletter**

**Hannah Phillips <editor@kinrossnewsletter.org>**

Thu 16  
Jan, 20:34

to me

Will do. Thanks Nicola.

On 2025-01-16 15:35, Fossoway Community Council wrote:

- > Hello Hannah
- > The Fossoway and District CC in partnership with the Fossoway
- > Community Development Trust are in the process of developing a
- > Fossoway District Local Place Plan and are required to carry out a 28
- > day consultation prior to registering the LPP with PKC.
- > We would be grateful if you could add the following notification to
- > the Feb Newsletter.
- >
- > Fossoway & District Local Place Plan
- >
- > 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 the website [www.fossowaytrust.com](http://www.fossowaytrust.com)
- > [1] from Tues 4th Feb to Mon 3rd March. All comments should be sent
- > to [fossoway.cc@gmail.com](mailto:fossoway.cc@gmail.com).
- >
- > The final version will be approved at our CC meeting on Tues 4th March
- > at 7.30pm in Moubray Hall, Powmill

Additional Information Regarding Communication and Responses to LPP Consultation

>  
> Kind regards  
> Nicola--  
>  
> Fossoway and District Community Council  
> working for Blairingone, Drum, Carnbo, Rumbling Bridge, Crook of Devon  
> and Powmill, meeting every first Tuesday in the month apart from July.

#### **4. Notes from LPP Meetings**

##### 25<sup>TH</sup> NOV – BLAIRINGONE

ATTENDEES CC MEMBERS – TONY LAMB, NICOLA MARCHANT, KAYE WILLIAMSON

ATTENDEES TRUST DIRECTORS – MARION ANNESS, MICHAEL BARNACLE

ATTENDEES MoP – 5

- Community Assets  
The playpark requires improvements as it currently floods, and equipment is poor.  
Challenge is that the playpark is on private land.  
The proposed CAT of the former school and house is supported as the residents want a community hub. There is interest in setting up a forestry school with a partner but will require access to the privately owned adjacent woodlands  
The community noticeboard is in a poor condition, but this area is seen as an asset and should be retained and if possible, create an adjacent safe place for school buses and the Glenfarg No. 23 to pick up passengers.
- Heritage  
There is a war memorial adjacent to the Blairingone cemetery on land by the former Church which is now a private building. Improving the car park and installing 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 & Nature Networks  
The woodland adjacent to the former school should be retained and encourage biodiversity  
To the south of the village to the east of the Vicars Bridge Rd is forestry commission land which should be retained and paths created to connect to Blairingone more easily and further afield to Craigend rd creating a joint foot and cycle path south of the A977 connecting Blairingone to Powmill. This could also be considered a nature corridor as it passes a pond.
- 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. The site proposed was E22 plus an area of H149 southside entering via a new road from the south Vicars Bridge Rd. Ideally development would be around 20 affordable houses with a village shop. 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. The residents did not see any requirement for large executive 5+ bedroom houses.

## 25<sup>TH</sup> NOV – POWMILL, RUMBLING BRIDGE

ATTENDEES CC MEMBERS – TONY LAMB, NICOLA MARCHANT, KAYE WILLIAMSON

ATTENDEES TRUST DIRECTORS – MICHAEL BARNACLE

ATTENDEES MoP – 12

### Rumbling Bridge

- Community Assets  
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 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
- 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.
- Biodiversity & 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
- Traffic & Travel  
The A823 bridge crossing the River Devon has poor visibility travelling towards the A977 and traffic lights are requested. This would also provide safe passage from the car park to the gorge. In addition, the paths leading from the Care Home to the Gorge require widening.
- Housing  
If the housing needs analysis shows more housing is required, then the preferred location is opposite Merry Hills on Naemoor Rd. It is essential that any new housing has a biodiversity improvement plan.
- Business & Enterprise  
Zone E24 is now being developed

### Powmill

- Community Assets  
There is a strong desire to retain and improve the Moubray Village Hall. There is a need for a new Hall Association to manage the Hall and seek funding for repair work. NB the Hall is a Cat 3 listed building.  
The play park requires improving and some of the space could be used for enhancing biodiversity  
Village shop

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

Craigton wood accessible from the A977 via Craigton Farm Rd should be safeguarded

- Biodiversity & Nature Networks

There are considerable opportunities for nature networks and paths connecting areas of biodiversity in Powmill as well as enhancing biodiversity

Enhancing Biodiversity – retain the field/paddock on the A823 junction with the A977 to enhance biodiversity, create a community orchard on the grassland between no. 1 & 3 Mill Gardens, create areas of biodiversity on the edges of the playpark.

Nature corridor – enhancing biodiversity and creating a nature corridor with footpath along the Gairney Burn to the west of the A977.

Nature network - Footpaths/walks – leaving the milk bar walking along Aldie Rd to the Golf rd track will link via Harelaw Farm to the A977 and the River Devon. The addition of safe crossing of the A977 to the entrance of the gorge path would be beneficial.

A path from Aldie Rd via Wester Aldie farm would give access to Cult Hill, an old hill fort.

- Traffic and Travel

The junction of the A823 and A977 is deemed hazardous and a request for traffic lights has been made.

The junction of the Aldie Rd with the A977 is also deemed hazardous especially when turning right onto the A977.

A request for streetlights from the Milk bar to the village was made.

- 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.

- Business & Enterprise

It was proposed, by the owner, that the field to the east of the milk bar, north of the drainage ditch, be used for Rural Enterprise (light industrial units). Residents queried the need for this as E23, a designated employment area, had not attracted any businesses apart from the small caravan site (Powmill Cottage). Residents were also concerned with the loss of open space, lack of infrastructure to support it and additional traffic going onto the Aldie Rd. Residents wanted to retain the rural feel and open spaces of the village.

26<sup>TH</sup> NOV – CROOK OF DEVON, DRUM

ATTENDEES CC MEMBERS – SARAH BRUCE-JONES, NICOLA MARCHANT, KAYE WILLIAMSON

ATTENDEES TRUST DIRECTORS – MICHAEL BARNACLE

ATTENDEES MoP – 11

- Community Assets  
Halls, Shops, Pub, Hospitality, Primary, small businesses  
Path Network, Church and Church Hall, Petrol Station and the building beside, Memorial Cemetery and possibility of a temporary car park  
Scout Camp, Playing field, Tennis club, Mill Lade, (was maintained in the past due to the Mill and the fish farm but no longer financially viable to maintain but necessary) Old Railway line – needs to be included in Core Path or at least protected as part local character. Need to protect
- Heritage
- Areas of Local Character  
Donkey Field 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 regenerating woodland, discussions are in place with PKC to have that protected  
Paths need to be maintained or established Safeguard and restore the Millenium Path Cycle Path  
Dangerous crossing at Aldie Road / B9097  
Council will support community gardens – where should be considered, raised beds at school were difficult to maintain, School to work collaboratively, area to west of sewage works is an unused area, area to the east of the sewage, would like carpark with toilets, a hub that visiting walkers can use,
- Traffic & Travel  
Need for path widening on A977, need for accessibility for push chairs and wheelchairs, improve user friendly routes  
Need for a path group to be established to work on paths
- Housing  
Need for smaller housing, bungalows, and ability to down size. New houses have been approved for site beside Scout Camp – all large executive style, more affordable housing needed, site to south of A977 (former H152), need for small houses not large executive houses, need access to main roads rather than using small paths, need for parking, Maximum 30 houses, enhanced biodiversity conditions put into planning for any developments, within any development must be planting plans,  
Need for any developments to have access on to main roads in form of cul de sac  
Not having access via existing footpaths, need for
- Business & Enterprise  
Is there a need for small business spaces and any industrial zoning, café or coffee shop. Site preferred is junction of A977 & B9097, or building next to garage  
Concern raised that development of field to south of Railway line as has been suggested would result in access traffic using path to Broomhill

27<sup>TH</sup> NOV – CARNBO















ATTENDEES CC MEMBERS – SARAH BRUCE JONES, NICOLA MARCHANT, KAYE WILLIAMSON

ATTENDEES TRUST DIRECTORS – MICHAEL BARNACLE

ATTENDEES MoP - 2

- Community Assets
  - Hall although officially outside boundary - it needs protecting and finance for
  - Those that have been lost in last 20 years – phone box, post box, Post Office, there is mains water but no mains sewage – everyone on septic tanks, Post office bus ceased
  - Need to extend footpath to west of village from cottages to Gelvan Moor Road, either along south of A1 or using field to south of A91
  - Increase width of existing path to the East of Carnbo to Village Hall – often becomes overgrown from hedges
  - Would like to see a mixed use path adjacent to the main road
  - Improve the Gelvan Moor Road for improving access from Carnbo
  - Need for parking at the Hall
  - Need for a play park to be reintroduced, used to be behind the Hall
  - Need for an open communal space for seating
  - Suggestion for location of amenity space to the south of A91 below Pitcairnie
- Heritage areas to be protected: The Butter Road (Culross to Scone route)
- Areas of Local Character
  - Non nucleated settlement and so lacks a village centre
- Biodiversity & Nature Networks
  - Core Paths are not user friendly, access to the hills to the north is not easy with owner resistance
  - Improve the safety of the Gelvan Moor Road (between A91 and A977)
  - Establish a safe route both walking and cycling from Carnbo to centre of Crook of Devon and Fossoway Primary school
  - Designated SSI to the east of the South Queich, and to the west beside Easter Fossoway there is a need for a Burnside margin
  - There is no off road parking in Carnbo to allow access to areas to south of South Queich and to Lendrick
  - Need for some form of signage showing routes into the hills
- Housing
  - No expression of need for more housing development above what has already been approved Business & Enterprise
  - Need for a bus service that connects to Milnathort and Kinross to the east and Dollar or Stirling to west. Either service bus or community bus
  - Post Box

## **5. Email Responses Received From Online Consultation**

				
Contribution to place plan discussions.eml	Local Place Plan - (Objection.eml (585 KB	Local Place Plan.eml (8.36 KB).msg	Fwd_ LPP.eml (23.0 KB).msg	Information Notice_ Fossoway District Loc
				
Powmill proposed Employment_Enterpris	Rumbling Bridge..eml (12.2 KB).msg	Local Place Plan comments.eml (11.0 K	Fw_ Recently published LOCAL PLA	Ref_ Fossoway District C A P Profile a
				
Fossoway Community Responses to emails Action Plan.eml (204 k	regarding LPP.eml (35	Local Place Plan Comments.eml (22.0 k	Place Plan Concerns.eml (33.7 KB	