

# 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/>); 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, followed by an online consultation period from Tuesday 4<sup>th</sup> February 2025 to Monday 3<sup>rd</sup> March 2025. Residents were notified of

the online consultation period by social media and an article in the February Kinross-shire Newsletter. A final discussion of the LPP was held at the Fossoway and District CC meeting on Tuesday 4<sup>th</sup> March 2025 in Moubray Village Hall. 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.

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

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<b>NATIONAL AND LOCAL POLICY CONSIDERATIONS</b>
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**NPF4 Considerations**

<b>NPF4</b>	<b>POLICY</b>	<b>LPP CONSIDERATION</b>
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	Food 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 (23/00259/FLL).
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### LDP2 and PKC Significant Planning Applications

COMMUNITY	ZONE/PLANNING APPLICATION	CONSIDERATION
Blairingone	E22 & MU74	Neither of these zones have any associated developments or planning applications.
Carnbo	23/01313/FLL	Planning application for seven houses awaiting decision.
Crook of Devon & Drum	21/02133/AML 21/01755/FLL	Planning approval for 10 houses. Planning approval for three 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.**

**OUR COMMUNITY NOW**

The full Community Profile and Stakeholder Views Report is available at

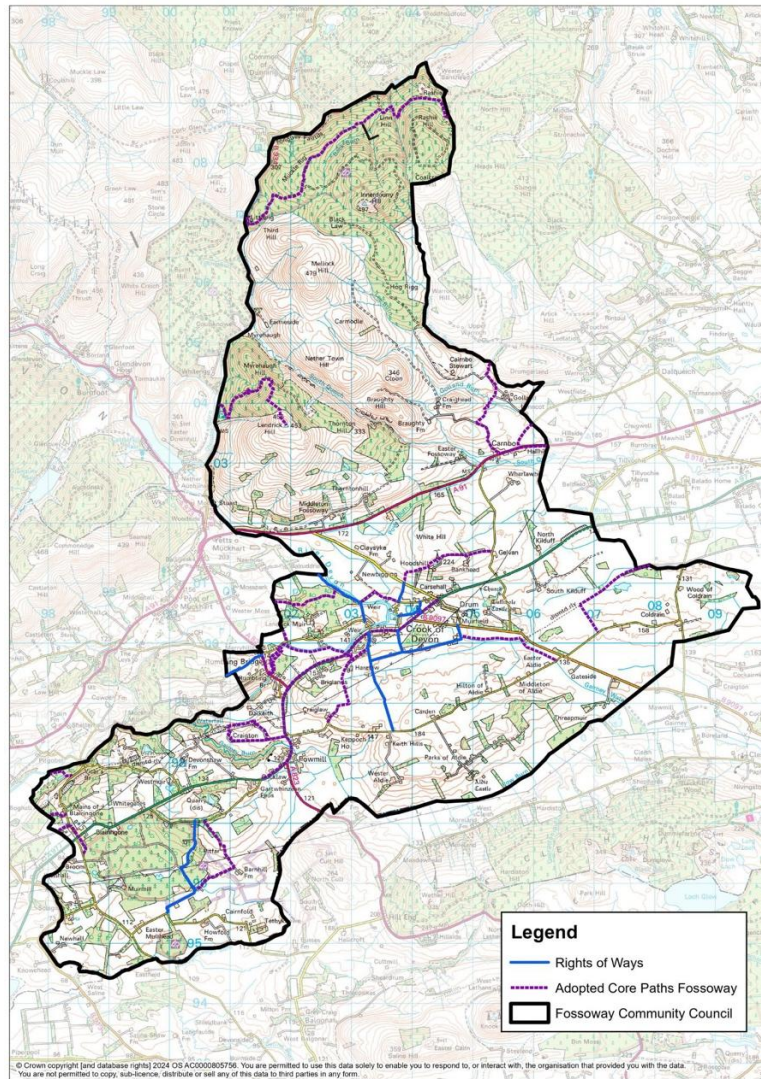
[www.fossowaytrust.com](http://www.fossowaytrust.com)

**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 Census (<https://www.scotlandscensus.gov.uk/>). 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.<sup>1</sup>

## 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.

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<sup>1</sup> 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 (SWI)
- 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 – OUR SETTLEMENTS

### Blairingone

#### 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 an asset and should be retained; if possible, an adjacent safe place for school buses and the Glenfarg No. 23 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

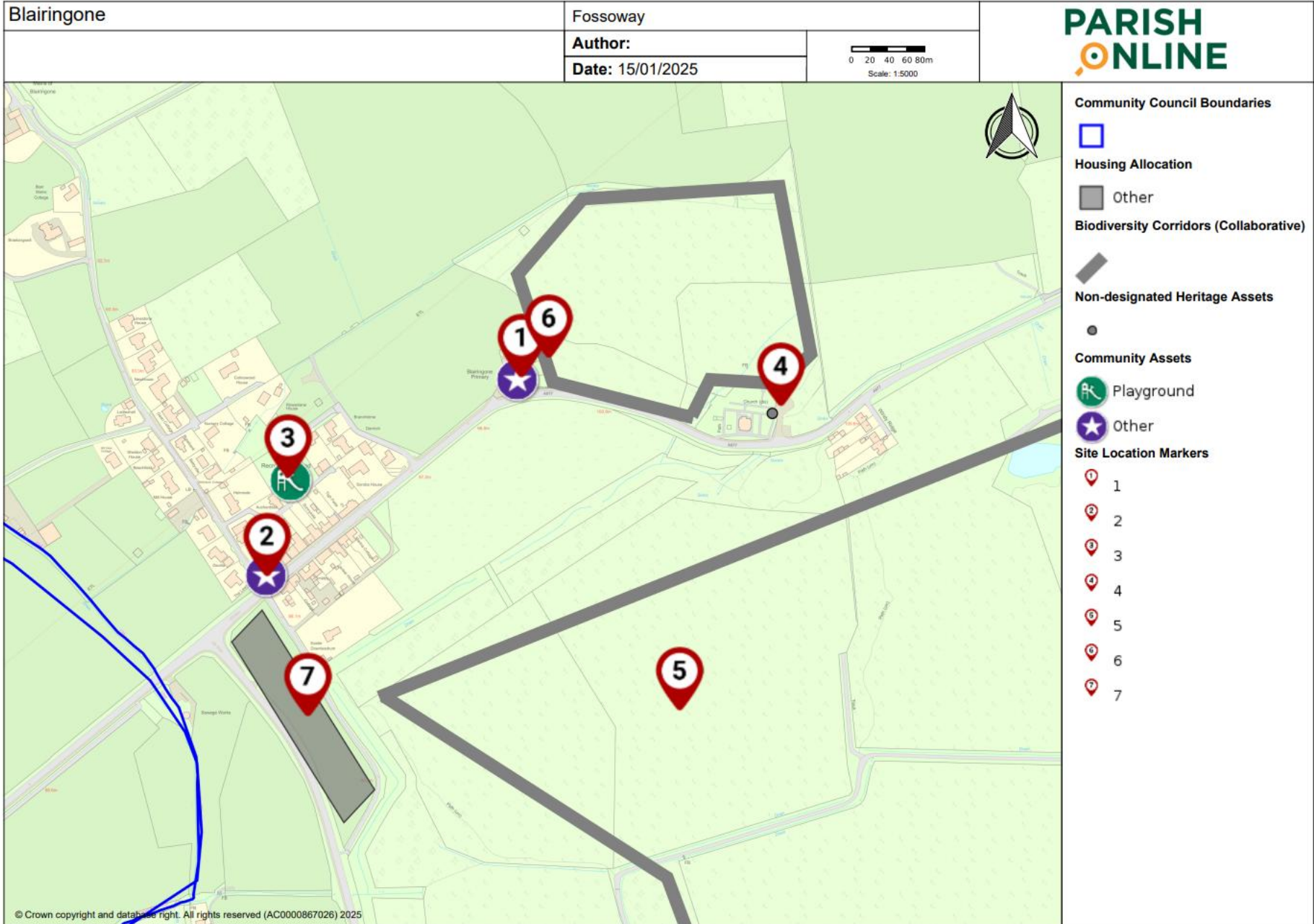
- The woodland adjacent to the former school should be retained and encourage biodiversity
- To the south of the village and to the east of Vicars Bridge Road is Forestry and Land Scotland woodland which should be retained.
- Paths need to be created to connect the woodland to Blairingone more easily.
- A joint foot and cycle path from Craigen 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.
- Ideally development would be around 20 affordable houses with a village shop. The residents did not see any requirement for large executive 5+ bedroom houses.
- The site proposed is designated as E22 in LDP2 plus an area of H149 southside.
- Development is entered via a new road from the south Vicars Bridge Rd.

- 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.

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### 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 max of 20 affordable houses and a shop; The area should include open spaces and trees to the north of the site.

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## Carnbo

### Community Assets

- The Village Hall is viewed as a critical asset and it needs protecting and financial support. Residents noted that most of their infrastructure has been lost in the last 20 years: phone box, post box and Post Office.
- Whilst there is mains water in the village there is no mains sewage, so everyone is on septic tanks.
- Need to extend footpath to west of village from cottages to Gelvan Moor Road, either along south of A91 or using field to south of A91.
- Increase width of existing path to the East of Carnbo to Village Hall; the current path often becomes overgrown from hedges.
- Would like to see a mixed-use path adjacent to the main road.
- Improve the Gelvan Moor Road to facilitate access from Carnbo.
- Need for additional parking at the Hall.
- Need for a play park to be reintroduced, it used to be behind the Hall.
- Need for an open communal space for seating.
- An amenity space could be located to the south of A91 below Pitcairnie.
- Need a bus service that connects to Milnathort and Kinross to the east and Dollar or Stirling to west. Either a service bus or community bus.
- Post Box.

### 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 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 (between A91 and A977)
- Establish a safe route both walking and cycling from Carnbo to the 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.

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Carnbo

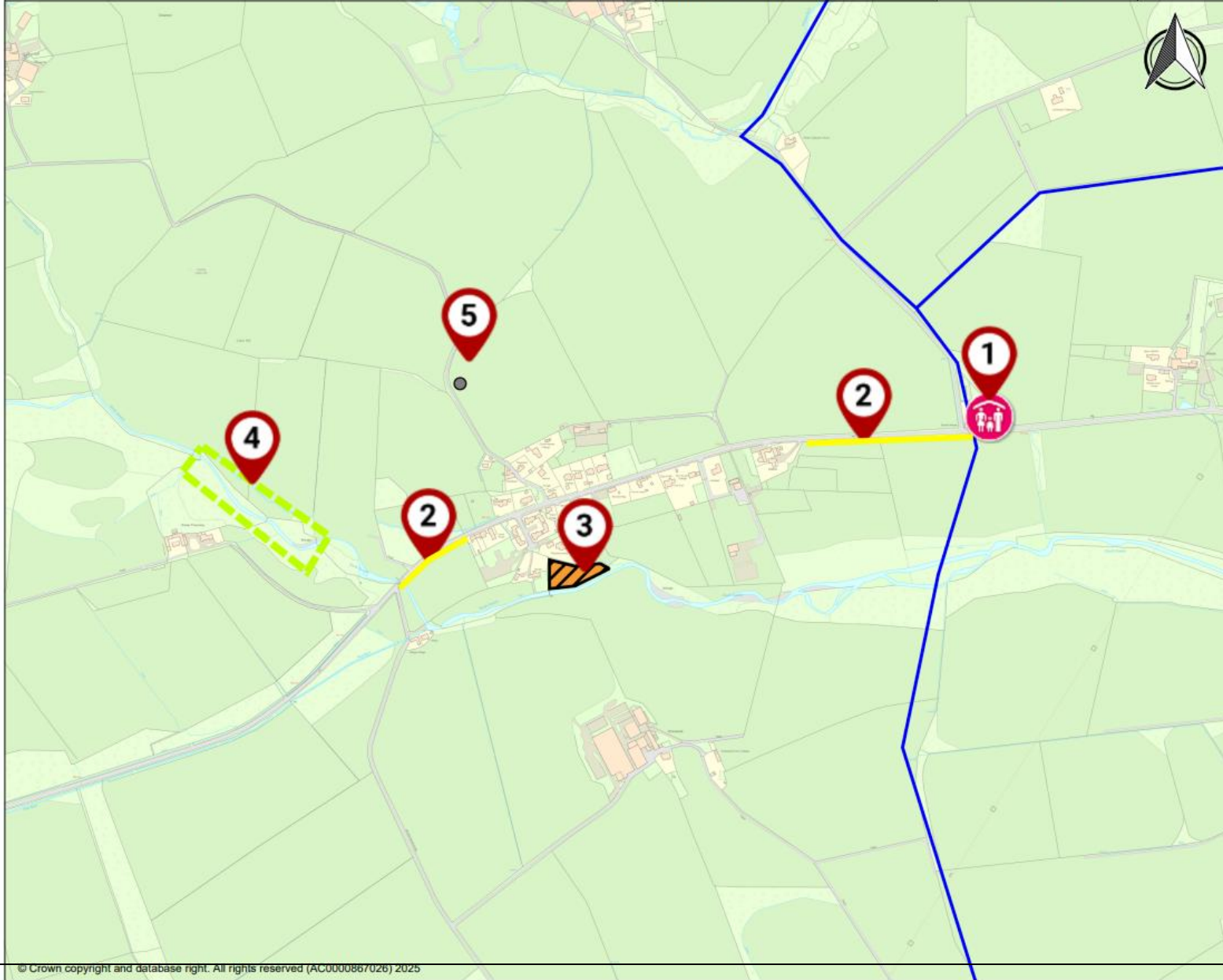
Fossoway

Author:

Date: 15/01/2025



**PARISH**  
**ONLINE**



- Community Council Boundaries**  
 Community Council Boundaries
- Local Open Spaces**  
 Draft
- Biodiversity Corridors (Collaborative)**  
 Draft
- Non-designated Heritage Assets**
- Community Assets**  
 Village Hall
- Site Location Markers**  
 1  
 2  
 3  
 4  
 5
- Carnbo pavements**

### 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

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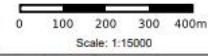
**Carnbo**

Improve paths to connect with core paths

**Fossaway**

**Author:**

**Date:** 15/01/2025



**Core Paths**



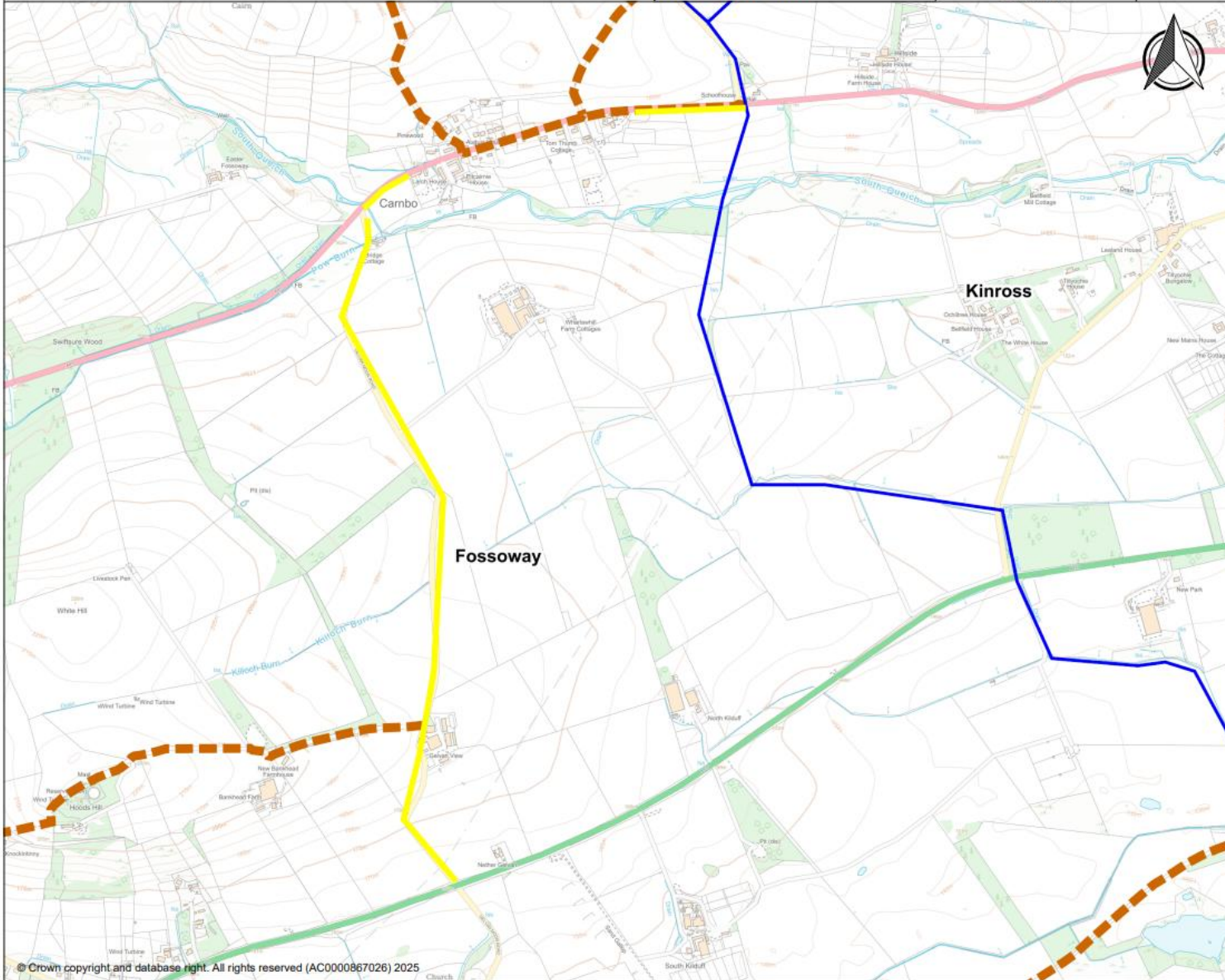
**Community Council Boundaries**



**Gelvan Road**



**Carnbo pavements**



## **Crook of Devon/Drum**

### Community Assets

- This locality has several assets which require safeguarding to ensure the sustainability of the settlements.
- 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 Tennis club.

### Heritage

- 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, which was maintained in the past when the fish farm was operational (but no longer financially viable), should still be maintained when necessary.
- 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 regenerating woodland; discussions are in place with PKC to have that protected.
- Paths need to be maintained or established; Especially safeguard and restore the Millenium Path.
- Cycle Path
- Residents would like to see areas designated for community gardens with easy access to them for the School
- Area to west of the waste water treatment works is an unused area.
- Would like carpark with toilets, a hub that would encourage visiting walkers.

### Traffic & Travel

- Dangerous crossing at Aldie Road / B9097 junction.
- Need for path widening on A977, also accessibility for push chairs and wheelchairs.
- Existing user-friendly routes need to be improved.

### Housing

- Need for smaller housing, including bungalows, giving the ability to downsize.
- New houses have been approved for site beside Scout Camp, but they are all large executive style, more affordable housing is needed.



- The site to south of A977 (formerly H152), should be small houses and not large executive houses.
- 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 developments roads should be a cul-de-sac 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

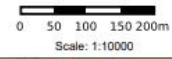
- Residents were unsure of the need for additional spaces for new businesses and retail but want to ensure we retain our current businesses
- Site preferred is at the junction of A977 and B9097, or currently vacated building next to garage.
- Concern was raised that development of the field to the south of the old railway line, as has been suggested, would result in access traffic using path to Broomhill.

Crook of Devon and Drum

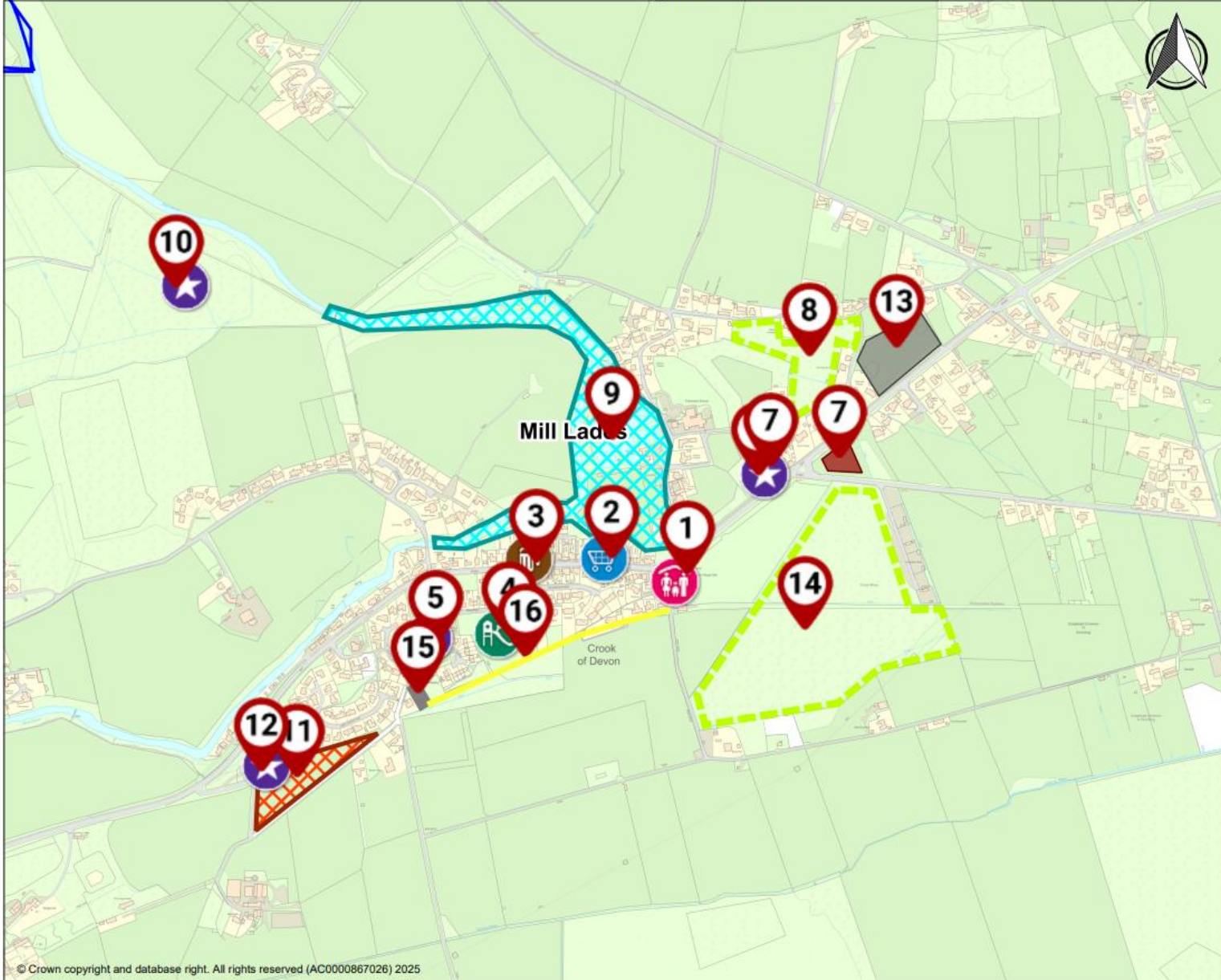
Fossaway

Author:

Date: 16/01/2025



**PARISH**  
**ONLINE**



**Community Council Boundaries**



**Housing Allocation**



**Employment Land Allocation**



**Character Areas**



**Biodiversity Corridors (Collaborative)**



**Community Assets**



**Site Location Markers**

### **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. Possible locations for employment space
8. Penney's Wood, community green space
9. Mill Lades, should be protected, enhanced and restored
10. Scout camp
11. Donkey Field, should be retained
12. Possible new parking area and location of signage for walking routes
13. Possible location for affordable housing
14. Crook Moss
15. Community Orchard
16. Old railway line path should be retained to connect with other core paths

## Powmill

### 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 need for a new Hall Association to manage the Hall and seek funding for repair work.
- 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 is accessible from the A977 via Craigton 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.
- 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.
- 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.

### Traffic and Travel

- 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.

- There was a request for streetlights from the Milk bar to the village.

#### 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.

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Powmill

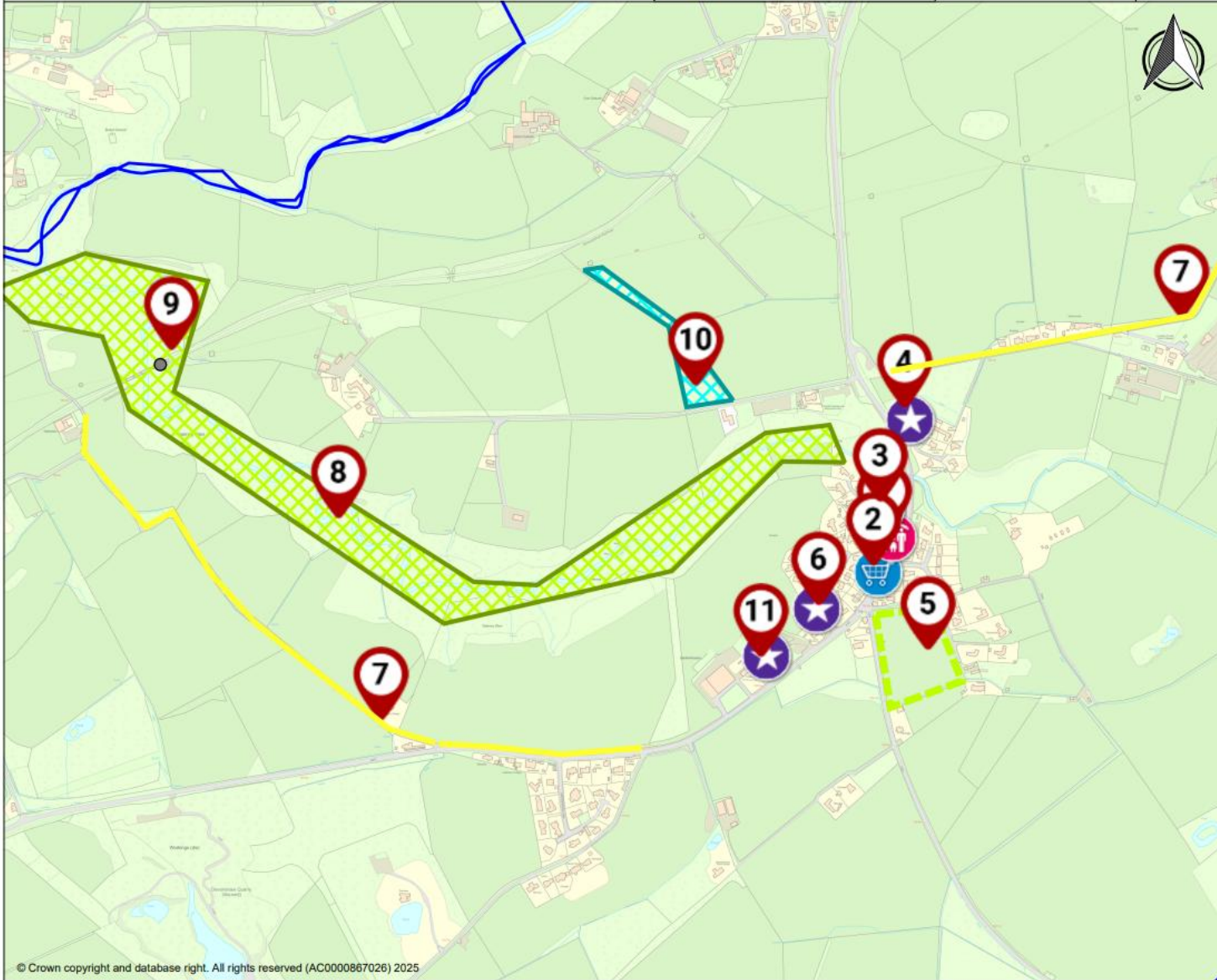
Fossaway

Author:

Date: 15/01/2025

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**PARISH**  
**ONLINE**



**Community Council Boundaries**



**Character Areas**



**Biodiversity Corridors (Collaborative)**



**Non-designated Heritage Assets**



**Community Assets**



**Site Location Markers**



Powmill

zoomed in

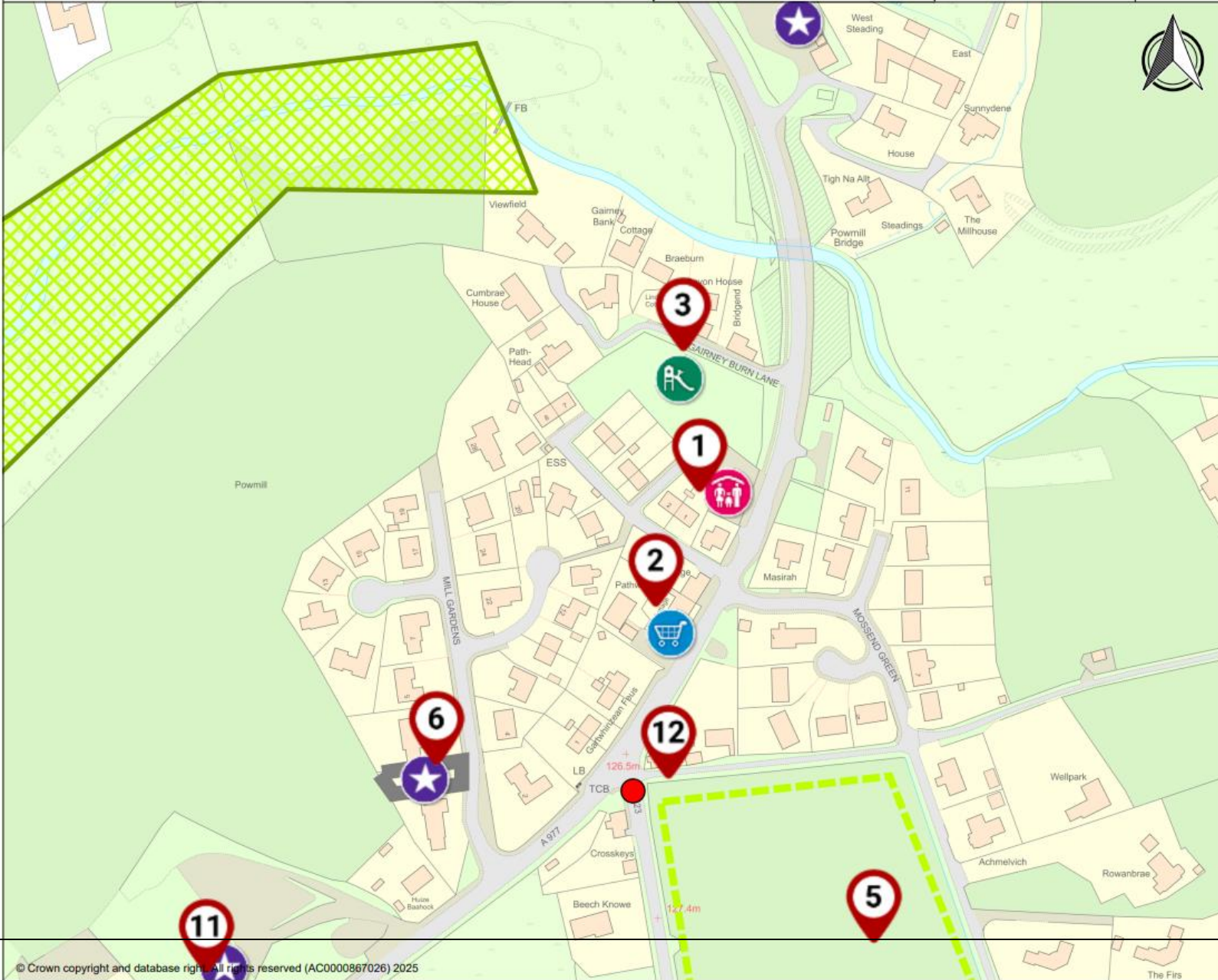
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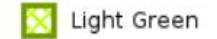
PARISH  
ONLINE



Community Council Boundaries



Character Areas



Biodiversity Corridors (Collaborative)



Community Assets



Site Location Markers

- 1
- 2
- 3
- 4
- 5
- 6
- 11
- 12

Powmill traffic lights

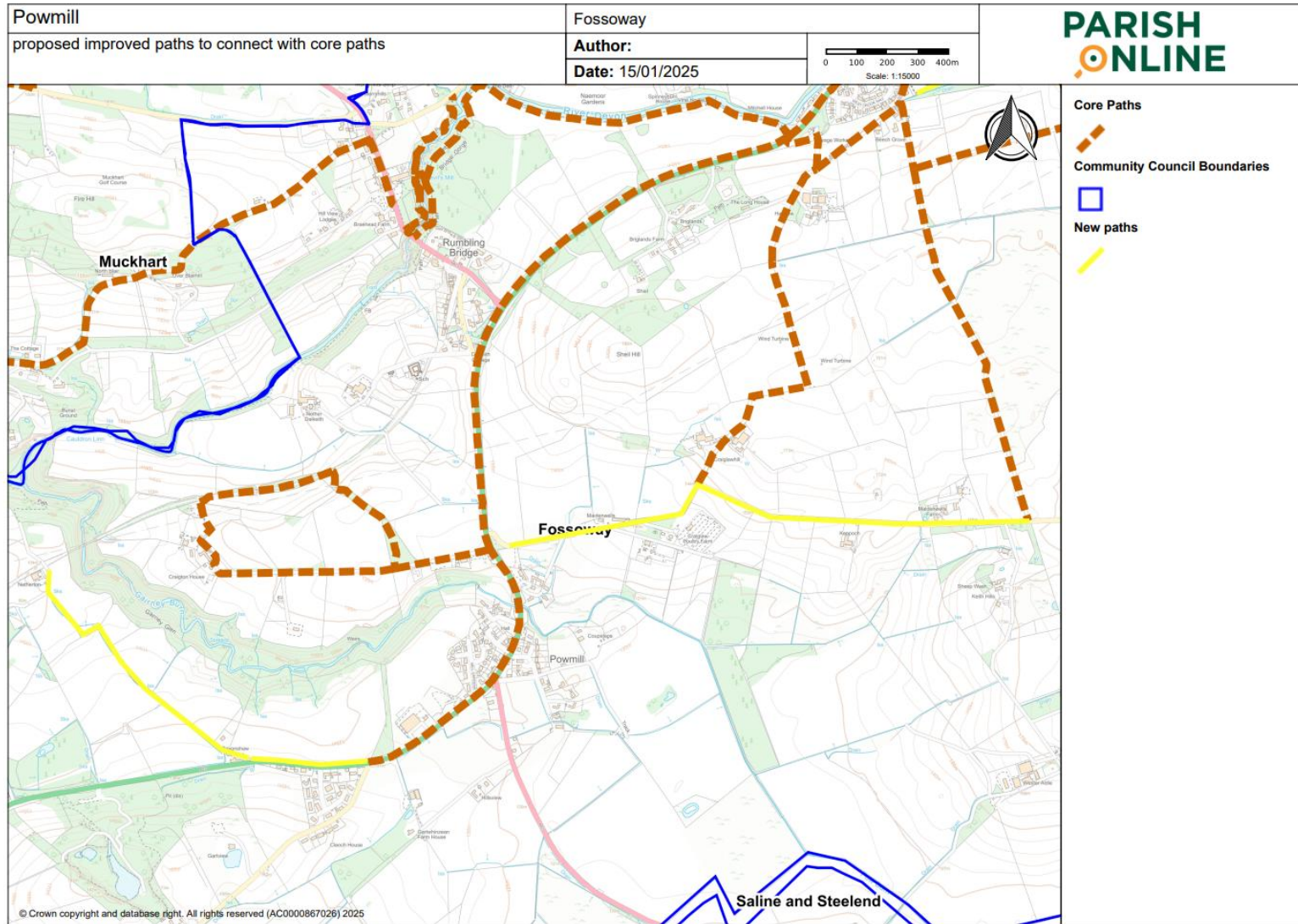




## Key to Powmill Map

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, car park 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

# IMPROVED PATHWAYS



## **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 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.

### 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.

### Traffic and 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 for pedestrians.
- 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 Road.
- It is essential that any new housing has a biodiversity improvement plan.

### Business and Enterprise

- Zone E24 is now being developed.

Rumbling Bridge

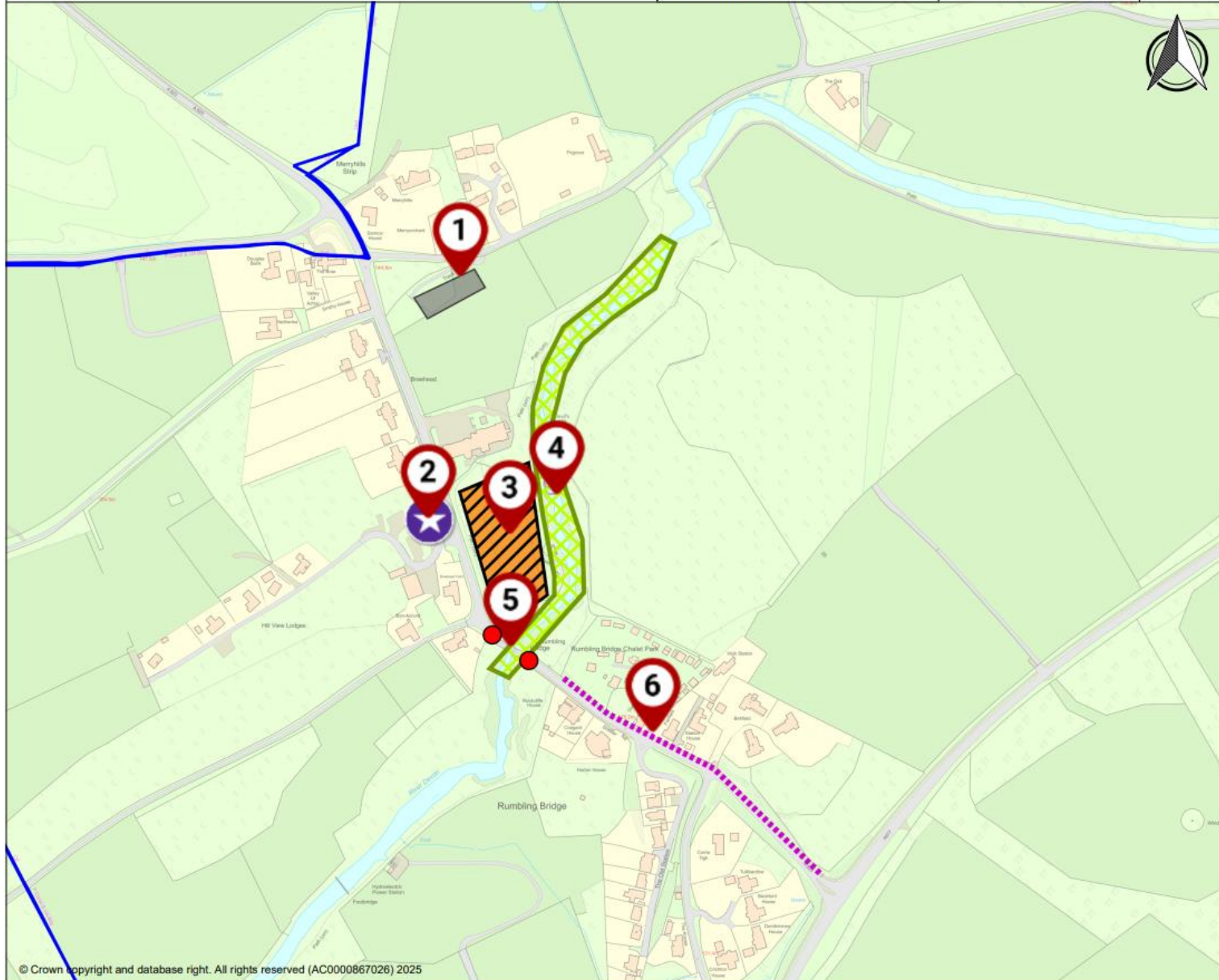
Fossaway

Author:

Date: 15/01/2025



PARISH  
ONLINE



Community Council Boundaries



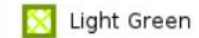
Local Open Spaces



Housing Allocation



Character Areas



Community Assets



Site Location Markers

- 1
- 2
- 3
- 4
- 5
- 6

Pavement



Traffic lights



### **Key to Rumbling Bridge Map**

1. Preferred location 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. Bridge crossing – requires traffic lights and safe passage to gorge
6. Propose widening of footpath from bridge to A977

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This 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](http://www.fossowaytrust.com)

### **Acknowledgements**

We would like to thank all the CAP 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.



**Scottish Government**  
Riaghaltas na h-Alba



## 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](http://www.fossowaytrust.com) from Tuesday 4<sup>th</sup> February to Monday 3<sup>rd</sup> 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 Tuesday 4<sup>th</sup> 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 4<sup>th</sup> February to Monday 3<sup>rd</sup> 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 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.

Comments can be made by emailing [fossoway.cc@gmail.com](mailto:fossoway.cc@gmail.com). The deadline for comments is Monday the 3d March 2025. Our intention is to approve our Local Place Plan at our CC meeting on Tuesday 4<sup>th</sup> 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

DRAFT

Adjacent Community Councils were sent the following message:

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

Dear Community Councils,

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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 Perth and Kinross Council 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.

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Kind regards

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