

MAB/BS

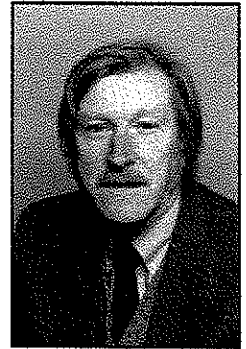
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Dear Brenda

**New Single Development Plan for Perth & Kinross (PKC) – Main Issues
Fossoway Settlements Long-Term Development Strategy (LTDS)**

I refer to my submission of 30 June 2009 regarding the above and your letter dated 13 August 2009 and our subsequent telephone conversation.

Firstly, I reiterate that my afore-mentioned submission and this letter and enclosures should be made available on the PKC website and to view at Pullar House.

Secondly, as I indicated in my initial submission, referring also to previous background letters on the LTDS, I required to examine the report on the Fossoway Strategy Consultation produced by your staff before being specific in respect of that area on main land-use planning issues.

The Fossoway Community Strategy Group (SG) comprising representatives of Fossoway Community Council, Friends of Rural Kinross-shire (FORK) Kinross-shire Civic Trust (KCT) and myself met on 12 August 2009 to appraise the outcome of the consultation per the report produced and enclosed. I also enclose the notes of the SG meeting and I was tasked with drafting the formal response from our Group herewith viz:-

It is encouraging that we eventually had 115 responses to the 570 letters delivered and I suggest that a 20% response rate is significant and should be given due weight in your deliberations on the Main Issues Report.

I particularly noted from the generic responses to Q3 – 10 the following,

- Q3 The bulk of the population is middle aged or of retiral age.
- Q4 The bulk of the population do not have children living with them.
- Q5 The bulk of the population is employed/self-employed or retired and unemployment is very low.
- Q6 The bulk of the population use their own vehicles to travel to work.
- Q6.1 22.5% of those responding work from home.
- Q6.2 A clear majority travel over five miles or over 20 miles to work (commuting)
- Q7 Folk not in work use their own vehicles.
- Q8 Most family members have not had to move away for jobs or housing.
- Q9 There is a clear view that smaller housing, possibly sheltered and more rental properties are needed!
- Q10 There is strong disagreement to housing development, particularly large-scale, for the area.
However, many support infill housing, creation of business opportunities, provision of community buildings and open space for recreation/sport.
As regards the individual villages consulted, you have the responses to Q11-15, the SG has made slight amendments to the maps of each village and I now write to you with our final conclusions on each settlement, as follows viz :-

BLAIRINGONE

We have not altered the map enclosed on landscape capacity. The notes of the SG meeting enclosed are relevant. Incursions into the AGLV of the current Local Plan should only be sanctioned if the development proposed includes provision of village amenities, a by-pass along the line hitherto earmarked and secures the future of the primary school.

CARNBO

There was no appetite for any change materially to the existing village envelope per Map16 of the Local Plan, although Hallhill steading to the east could be incorporated, given recent planning approvals.

CROOK OF DEVON

We have altered the map on landscape capacity and enclose same, the principal change being the assessment of CD13 Naemoor Road site as not appropriate for development and a desire to see its retention as 'village setting'. My letter to you of July 2006 regarding the LTDS and the protection of areas of AGLV and village setting designations fought for at the last Local Plan public enquiry is very relevant to our deliberations over Crook of Devon, in particular this site. My letter of 2 July 2008 on the LTDS to you is relevant and compounded by the outcome of the 'failed' appeal by GS Brown Construction

against refusal of outline planning permission for this site. Please refer to the notes of the SG meeting enclosed.

The company have not responded to our earlier suggestion of a small amount of development on CD13, not requiring a new bridge across the River Devon; instead persisting with a proposal for a new bridge to the A977 that would be a prelude to a major expansion of the settlement. Furthermore, during significant exchanges of correspondence with the Reporter before their 'failed' appeal afore-mentioned, they referred to the LTDS as 'vague', of low priority for PKC and that they had not been consulted. I made a robust challenge to these assertions and there is correspondence on all these matters with the Reporter from myself in relation to their subsequent 'failed' appeal, which I enclose, as being most relevant to the SG position.

In view of the considerable level of objection to the recent application and the specific reference to CD13 in the report on responses, the SG agreed to the change to the map and I fully concur with that view.

POWMILL

We have not materially altered the map enclosed on landscape capacity but the notes of the SG meeting enclosed are relevant. We have extended the P3 assessment area to include the Gartwhinzean Hotel and Steading site, shown the rural business site zoning at P9 where planning approval exists and would like our proposal on P6 for a 'village green'/sports area to be assessed by officers of PKC's Environment Service.

RUMBLING BRIDGE

No material changes to the map enclosed and you will note the report on responses overwhelmingly agreeing to it; however, we have shown the rural business site zoning south of R7 where planning approval exists.

In conclusion

Whilst realising that the enclosed maps only relate to landscape capacity for development and that much work remains on local infrastructure matters, I feel the questionnaire consultation and report is a significant piece of research and a useful 'tool' for your service in grappling with the complexities of formulating a new development plan. I fully expect, as your reply of 15 July 2008 on the LTDS asserts, that the work done since 2004 on it by the SG will form a key input to the new plan & I commend it to you on behalf of the community I seek to represent.