Portmoak Community Council: Call for Issues - Supplementary Paper, 29th March 2015

"Q14 Have we missed any land use planning issues which you consider the revised LDP2 should cover?"

No	Issue	Reasoning		
14.1	Long term inclusion of "Stephen's Field" within the Kinnesswood Settlement and to be protected as a village amenity area (please see accompanying map).	a. Land at Stephen's Field, Kinnesswood: This is an area of land to the east of the Whitecraigs development, Kinnesswood. It extends to some 7 hectares. (Please attached Map) The Community Council is currently seeking the views of the community on whether to push for the fulfilment of the suspensive condition their contract with A & J Stephen Ltd to assume ownership of this land.	ase :he	
		The Community Council (CC) recommends that: whether ownership by the Community Council does or does not occur, this land should be incorporated within the Kinnesswood settlement boundary and zoned to protect amenity value.		
14.2	Review of Settlement Boundaries	a. Clarification of policy PM4: The Council appreciates that there are advantage drawing settlement boundaries tightly around small settlements where that precludes development except within the defined settlement boundary. It recognises, however, that there can be sound reason to allow such developm (other than for windfall or other housing) where, for example, it supports the development of necessary infrastructure that may benefit the whole community the CC recommends that: Policy PM4 be reviewed.	ent	
14.3	Review of Housing Provision	a. Windfall housing: PKC estimates that the contribution of windfall sites to the overall supply is expected to be no more than 10% of the land supply. In Portmoak since 2010 it is estimated that windfall sites have contributed arous 53% of land supply and that, looking to the future, over the next five years it i likely to be of the order of 58%. Portmoak continues to grow - its current population is circa 1,400.	nd	
		The CC recommends that this imbalance in planning is acknowledged and tha specifically the effect of windfall housing on local infrastructure is recognised.		
		b. <i>Affordable housing</i> : While the policy on affordable housing is welcomed (poli RD4), in a small rural area such as Portmoak this does not translate into a	icy	

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No	Issue	Reasoning
		balanced supply of new affordable housing.
		The CC recommends that new residential planning in Portmoak should seek to provide such a supply of affordable housing in balance with other new housing.
		c. <i>Diversity of housing stock:</i> Current new residential builds in Portmoak all tend to be large 3-4 bed villas.
		The CC recommends that a balance of smaller housing be provided (often single storey), from whatever source, that may better meet the requirements of: an ageing society who may wish to "down-size" to such a property while remaining in the community; younger people wishing starter homes; and single people.
		d. Site H54 (Scotlandwell, 2014 LDP) for 30 one and half storey houses : There is a developer proposal for a modest increase in the agreed site size for this development to have the effect of reducing housing density.
		The Community Council would support this provided: the number of houses was not increased; the house size does not exceed true one and half storeys; the outlook from the conservation area at Friar Place is not compromised; the mix of housing types including low cost housing as set out in the 2014 plan is respected and there is a contribution to a community benefit (e.g. public car parking or towards a revised and safe footpath from Scotlandwell along the A911 to the Church and Hall).
		e. <i>Conservation areas</i> The Community Council supports Policy HE3A: New Development in Conservation Areas but is concerned that it may not always be applied.
		The CC recommends that, in preserving or enhancing the character or appearance of a conservation area, there is a need to emphasise the Policy "development outwith an area that will impact upon its special qualities should be appropriate to its appearance."
14.4	Review of Transport	a. Low Carbon Travel (policy TA1): With limited public transport Portmoak is a rural

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No	Issue	Re	asoning
	 a. Safe footpaths and public car parking in Kinnesswood and Scotlandwell b. Through HGV traffic of the A911 		area with a necessary demand for car transport. While there is some core path and cycle route provision, pedestrian access is restricted by unsafe, narrow or absent footpaths within Portmoak settlements. This is particularly so along the A911 at the north entrance to Scotlandwell. Provisions for car parking in Scotlandwell, set out in the 2004 LDP and again in the 2014 LDP, have never been met compromising both access to the Portmoak Moss at Scotlandwell and more broadly the sustainability of the community.
			It is recommended that car parking provision be reviewed when considering developments in Portmoak and particularly in Scotlandwell and that attention be given to securing safe passage for pedestrians within Portmoak settlements.
		b.	Transit of the A911 by HGVs: The A911 is a narrow A class road with necessary traffic calming arrangements in its two main settlements. The significant numbers of HGVs that transit the Portmoak have difficulty negotiating the six traffic calming build-outs and the sharp right hand corner at the heart of Scotlandwell.
			It is recommend that arrangements to divert through HGV traffic from the A911 as it passes through Portmoak be introduced.
14.5	Environment and Conservation - Local Designation.	a.	Review of Policy NE1C Environment and Conservation: The Living Lomonds Landscape Partnership has been effective in taking its work beyond the boundaries of the Fife Regional Park and influencing substantial parts of Portmoak.
			The Community Council recommends that, notwithstanding the integrity of local authority boundaries, local designation of the upland area coterminous with the Fife Regional Park should be considered.