

COWDENBEATH LOCAL PLACE PLAN

Supporting Statement

March 2026

Prepared by: My Cowdenbeath CIC

Introduction

This supporting statement forms part of the Local Place Plan (LPP) submission to Fife Council for the boundary of Cowdenbeath in Fife, dated March 2026.

Contact Details

Via email: feedback@mycowdenbeath.scot

Community Body Test

My Cowdenbeath is a registered Community Interest Company, registration number SC731539. The Articles of Association, including details of the nominated asset lock body, are available on our website publicly here:

<https://mycowdenbeath.scot/wp-content/uploads/2024/05/updated-my-cowdenbeath-cic-articles-of-association-limited-by-guarantee-small-membership.pdf>

Advice was sought from Fife Council's Planning Department during the formation of the Local Place Plan, with a response received on 25th July 2025 to confirm the group do meet the Community Body test.

We have worked closely with Cowdenbeath Community Council in the formation of the Local Place Plan, from initial discussions in 2024, sharing the Draft Plan with them in November 2025, and hosting a joint Q&A session in person in January 2026. Their letter of support is contained within the LPP Feedback submission detailed below.

Specific Local Place Plan Proposals

The Cowdenbeath Local Place Plan contains 39 specific proposals across four main themes:

- Save & Maintain our Connected Spaces x 4
- Save & Maintain our Community Assets x 8
- Save & Maintain our Parks and Green Space x 8
- Future Proposals for land and buildings x 19

2.1 Connected Spaces proposals:

2.1.1 Cowdenbeath Town Centre Redevelopment

2.1.2 Union Street accessibility and expansion

2.1.3 Cowdenbeath Rail Station

2.1.4 Critical pathway networks

2.2 Community Assets proposals:

2.2.1 Green Square

2.2.2 Brunton Square

2.2.3 Cowdenbeath Skatepark

2.2.4 Cowdenbeath Town House

2.2.5 Public car parks

2.2.6 Co-op Community Hall

2.2.7 Bruntons Hall

2.2.8 Cowdenbeath War Memorial

2.3 Parks & Green Spaces proposals:

2.3.1 Cowdenbeath Community Woodland

2.3.2 Leuchatsbeath Meadow & Woodland

2.3.3 Cowdenbeath Public Park

2.3.4 Drylie Street Park

2.3.5 The Line

2.3.6 Selkirk Av / Arthur Pl Park

2.3.7 The Moss

2.3.8 Existing community playparks

2.4 Future Development Spaces proposals:

2.4.1 Central Park Blaze Pitches

2.4.2 'Fish Tail' Housing Development

2.4.3 Sinclair Drive Housing Development

- 2.4.4 Copeland Crescent Housing Development
- 2.4.5 Kirkford Housing Development
- 2.4.6 Watson Street Housing Development
- 2.4.7 Beath Cemetery extension
- 2.4.8 MUGA
- 2.4.9 Sinclair Drive Community Hub
- 2.4.10 Little Raith Destination Leisure Attraction
- 2.4.11 Neighbourhood Parking Expansion
- 2.4.12 Deposit Return Scheme Drop-off Points
- 2.4.13 Community-run Filling Station
- 2.4.14 Community-run eCharging Station
- 2.4.15 New Community Playpark Provision
- 2.4.16 New Primary School Sites
- 2.4.17 Broad Street Bus Garage Housing Development
- 2.4.18 Exxon Mossmorran Future Development
- 2.4.19 Eastern Expansion for Transport & Housing

Regard Given to the Local Development Plan

The Fife Plan was adopted on 21st September 2017 and is due to be updated shortly. This Local Place Plan for Cowdenbeath sets out the local land use priorities for the people who live and work here, as well as a vision for the development of land in the Cowdenbeath boundary in the years ahead.

The current Fife Plan can be viewed here:

<https://fife-consult.objective.co.uk/kse/event/30240/section/4395822>

The Fife Plan carried 12 proposals on land development previously (COW001-COW12) and 7 of these have seen developments completed during the period of the plan, including new stores at the site of the former Police Station and at North End Park, as

well as housing developments at Leuchatsbeath and King Street. We welcome these improvements to our town, bringing much needed housing and jobs to the local area.

We await further development at the site of the former Social Work Office in Factory Road, where Edinburgh City Region Deal funding has been secured for a mixed housing and retail development which will neighbour the town square. We note this development is overdue and await a progress update from the developers, which is why this was not scoped for inclusion in the Cowdenbeath LPP.

Our hope is that the ideas contained within our Local Place Plan can also provide opportunities for further development in the coming years, offering similar positive outcomes for the town and its people.

Regard Given to the National Planning Framework

We have used the National Planning Framework to help inform our categorisation of our Local Place Plan, including a National Planning Policy (NPP) reference on each proposal for ease of reference and alignment.

Our plan aligns fully with the NPF4 themes of Sustainable, Liveable and Productive Places.

Regard Given to any relevant Locality Plan

The Plan 4 Cowdenbeath is Fife Council's locality plan for the wider Cowdenbeath Area covering 2023-26.

<https://mycowdenbeath.scot/wp-content/uploads/2024/03/plan-4-cowdenbeath-2023-26.pdf>

The Plan contains a number of area-specific objectives which align to the Fife Plan local development plan across four key themes of fairness:

- Opportunities For All
- Thriving Places
- Inclusive Growth of Jobs
- Community-Led Services

Consideration has also been given to the Plan for Fife 2017-27 to ensure the LPP aligned to the stated outcomes for local people and with the priorities of the community. The latest Plan for Fife can be viewed here:

<https://mycowdenbeath.wordpress.com/wp-content/uploads/2026/03/plan-for-fife-2017-27.pdf>

The Fife Strategic Assessment (2024) provided additional insight and context on how Cowdenbeath compares with other areas of Fife and where strategic levers can meet local challenges, which has also been considered as part of the formation for the Cowdenbeath Local Place Plan. The Assessment can be viewed here:

https://know.fife.scot/_data/assets/file/0024/18357/Fife-Strategic-Assessment-2024-Final.pdf

Regard Given to the Local Area Transport Plan

Fife Council consulted with local people on the Cowdenbeath Area Local Transport Plan in September 2025, so using the insights gathered during the exercise building the Local Place Plan, a detailed submission was delivered by My Cowdenbeath. Our response can be read here:

<https://mycowdenbeath.scot/wp-content/uploads/2025/09/my-cb-response-to-area-transport-plan.pdf>

Our stated position was that the proposal plan lacked ambition and did not meet the needs of local people and challenged a number of the assumptions and proposals for transport improvements, which we evidenced would harm traffic flow and transport links in the town.

We were pleased to see a number of our proposals and areas of feedback had been updated in the final plan agreed by Cowdenbeath Area Committee when the Plan returned for sign-off.

Regard Given to Cowdenbeath's Community Action Plan (2019-2024)

The Cowdenbeath Community Action Plan (2019-2024) was published in 2019 as a collaboration between Cowdenbeath Community Council and Coalfields Regeneration Trust.

<https://mycowdenbeath.scot/wp-content/uploads/2023/02/cowdenbeath-community-action-plan-2019-2024.pdf>

During the research phase of our consultation work in 2023, the Plan was referenced during tabletop discussions and during meetings with the community council to review its successes. We await the full review of the Plan from its originators, but a number of ideas and initiatives remain relevant to local people and came up again during our community survey. These are likely to be taken forward in a new Cowdenbeath Community Action Plan 2026-2030 due to be published later this year.

Reasons for Amendments being sought to the LDP

Fife Council are reviewing the Local Development Plan (LDP) for Fife, and therefore we feel the proposals contained in the Cowdenbeath Local Place Plan provide adequate detail to include in any new LDP when it is published. Development across a number of neighbouring places, such as Duloch in Dunfermline, have progressed at pace, and we aim to see investment in growth and infrastructure in Cowdenbeath as an aspiring town with great facilities for families and individuals to have a safe, prosperous life here.

We are not seeking amendments to the current LDP since it is due to be refreshed shortly and a number of the previous proposals have now been completed.

Community Support for the Local Place Plan

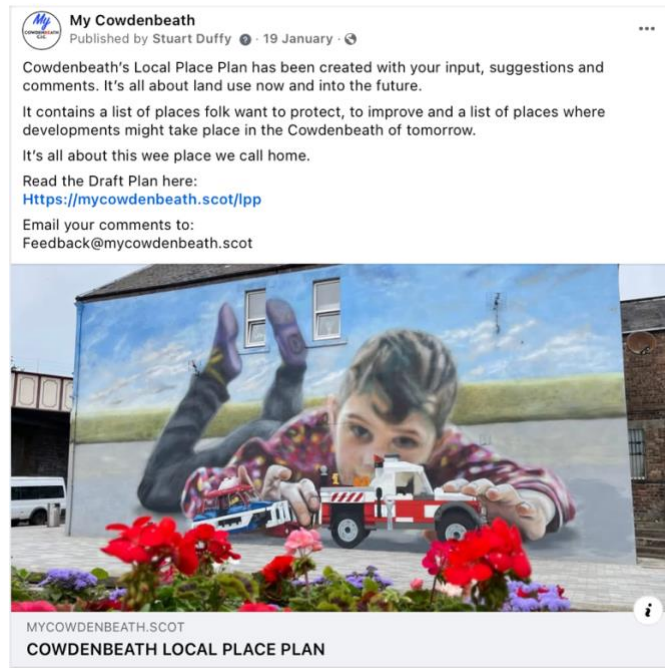
The views and ideas of local people have been our primary focus throughout the formation of this Local Place Plan.

Our community survey had more than 1,100 responses; our public engagement days on the High St and at local events had more than 80 visitors; our Mapping Days at the Maxwell Centre had nearly 30 visitors in person; and, our Draft Local Place Plan has been viewed and downloaded from our website nearly 350 times.

We received 5 responses during the 28-day feedback period, all positive, including support for the plan from Cowdenbeath Community Council.

These engagement actions and the lack of any negative feedback during public consultation periods demonstrate the support for the work of My Cowdenbeath in this venture.

Evidence of publicity around the Draft Local Place Plan:



Feedback Received & Changes from the Draft LPP

Correspondence received in connection with the Local Place Plan during the formal consultation period is evidenced in the LPP feedback summary on our website at:

<https://mycowdenbeath.scot/lppfeedback>

Through discussions during the community council Q&A and written feedback received via the feedback mailbox, we made 3 adjustments to the final plan. This included splitting the proposal for 2.1.2 into two distinct proposals, with the additional proposal being 2.4.19. Proposals 2.2.8 and 2.4.18 were also added at this stage based on local feedback and important strategic announcements made during the LPP consultation.

Evidence of Compliance: Information Notice

The Pre Submission Notice and draft Local Place Plan were sent to:

Local elected councillors for Ward 7:

Cowdenbeath Local Place Plan Statement – March 2026

Cllr Darren Watt

Cllr Alistair Bain

Cllr Bailey-Lee Robb

Cllr Alex Campbell

Local elected politicians for Cowdenbeath:

Melanie Ward MP

Annabelle Ewing MSP

Alex Rowley MSP

Liz Smith MSP

Alexander Stewart MSP

Claire Baker MSP

Mark Ruskell MSP

Community Councils in the local area:

Cowdenbeath CC

Lumphinnans CC

Crossgates & Mossgreen CC

Kelty CC

Hill of Beath CC

Aberdour CC

Lochgelly CC

Auchtertool CC

*Kingseat CC are currently inactive and therefore not included

***community councils and their boundaries can be found on the following interactive map:**

<https://www.fife.gov.uk/kb/docs/articles/about-your-council2/politicians-and-committees/community-councils/list-of-community-councils-and-boundaries>



By email
20th January 2026

Dear stakeholders,

INFORMATION NOTICE OF INTENTION TO PUBLISH A LOCAL PLACE PLAN

I am writing to you on behalf of My Cowdenbeath CIC to provide you with notice of our intention to submit a Local Place Plan to Fife Council under the Town & Country Planning (Scotland) Act 1997, covering the community council boundary of COWDENBEATH.

My Cowdenbeath CIC, acting as an eligible community body, is obliged to inform you, as either a local elected representative for the Cowdenbeath area, or as a Community Council which adjoins our proposed Local Place Plan area, of our intention to submit a Local Place Plan under s.4(1) of the Town & Country Planning (Local Place Plans) (Scotland) Regulations 2021. I attach hereto a link to a digital copy of said proposed Local Place Plan and the associated public consultation conducted as part of its drafting for your viewing.

Link to view: <https://mycowdenbeath.scot/LPP>

The purpose of the Local Place Plan for Cowdenbeath is to identify land and assets within our community which are valued and should be protected, and also to identify potential sites for future development.

Should you wish to make any representations on our proposed plan, you have a minimum of twenty-eight days from the date of this notification to do so. Therefore, I would be obliged if comments you wish to make can be returned to us no later than **11.59pm on Sunday 22nd February 2026** by emailing feedback@mycowdenbeath.scot

Thank you for your time and I look forward to hearing from you in due course.

Regards,

Stuart Duffy
Director
My Cowdenbeath CIC

Copy of the email with the Information Notice:

From: Stuart Duffy <stuart@mycowdenbeath.scot>
Sent: 20 January 2026 12:41
To: Cllr Bailey-Lee Robb <Cllr.Bailey-Lee.Robb@fife.gov.uk>; Cllr Alex Campbell <cllr.alex.campbell@fife.gov.uk>; Cllr Darren Watt <cllr.darren.watt@fife.gov.uk>; cllr.alistair.bain@fife.gov.uk; Cowdenbeath CC <cowdenbeathcc@gmail.com>; Lochgelly Community Council <cclochgelly@gmail.com>; themartinsinfife@hotmail.com; secretary@aberdour.org; crossgatescommcouncil@gmail.com; hobcc@outlook.com; kellycommunitycouncilchair@gmail.com; auchtertoolccchair@gmail.com; WARD, Melanie (MP) <melanie.ward.mp@parliament.uk>; MSP Ewing A <annabelle.ewing.msp@parliament.scot>; claire.baker.msp@parliament.scot; alexander.stewart.msp@parliament.scot; Rowley A MSP <alex.rowley.msp@parliament.scot>; Ruskell M MSP <mark.ruskell.msp@parliament.scot>; liz.smith.msp@parliament.scot
Cc: lpp@fife.gov.uk
Subject: Information Notice: Intent to publish a Local Place Plan

Dear colleagues,

Please find attached the Pre Submission Information Notice regarding a Local Place Plan for Cowdenbeath.

Should you have any questions about this LPP or Information Notice, please drop me an email.

We look forward to your thoughts and comments to the mailbox feedback@mycowdenbeath.scot by the closing date of **11.59pm on Sunday 22nd February 2026**.

Regards,
Stuart Duffy
Director
My Cowdenbeath CIC



W: mycowdenbeath.scot

E: info@mycowdenbeath.scot

A registered community interest company, SC731539