

E. Crossgates, Halbeath and Kingseat

Three green and blue networks were identified in Crossgates, Halbeath and Kingseat:

KSTGN01: Kingseat to St. Ninians Green and Blue network

CROGN01: Crossgates Green and Blue network

A short description summarising their key features, functions and opportunities is provided on the following pages.



Green and blue networks in Crossgates, Halbeath and Kingseat. © Crown copyright and database rights 2024. Ordnance Survey 100023385.

KSTGN01: Kingseat to St. Ninians Green and Blue network

Important area for the establishment of a missing green and blue network link to successfully integrate the future proposals at St. Ninian's with Kingseat and other green and blue network assets to the south.

Key Features:

- Includes an existing core path network which connects to Townhill Woods, Hill of Beath and north to Loch Fitty and the future proposals at St. Ninian's . The Fife Pilgrims Ways passes through this area contacting Blairadam Forest and Kelty to Kingseat and Dunfermline.
- Partial existing off-road cycle route connects south-west from Kingseat towards Queen Margaret Hospital and rail station; it is hoped to complete the missing section of the route in the short term.
- St. Ninian's Land Art and some community woodland is already in place.
- Kingseat has good access to greenspace and good quality greenspace. There is a need to increase the quantity of space, which is currently very low, However, there is good access to wider countryside assets.
- Loch Fitty provides habitat value out with the settlement, other wider assets include Townhill Woods – little habitat value through and immediately surrounding the village, but could be enhanced.
- Some of the urban edge is poor but could be improved. There are great views south over the Forth, particularly where Main Street meets Kingseat Road.

Opportunities for Enhancement:

- Ensure good quality connections are established between Kingseat and the completed St. Ninian's Land Art Project – as a potential tourist attraction in the future.
- There is a need to provide more greenspace within the Kingseat.
- The landscape setting of the existing core path route which connects to Townhill woods could be enhanced to strengthen this existing link.
- The urban edges could be enhanced, through small-scale improvements, which contribute to the overall landscape setting of the settlement.
- River Basin Management Plan 3 identifies that the Tower Burn has potential for some small-scale river restoration to remove unnecessary hard bank engineering. This could possibly be linked with a project addressing the fish barriers.

Development Plan Priorities:

- Protect existing green and blue network assets.
 - The green and blue network priorities below relate to proposals in FifePlan (2017), these will be reviewed at the Proposed Plan stage of Fife's LDP2.
1. LDP proposal KST 001 (Kingseat Road) – priorities in developing this area should be to:
 - Carefully consider the visual impact of the development on key views and on the setting of Kingseat. Ensure views south are retained through the site and incorporated into the design and layout of the site as key features.
 - Deliver new greenspace, located in the highest north-eastern corner of the site, where it can capitalise on the key views south across the Forth and can be easily accessed by the adjoining communities, to help address the deficit of greenspace within the village.
 - Deliver a high quality development edge along the B912.
 - Establish a new high quality landscape edge (incorporating access), along the southern and western boundary of the site to create an appropriate landscape setting for the development.

CROGN01: Crossgates Green and Blue network

Following the course of the Mowbray Burn, the and helping define the landscape setting of Crossgates, the Crossgates Green and Blue network also incorporates access to the wider countryside assets including Cuttlehill, Fordell Estate and the Cullaloe Hills.

Key Features:

- Includes a core path network which provides connectivity north to Hill of Beath, east to the community woodland, south to Fordell and beyond to Fordell Estate and the Cullaloe Hills.
- An existing cycleway connects west out of Crossgates, including an off-road link to the Halbeath Park and Ride.
- Crossgates has good access to greenspace, but investment is required to enhance the quality of some spaces benefit from improvements, in particular Manse Road/Westfield and Humbug greenspaces.
- Habitat assets include a community woodland along the Mowbray Burn to the north-east of Crossgates; Cuttlehill woodland and wildlife site, north east of Fordell;
- Mowbray Burn – flows under the A92 from Hill of Beath, through the Community woodland east of Crossgates, it's then in culvert through Crossgates and in channel through Manse Road/Westfield greenspace, from where it flows north west, under the A92 and the railway line. Field drains off Cuttlehill drain to the Mowbray.
- There has been recent and ongoing restoration of the Muirdean open cast site which has provided green and blue network enhancements including the reinstatement of the core path, creation of new wetlands and riparian planting along the Muir Row Burn and new woodland planting

Opportunities for Enhancement:

- Manse Road/Westfield and Humbug greenspaces require investment to enhance their quality and multi-functionality. Opportunity to upgrade the existing play park by Humbug Park.
- Potential to make much more of the Mowbray Burn through the settlement. Potential opportunity to enhance as a riparian corridor, in particular through the Manse Road/Westfield greenspace – would require more detailed scoping.
- Active travel opportunity to provide a shared use path to finish connecting Cowdenbeath to Dunfermline to the west of Crossgates and improved active travel connections through Crossgates.
- Aspiration to deliver cycle routes to connect through Crossgates along the B925 and south along Mill Farm Road.

Development Plan Priorities:

- Protect existing green and blue network assets.
 - The green and blue network priorities below relate to proposals in FifePlan (2017), these will be reviewed at the Proposed Plan stage of Fife's LDP2.
1. LDP proposal CRO 002 (Land to the west of Old Perth Road) – priorities in developing this area should be to:
 - Develop a robust, high quality landscape edge with the road to address potential issues arising from proximity to the A92. Subtle topographical change could be useful in mitigating the impact of noise from the road. Integrate the existing mature vegetation.
 - Deliver an active travel connection (walking and cycling) through the site to connect Lady Anne Court to the north part of Main Street, providing good access from the development to Halbeath Park and Ride and Hill of Beath.
 - Consider the appropriateness of an off-site contribution to enhance the quality of the Manse Road/Westfield greenspace, immediately south of the site; including the enhancing the riparian corridor along the Mowbray Burn and improving the setting of the path that connects to Crossgates town centre.
 2. LDP proposal CRO 005 (Manse Road) – priorities in developing this area should be to:

- Deliver a high quality development edge with the Manse Road/Westfield greenspace, immediately south of the site. Ensure the development boundary is not hard up against the path.
- Consider the appropriateness of an off-site contribution to enhance the quality of the Manse Road/Westfield greenspace.
- 3. LDP proposal CRO 003 (Gallows Knowe) – priorities in developing this area should be to:
 - Incorporate views across to Hill of Beath into the design and layout of the site as key features.
 - Establish a high quality landscape frontage, through appropriate planting and boundary solutions, which reflects the strong rural character of the approach to Crossgates from the east along the B925; incorporate connections to the town.
 - Retain and enhance the route of the existing north-south core path which follows the western boundary of the site.
 - Develop a new high quality green and blue network, along the northern and eastern boundaries of the site. This should incorporate access and habitat provision, with open space and high quality SUDS provision to create a landscape setting for the development, and deliver improved habitat connectivity between Cuttlehill Woods and the community woodland along the Mowbray Burn.
 - Take measures to protect the Cuttlehill Woods and the community woodland as important habitat assets.
 - Consider the potential to establish a more direct access link (walking and cycling) to the town centre, from the north-west corner of the site to Main Street, along the southern edge of the adjoining field.