

Cowie is one of a group of villages known collectively as the “Eastern Villages”. They have a historic coal mining background and the demise of this industry has had a severe impact on their social and economic vitality. Cowie, which also had a sand quarry adjacent to the village centre, was left with large areas of derelict land. Most has been rehabilitated (but may not be capable of supporting new development) or has been taken over by new industries.

Housing

The majority of housing in Cowie is publicly-owned, although there are some privately-owned houses around the village. A site, known as Chapelfield, located between Bannockburn Road and Farm Road, is under development and will contribute substantially to the current Structure Plan requirements. In addition, a site east of Chapelfield at Westerton Farm Road, has outline consent for the development of c.70 units. A small site at Kyle Avenue which is suitable for c.6 units and is in the ownership of the Council may be appropriate for special needs development.

Business and Economic Activity

New industries have been developed on land vacated by mines and quarries, including “Caberboard”, “Redland Tiles”, and “Cowie Woodcutters”. These have provided some local employment, but the economic environment of Cowie remains relatively depressed. Provision is made for additional small-scale industrial users on land at the south of Berryhills.

The chipboard manufacturer, Caberboard, has planning permission to develop a laminate plant within its existing factory site.

Environment

The proximity of the Caberboard plant has a significant impact on the local environment, both in terms of its prominence and its emissions. There is a need for monitoring to ensure that the existing operations and any future expansions do not impinge on residential amenity.

Main Street forms the central part of the village, where the concentration of village shops and services are located. The central and southern parts of Main Street could benefit considerably from environmental improvement works, such as improvement of shop frontages, landscaping and frontage improvement works to the Cowie Woodcutters site, upgrading of landscaping works to the frontage of the church and upgrading of the Bowling Green car park.

A Countryside Policy Boundary is identified in order to differentiate between the village and areas of countryside where the Council’s countryside protection planning policies apply. (See ENVIRONMENT chapter Para 2.22 and Policy E7).

POL.COWE E1 The Council will encourage the environmental improvement of the remaining areas of open land in Cowie, including the development of such areas for appropriate new uses.

POL.COWE E2 The Council will encourage existing industries to take measures to minimise the overall environmental impact of their operations on Cowie and the surrounding area.

POL.COWE E3 The Council will encourage environmental improvements to the frontages along Cowie Main Street.

Transport and Accessibility

The railway halt at Cowie is no longer in use, therefore local people need to travel to Stirling to use the rail network. The Structure Plan Policy TPO.10 aims to safeguard the site of the former station for possible future reopening. Car ownership levels in Cowie are below the district average so public transport is important to many people. The Council is also seeking to develop cycle links between the Eastern Villages.

There are problems of speeding traffic through some parts of the village, particularly at Mount Oliphant and from the Bannockburn Road along Main Street. The Council will therefore investigate the need for traffic management measures at Mount Oliphant and at Main Street.

PROPOSALS: COWIE

Proposal No.	Proposal	Agency	Comments
HOUSING			
COWE.H1	Chapelfield	Private/HA	120 units under construction (38 for FHA).
COWE.H2	Kyle Avenue	SC	Capacity c.6 units.
COWE.H3	Westerton Farm Road	Private	Planning approval for c.70 units. Access from Cowiehall Road. High ground at rear of Westerton housing will be excluded.
COWE.H4	Gospel Hall	Private	Planning consent for 5 dwellings.
BUSINESS & ECONOMIC ACTIVITY			
COWE.B1	Further development within Caberboard site.	Private	Planning approval for laminate plant. Further developments should be ancillary to the established manufacturing operations.
COWE.B2	Industrial development site - Berryhills (south).	Private	Area for small scale business and industry development.
TRANSPORT & ACCESSIBILITY			
COWE.T1	Safeguard railway station site.	Private	In order to give effect to Structure Plan Recommendation T2. Existing station area to be protected from encroachment and scope for vehicular access and parking to be reserved on east side of rail line.

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COWIE

Stirling Council Local Plan

KEY

TRANSPORT & ACCESSABILITY	HOUSING
Proposal	Proposal
ENVIRONMENT	BUSINESS & ECONOMIC ACTIVITY
Policy	Proposal
COUNTRYSIDE POLICY BOUNDARY	

