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# **Cleish and Blairadam**

## **Community Action Plan & Local Place Plan**

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**2025 - 2030**

**Cleish and Blairadam  
Community Council**

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# Community Action Plan

01

# 1. Community Action Plan

## This Community Action Plan summarises the communities' views about:

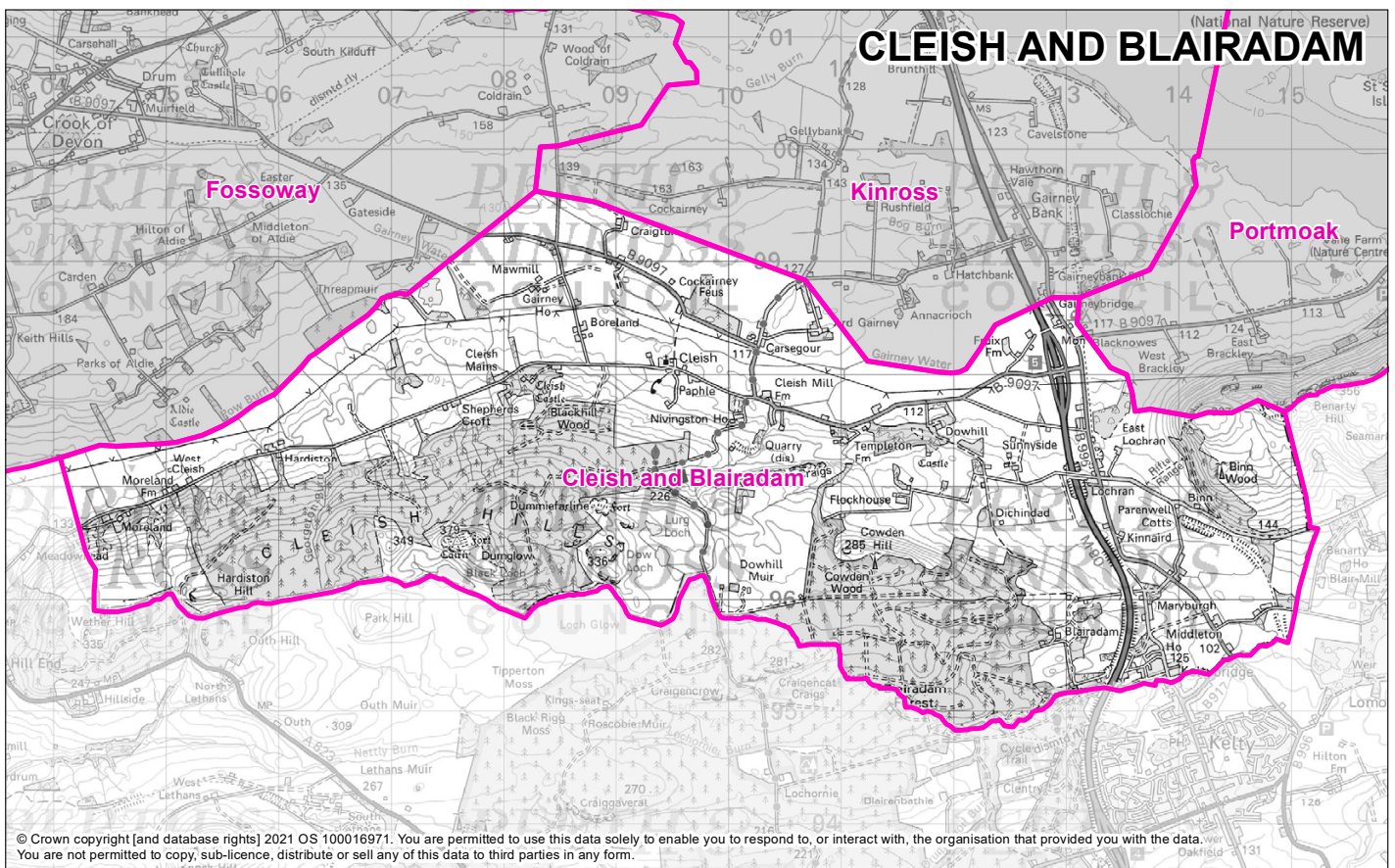
- The Cleish and Blairadam Community Council area – key assets and challenges.
- The issues that matter the most to those who live, work and visit this area.
- The vision for the future of Cleish and Blairadam.
- The priorities for action needed to achieve this vision.



### 1.1 Introduction

This Community Action Plan has been commissioned by Cleish and Blairadam Community Council. It has been supported by funding available from Perth & Kinross Council.

The findings from this Community Action Plan have also been used to develop a Local Place Plan for the area, linked to key planning and development projects identified through the CAP process (see Section 5).

The Cleish and Blairadam Community Council area is shown below.



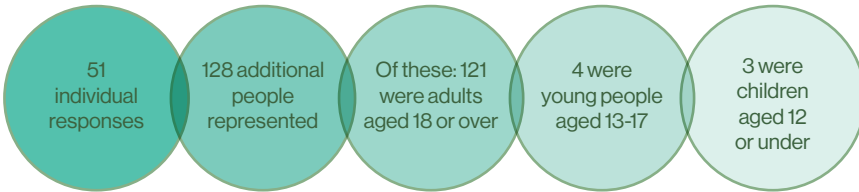
COMMUNITY COUNCILS 2021	 <b>Scale:</b> <b>1:43,000</b> 
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Maps showing the Cleish and Blairadam CC area – Perth and Kinross Community Council Boundary Map (1) and OpenStreetMap via QGIS (2).

## 1.2 Methodology

A thorough and robust programme of research and engagement took place which involved several strands and activities including:

Activity	Description
Project Inception Meeting	An inception meeting in Feb 2025 was held with members of the Community Council and Community Enterprise in order to locally shape and co-design the CAP methodology.
Demographics and Statistics	Detailed statistical analysis to identify the specific nature of the community using data from a range of sources.
Site Visit	A site visit by Community Enterprise staff in April and May 2025 enabled a scoping exercise of the area and identification of key assets locally.
Asset Mapping Exercise	The production of maps showing the main assets in Cleish and Blairadam to understand the current level of provision.
Community Survey	<p>A Community Survey was undertaken to gather a broad range of community views about what people like and dislike about the area and what people would like to see happen in the future. The survey was completed by <b>51 separate individuals</b>.</p> <p>When asked if these represented other family members and friends, respondents indicated that this survey represented a <b>further 128</b> within the community. This figure includes an additional 121 adults, 4 young people, and 3 children:</p>  <p>In total, across both individual and household figures, 20% of the Cleish and Blairadam CC area was reached via Community Survey! When examining postcode data, we can see similar patterns of engagement in the Survey across the settlements of Cleish and Keltybridge/Maryburgh.</p>
Community Meetings & Events	Four community meetings / events we held across April and May 2025 to enable feedback and development of the Community Action Plan – including attendance at the Cleish Village Fete. In total, around 60-75 people engaged with these sessions and gave detailed feedback into the CAP.
Stakeholder Consultation	Key local stakeholders and partners were interviewed either virtually, one to one, or during in-person visits. These included local groups, committees, community venues, and key local Council staff.
Mapping Exercise	Mapping exercises formed part of the consultation events and enabled residents to identify key assets within their area and priority areas for development.
School Engagement	In March 2025, Community Enterprise visited Cleish Primary School and spoke to 28 children (P1 – P7) with the support of school staff.
Reporting	Reports were fed back to the Community Council with on-going debate and comment to help get to an agreed CAP and LPP.

\*Total response (179) / Total population of Output Area linked to Cleish and Blairadam CC (885).

# About the area

02

## 2. About The Area

### 2.1 About the Area

The Cleish and Blairadam area includes the main settlements of Cleish, Maryburgh, and Keltybridge.

This region is located within the Kinross region of Perth and Kinross Local Authority area. The border with Fife Council runs close to this area with the Keltybridge area of Kinross and Kelty in Fife separated by a small bridge over the Kelty Burn.

The M90 runs through this region, providing easy connections to Dunfermline and Edinburgh in the south and Perth to the north.

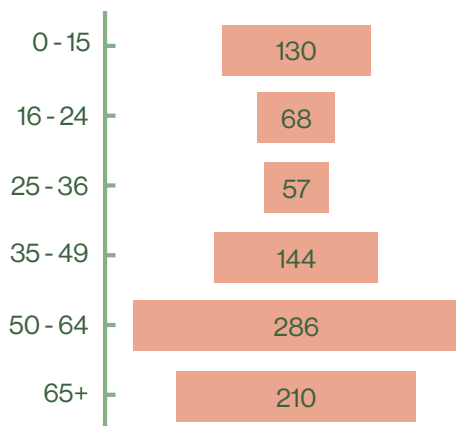
### 2.2 Population

The total population of the area is 885. The proportion of people aged 65 and over is 23.7%, which is approximately 4 percentage points higher than the national average of 20.1% but in line with the regional average of 24.7%.

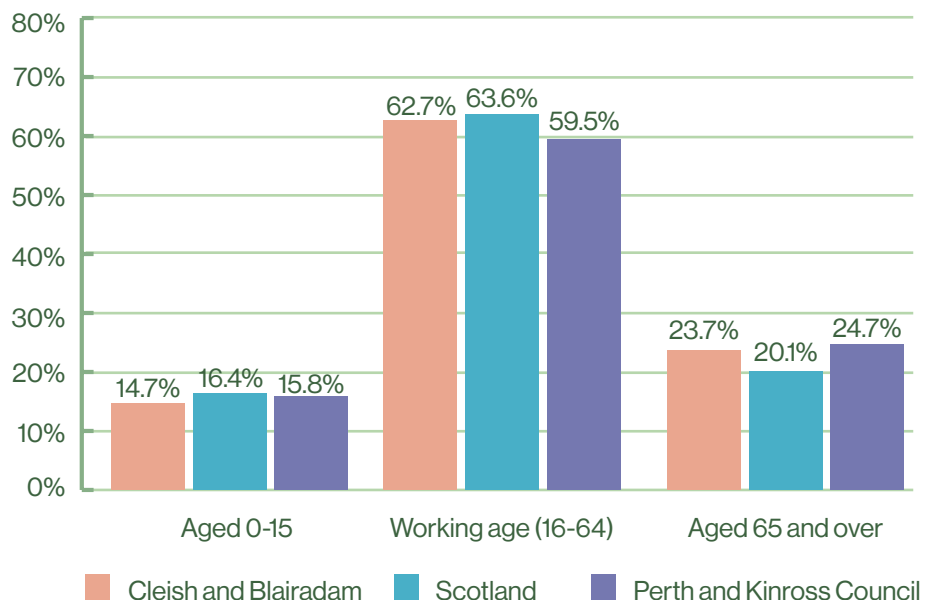
Those aged between 16-64 years make up 62.7% of the total population in Cleish and Blairadam, which is higher than the regional average (59.5%).

There is also a slightly smaller number of children and young people aged between 0-15 years of 14.7% than both the national and regional averages.

### People by age band



### Population distribution



### 2.3 Housing

Only 1.1% of homes in the datazone are classed as second homes<sup>2</sup> indicating a high permanent resident population in the local area. This is lower than the average for across Perth and Kinross (1.6%). Cost of housing in the Cleish and Blairadam area is also higher than the regional average. Over the past 12 months, the average sale price for housing in Cleish was £475,125. 48% higher than the average for Perth and Kinross.<sup>3</sup>

### 2.4 Local Economy

Work opportunities in the area are limited but the area offers easy commuting (by car) to larger towns and cities for employment opportunities. The area has more than double the national average of self-employed people – likely linked to the rural nature of Cleish and Blairadam. Improved digital connectivity has also meant that home working opportunities have increased for local people.

57% of adults over 16 are economically active and 41% are economically inactive. These figures are both similar to national averages. The majority of those classed as economically inactive are retired (29.4%). This figure is approximately 5 percentage points higher than the national average of 23.3%.

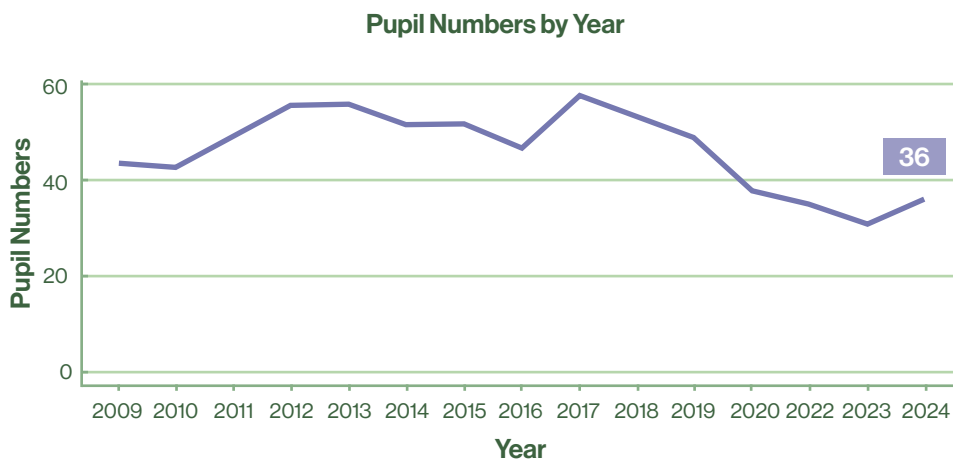
<sup>2</sup>Source: <https://scotland.shinyapps.io/nrs-small-area-household-estimates/> Definition of Second Homes: These are dwellings that are not someone's main residence and that are occupied for at least 25 days a year. These include self-catering holiday accommodations available to let for a total of less than 140 days per year. Second homes which are let out for 140 days or more are not included in these figures as they are classed as business so pay non-domestic rates rather than Council Tax.

<sup>3</sup>Figures for June 2024 – June 2025. Source: <https://www.rightmove.co.uk/house-prices/cleish.html>

## 2.5 Education

Cleish Primary School is a non-denominational primary school, serving the areas of Cleish, Blairadam, Keltybridge and Maryburgh. The main school building was built in 1835, which has a classroom, staff room, and school office. There is a second classroom and dining room in the portacabins in the school grounds. It has recently been reviewed and highlighted for improvements by Perth and Kinross Council.

As of May 2025, the school currently has 36 pupils and 3 teachers.<sup>4</sup> When reviewing pupil roll figures, pupil numbers at Cleish Primary School has generally had a downward trend since a peak in 2017 (58 pupils)<sup>5</sup>. High school students are linked by bus to neighbouring Kinross High School.



Source: [Scottish Government Primary School Information Dashboard](#)

In terms of education across the wider population, the area also has a highly educated population with 46.9% in Cleish and Blairadam holding a qualification at a degree level or higher. This is considerably higher than the average for Scotland (32.5%) and illustrates, in part, the range of skills and knowledge held locally within this community.

<sup>4</sup> <https://www.pkc.gov.uk/article/17494/Cleish-Primary-School>

<sup>5</sup> [https://scotland.shinyapps.io/sg-primary\\_school\\_information\\_dashboard/](https://scotland.shinyapps.io/sg-primary_school_information_dashboard/)



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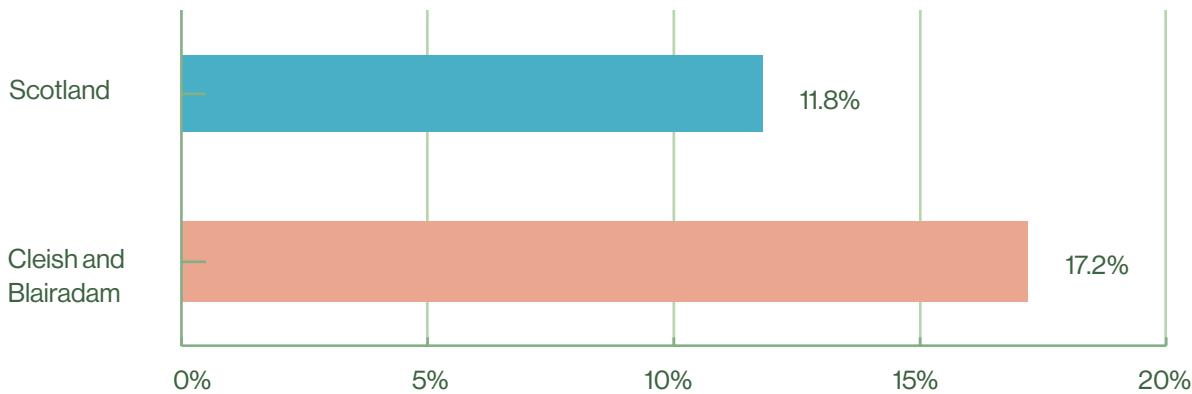
## 2.6 Health and Wellbeing

Generally, health is good in Cleish and Blairadam with 53.5% of local residents highlighting they had 'very good health'<sup>6</sup> although 24.5% of the population have a long-term health condition. This is slightly higher than the national average

of 21.3%.<sup>7</sup> The proportion of people with a mental health condition is lower in Cleish and Blairadam (6.9%) compared to the national average of 9.7%.

This area has a higher-than-average number of unpaid carers (17.2% compared to 11.8% nationally).

### Total Unpaid Carers



Residents have to travel for health services with Kinross and Kelty offering GP, pharmacy and dental services. The nearest hospital is around 10 miles away in Dunfermline.

## 2.7 Community Facilities and Events

There are two village halls in the Cleish and Blairadam Community Council area: Cleish Village Hall and the Tabernacle Hall, Keltybridge. Additionally, the Parish Church in Cleish is also used for school concerts and larger community events. These venues offer space for a range of local groups and organisations.

### Cleish Village Hall

Cleish Village Hall was built in 1928 and is run by a management committee of volunteers from Cleish Village Hall Association (SCIO). In addition to the hall, the committee also maintain the Millennium Walk and Cleish Field (a shared green space for dog walking, sports, picnics etc). The hall is used regularly by the community for a variety of activities and meetings, including Cleish Primary School who use it as an additional activities space. It can also be hired privately, offering a large hall, a smaller meeting room, and a well-equipped kitchen. Regular activities and groups using the village hall include the SWI, Heatheryford Reels Club and The Up in Arms – Cleish's Pop up Pub.

### The Tabernacle Hall

The Tabernacle Hall is in Keltybridge and is managed by a local committee of volunteers. The hall is used by several groups and can also be hired out for meetings, birthdays, and other private events. The Hall hosts a range of activities and events including Pop Up Pub 'n' Grub Nights and themed nights such as Burns Night Supper, a Summer BBQ and Christmas parties.

### Cleish Parish Church

Cleish Parish Church was built in 1832, and features in the introduction of Sir Walter Scott's novel, the Abbott as the 'Kirk of Cleish Bothan'. The Church closed at the end of 2024 and the Cleish and Fossoway Churches have joined with neighbouring parishes of Kinross and Orwell & Portmoak (known as Kinross-shire Parish Church).

The Cleish Village Trust (SCIO) has been set up for the purpose of bringing the Church into community ownership. Discussions with the Church of Scotland for sale of the Church and associated land and buildings is currently ongoing.

### Local Organisations

In addition to the range of community assets detailed above, there are a range of active community groups operating in the Cleish and Blairadam area, all of which support the development and delivery of activity and events. These include the Community Council, local Hall committees, Cleish SWI, a Tabernacle Men's Social Group walking group, a country dance group and a parent council.

<sup>6</sup> 2022 Census Information

<sup>7</sup> <https://www.gov.scot/publications/scottish-health-survey-2023-volume-1-main-report/pages/6/>

## 2.8 Natural Environment

The area is largely rural with agricultural land, forestry, and upland moorland. The area around Keltybridge also has an industrial past with mining occurring in this area throughout the 18<sup>th</sup> and 19<sup>th</sup> century. Remnants of this industrial past can still be seen across the area.

Blairadam Forest is a local woodland area covering 1335 hectares.<sup>8</sup> It is owned and managed by Forestry Land Scotland. Prior to being acquired by the state in the 1920s, this area was part of the Adam family estate. For over 200 years this forest was active for timber production and also coal mining operations. Today the Forest offers a range of walks and biking trails through woodland areas with remnants of this industrial past still visible.

The Cleish Hills are a group of hills on the border of Perth and Kinross and Fife. The tallest hill is Dumglow, which is 378 metres (1,240 feet) high. Two reservoirs, Loch Glow and Black Loch, are located in the hills. There are ruins of an old hillfort on Dummiefarline, a local hill.

The area also has four Sites of Special Scientific Interest<sup>9</sup> located in the Cleish Hills:

- » Park Hill and Tipperton Mosses
- » Lurg & Dow Lochs
- » Wether Hill
- » Black Loch (Cleish)

The Cleish Hills were designated as an AGLV, Area of Great Landscape Value, in a previous Local Development Plan (LDP1). This area was not selected for inclusion as a Local Landscape Area (LLA) in the current LDP2. The Cleish Hills and its upland moorland, however, are recognised by Fife Council as a Local Landscape Area within its current LDP!<sup>10</sup>

This area also borders Lochore Meadows Country Park, Lomond Hills, and the Loch Leven National Nature Reserve (NNR) - all popular recreation and nature spots for local people. Loch Leven National Nature Reserve, in particular, is also a nationally significant landscape that is designated as a NNR, an SSSI, and a Special Protected Area (SPA) due to its importance for wildlife.

The Fife Pilgrim Way is a Scottish long-distance footpath of 104km that passes through this area. It runs inland from Culross to St Andrews and a section of the route includes Blairadam Forest and Keltybridge, leading to Lochore Meadows.

National Cycle Route 1 also runs through this area – through Blairadam Forest and close to the village of Cleish. This long-distance route connects the Forth Road Bridge at North Queensferry to Dundee and Aberdeen.<sup>11</sup>



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8 <https://forestryandland.gov.scot/media/f0hgusgm/2appendices.pdf>

9 <https://sitelink.nature.scot/map>

10 <https://fifeonline-maps.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=196b631dc3d04a86a8a7388dd02b6ea3>

11 <https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/national-cycle-network-routes-in-the-east-of-scotland/>

## 2.9 Heritage

The area offers a range of heritage attractions.

A selection of these include:

- » Blairadam Estate and 'A' Listed Blairadam House is owned by the Adam Family as a private residence. Scottish Architect, William Adam bought the Estate of Blair Crambeth in 1733 and built Blairadam House, the purpose being to exploit the coal seams and plant trees for commercial use. William's sons John, James and Robert continued the Architectural lineage with Robert Adam becoming Internationally renowned. Sir Walter Scott was a frequent visitor to Blairadam House, where members of the Blairadam Antiquarian club met every midsummer from 1817-1831, and attended Cleish Church. Part of the house now runs as a BnB. The gardens at Blairadam House have been noted as a heritage asset and categorised within the 'Registered Gardens & Designed Landscapes'.
- » Cleish Castle is a 16<sup>th</sup> century tower house with gardens. It is believed that Mary Queen of Scots stayed at Cleish Castle shortly after escaping Lochleven Castle. The castle is privately owned.
- » Cleish Parish Church Graveyard contains some notable graves including Ebenezer Michie, a school teacher and friend of the poet, Robert Burns and the parish minister, Rev W. Wallace Duncan, whose wife, Mary Lundie Duncan penned the Cleish Hymn.
- » Parenwell Bridge is a monument on a back road between the B996 Kinross to Kelty Road, which used to be the main route north from Edinburgh before road improvements in the late 1800s. The Adam family erected a land-based bridge as a monument to commemorate the attempt by the Earl of Rothes to capture Mary Queen of Scots and Lord Darnley in 1597.



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Sean Gordon (photo credit)



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What was  
discovered

03

### 3. What Was Discovered

#### Cleish and Blairadam - Place Standard Tool <sup>12</sup>

We asked local people to rank the following elements of life from 1- 7 (1 is very bad and 7 is very good). The average rankings are presented in the table.

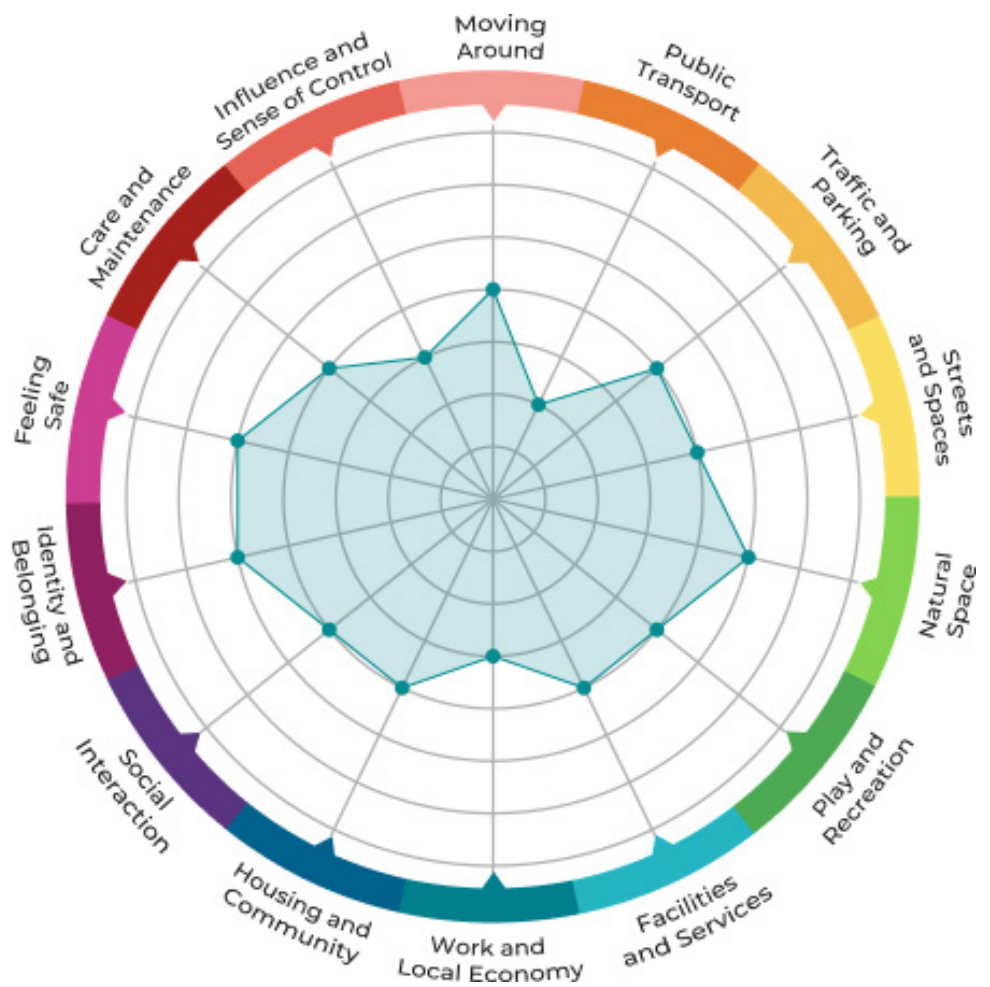
The image illustrates where the themes fall after being rated by the community.

As shown in the results **feeling safe, identity and belonging and natural space** ranked highest with an average score of 5 out of 7.

This was followed by **social interaction, general upkeep of the village and surrounding area, moving around (walking and cycling), roads and public space, housing and facilities and services** which were all rated an average of 4 out of 7.

The lower scoring categories were **play and recreation, traffic and parking, influence and sense of control and work opportunities and local economy**, all were rated 3 out of 7 (on average). **Public transport** was ranked the lowest, with a average score of 2 out of 7.

Topic	Average Rank (1-7)
Feeling Safe	5
Identity and Belonging	
Natural Space	
Social Interaction	4
Care and Maintenance (general upkeep of village/area)	
Moving Around (walking and cycling)	
Roads and Public Space	
Housing	
Facilities and Services	
Play and Recreation	
Traffic and Parking	
Influence and Sense of Control	
Work Opportunities and Local Economy	
Public Transport	2



<sup>12</sup> <https://www.gov.scot/publications/our-place-website/>



Jes Bunce (photo credit)

### Our Strengths

The community itself is an asset, with many people highlighting the community spirit and friendly people across the area.

The area is rural in nature, creating a peaceful place to live.

Despite being rural, it is accessible (by car) to a range of nearby towns and cities. Good road connections to Perth and the Central Belt.

The surrounding countryside was highlighted as a key asset locally – the beautiful landscape and access to walks in the area.

The local primary school was highlighted as a key asset of the area, keeping a sense of vibrancy to the village.

The local villages are seen as attractive places to live, which should be protected as unique.

**“The location, rural but well connected by road to towns and cities, for easy commuting”**

**“Sense of community/pride in the community”**

**“Nature on our doorstep”**

**“Very peaceful area”**

### Our Challenges

Speeding and safety on local roads. Narrow roads and speeding made walking and cycling on local roads unsafe. Additional speeding measures was a key improvement.

Safer, walking and cycling routes were also an important priority for the future of the area. Connecting up local routes and providing safe active travel routes across the area and onward to towns like Kinross were highlighted.

The area has poor public transport links, which makes local people reliant on cars to access a range of key services. For the Cleish area, any bus service provision would be seen as an improvement. For Keltlybridge and Maryburgh, whilst a service was available in the wider area (with a walk) a more frequent and reliable bus service was noted.

More opportunities for the community to come together through events, classes and activities was felt to be a priority. This would facilitate greater use of the local Halls and hopefully increase engagement with these vital assets in the community. There is a concern that committees and groups are heavily reliant on the same volunteers and activities/events don't encourage participation from a broad range of the community.

Additional facilities for children and young people were noted – with public transport a key issue for young people locally. For children, a local playpark was supported.

Continuing to preserve the unique character of the area was also highlighted by local residents. The current Conservation status of Cleish was felt to protect it from out of character over-development but also provided residents with some additional challenges e.g., home improvements and planning.

Protecting the natural environment was also of critical importance. This was seen as a key asset in the area and efforts to improve local protections, improve biodiversity, and reduce environmental challenges such as fly-tipping were needed.

Wider issues linked to having a sense of control and voice over local decision-making was also highlighted as a challenge. Being disconnected from Perth and Kinross as a region was noted – with a sense that this area was often forgotten about by regional authorities.

**“Speed restrictions”**

**“The local road surfaces are badly needing upgraded”**

**“Better transport links, more frequent and reliable public transport”**

**“Cycle paths and safe pedestrian paths”**

**“Better use of the local community hall, better community involvement”**

**“Looking after nature/biodiversity”**

Cleish and Blairadam will be a welcoming, inclusive rural community that values its natural beauty, nurtures community spirit, and supports people of all ages. We aim to protect our unique character, enhance public transport, reduce environmental impact, and build on our strong tradition of local involvement to create a thriving, well-connected and sustainable place to live.

We asked survey respondents to tell us about their vision for the future of Cleish and Blairadam.

At this point, there is a clear direction of travel which is underpinned by a set of key principles that help understand how this plan will be delivered.

This Plan has identified core thematic areas that will underpin and support the achievement of the vision.

Directly aligned to these themes, we have identified a range of strategic projects. Some of these will be taken forward by the community and local organisations as part of our Community Action Plan. Other strategic planning projects will form the basis of our Local Place Plan that will feed into and influence the next Perth and Kinross Local Development Plan (see Section 5).



### Theme 1: Active Travel

Improving cycling and walking routes by addressing unsafe roads, expanding path networks, and enhancing access to natural spaces. Safer cycle links connecting Cleish, Keltybridge,

Kinross, and Fife. Better pedestrian/cyclist separation and enhanced signage for walking and cycling routes.

Maintenance and upgrades to Blairadam Forest trails for walkers, mountain bikers and horse riders.



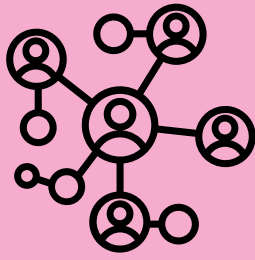
### Theme 2: Roads and Traffic

Addressing speeding and road safety concerns with traffic calming measures, improved signage, and road maintenance. Speed control measures required – electric signage and other traffic calming measures.

Road maintenance improvements, including widening pinch points,

winter upkeep, and drainage fixes. Parking challenges and consider investment in electric vehicle charging points.

The route of the M90 causes a divide in the community and there is a need to explore routes to reconnect Cleish with Keltybridge/ Maryburgh.



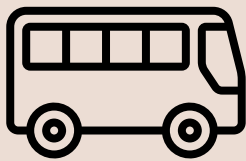
### Theme 3: A Connected Community

Community spaces are important local assets but would benefit from improvements, increased use and engagement. More pop-up events were strongly supported. There was interest in bringing Cleish Parish Church into community ownership however

this was contingent on a viable and sustainable business plan.

Play areas for children are lacking, and better communication is needed to keep residents informed about activities and services.

As noted above, deliberate ways to create safe corridors to address the split created by the M90.



### Theme 4: Public Transport

Public transport across the area is very limited – particularly for residents of Cleish. To improve access, options may include exploring a community transport

scheme, work with operators like Stagecoach to extend current bus services and encourage alternatives such as demand-responsive transport (DRT).



### Theme 5: Natural Environment and Conservation

The local environment is an important asset of this area and efforts to protect and promote it were supported. The conservation status of Cleish village was also viewed as protecting the unique character of the area.

Suggested actions include biodiversity initiatives like rewilding, wildflower planting, and expanding local environmental protections e.g., Local Landscape Area protection for the Cleish Hills. Littering and fly-tipping are ongoing concerns.



# Priorities and Projects

04

Theme 1	A Place to Live
<b>Priority Areas:</b>	
<b>1.1</b>	<b>Safe, joined up cycle routes:</b>
	<ul style="list-style-type: none"> <li>• 1.1.1. Cycling across the area highlighted as challenging due to certain parts of B9097 and B996 being unsafe e.g., narrow roads, lack of pavements, bad bends, speeding traffic, etc. Improvements would enable key settlements to be linked to Kinross, Perth and Fife on safer roads or cycle tracks. Key locations include: <ul style="list-style-type: none"> <li>» Safe walking / cycle link developed to join Cleish and Keltybridge to existing Fife cycle network e.g., Lochore Meadows and Loch Leven.</li> <li>» B996 (Kelty to Kinross and Loch Leven) – improved separation of pedestrians/cycle users from car traffic.</li> <li>» Work with Forestry and Land Scotland to maintain and improve mountain bike trails in Blairadam Forest.</li> </ul> </li> </ul>
<b>1.2</b>	<b>Path maintenance and access:</b>
	<ul style="list-style-type: none"> <li>• 1.2.1 Local walking and riding routes were also highlighted as an area of improvement with maintenance and expansion of routes to improve access to the area's natural assets. Working with local landowners to improve access to local path networks was a priority within this Plan: <ul style="list-style-type: none"> <li>» Blairadam Forest – advocate the importance of Blairadam Forest as a local asset. Lobby Forestry and Land Scotland to retain presence of on-site staff, roles which are critical for maintenance and improvements to the woods as a recreational space.</li> <li>» Other areas of local forestry/woodland (owned by range of local landowners) – key paths on maps noted as being impassable (e.g., Core Path CLSH102). Community Council to work with PKC and local landowners to highlight right of access and advocate for improvements e.g., Black Hill Wood paths.</li> <li>» Community Council to connect with <a href="#">The Perth &amp; Kinross Outdoor Access Forum</a> and <a href="#">Paths Group</a> at PKC for issues arising to access and potential to explore path audits and greenspace volunteering.</li> <li>» Seek to expand the Millennium Walk – potential extend walk along Gairney Water.</li> <li>» Potential to develop more circular walking routes e.g., a route from the Cleish Hill Road through the large conifer woodland and down to the west end of Cleish village.</li> </ul> </li> </ul>
<b>1.3</b>	<b>Improved signage for walking and cycling routes locally:</b>
	<ul style="list-style-type: none"> <li>• 1.3.1 Signposting for local walks and access e.g., access and parking for Blairadam Forest from Keltybridge.</li> </ul>

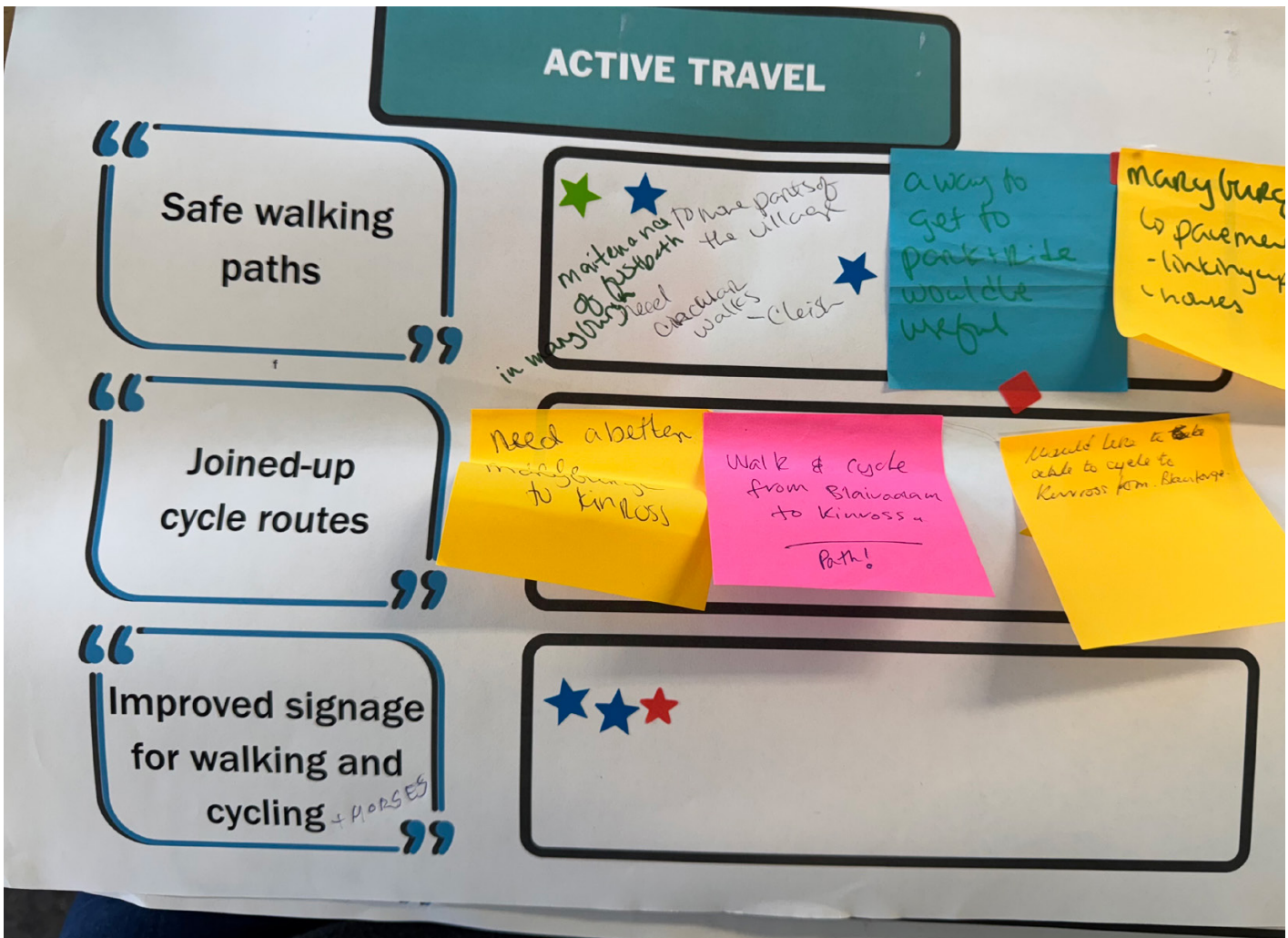
Theme 2		Roads and Traffic
<b>Priority Areas:</b>		
<b>2.1</b>	<b>Traffic calming measures:</b>	
	<ul style="list-style-type: none"> <li>• 2.1.1 Speeding on roads a critical concern for residents across CC district. Key areas for traffic calming measures to be considered include: <ul style="list-style-type: none"> <li>» The largely residential, unclassified road U236 from Kelty through Keltybridge and Maryburgh to Blairforge (B996) should have electronic speed warning signs at entrance to villages to ensure speed guidance is active and visible.</li> <li>» Blairfordel to Blairforge – speed calming measures such as speed bumps suggested.</li> <li>» Traffic calming measures on the B9097 around Cleish.</li> <li>» Road signage from M90 encourages drivers to use this B9097 to access Crook of Devon instead of the A977 from Kinross. Potential to approach Transport Scotland (with support from PKC Roads department) to change road signage.</li> <li>» Road safety improvements on B996 at Greenacres - children crossing 60mph section of road to access school bus service.</li> </ul> </li> </ul>	
<b>2.2</b>	<b>Road maintenance and improvements:</b>	
	<ul style="list-style-type: none"> <li>• 2.2.1 The condition of local roads and verges were highlighted across the region with narrow roads and overgrown verges increasing the risk of traffic/cycling accidents. Ongoing issues with road maintenance and potholes were highlighted. <ul style="list-style-type: none"> <li>» Work with PKC Roads department to highlight key problem areas where widening roads etc. should be considered e.g., 'pinch point' on B9097.</li> <li>» Work with PKC and relevant partners to explore local winter road maintenance options for Keltybridge/ Maryburgh.</li> <li>» Highlight ongoing drainage and road flooding issues in Keltybridge and Cleish.</li> <li>» Parking for Tabernacle Hall highlighted as a challenge, especially when events are being run from the Hall.</li> <li>» Consider EV charging points across district e.g., Cleish Parish Church car park / Tabernacle Hall.</li> </ul> </li> </ul>	

Theme 3		A Connected Community
Priority Areas:		
<b>3.1</b>	<b>Community Spaces:</b>	
	<ul style="list-style-type: none"> <li>• 3.1.1 Tabernacle Hall is a key asset for the Keltybridge and Maryburgh areas, but engagement and use of the Hall locally could be improved. Ideas and improvements include: <ul style="list-style-type: none"> <li>» Acoustics in the Hall highlighted as a necessary improvement – exploring sound panels and other methods of improving Hall experience.<sup>13</sup></li> <li>» Additional pop-up events in the Hall widely supported.</li> <li>» Greater promotion of the Hall required to encourage more diverse use by community – seek volunteers to help trial a range of new activities. Suggestions include more pop-up evenings, craft groups, music groups, community café pop-ups.</li> </ul> </li> <li>• 3.1.2 Cleish Village Hall: <ul style="list-style-type: none"> <li>» Encourage greater range of activities in Hall e.g., yoga classes, music events, walking groups, arts and craft sessions, more speakers' evenings, singing groups, pop-up evening events.<sup>14</sup></li> <li>» Ensure joint working with Cleish Village Trust to coordinate activities and events if Cleish Parish Church is taken into community ownership.</li> <li>» Potential to explore 'pop-up' visiting services at Hall (or Parish Church car park) e.g., pop-up shop, play spaces.</li> </ul> </li> <li>• 3.1.3 Cleish Parish Church: <ul style="list-style-type: none"> <li>» The potential for community ownership of Cleish Parish Church broadly supported locally on the basis that a strong, viable business plan underpins this development.</li> <li>» Cleish and Blairadam Community Council to continue close working with Cleish Village Trust with regards to plans to purchase Cleish Parish Church (and Manse Cottage / Glebe).</li> </ul> </li> </ul>	
<b>3.2</b>	<b>Children and young people:</b>	
	<ul style="list-style-type: none"> <li>• 3.2.1 Facilities for children across the Cleish and Blairadam area identified as lacking. Suggested improvements include: <ul style="list-style-type: none"> <li>» Potential play area space identified within Middleton Park e.g. where the path connects Middleton Park to the road to Dullomuir Farm.</li> <li>» Playpark / swings in Cleish Field (developed in consultation with local primary school).</li> <li>» Playpark area in Keltybridge / Maryburgh area – location not clearly identified but land at Tabernacle Hall mentioned.</li> </ul> </li> </ul>	
<b>3.3</b>	<b>Local communication – regular community communication needed to promote venues, events, and raise awareness of key issues locally. Suggestions include:</b>	
	<ul style="list-style-type: none"> <li>• 3.3.1 Digital (and / or print) newsletter led by local organisation e.g., Community Council. Include events at all local venues, timetable of local classes and groups, advertising local services etc.<sup>15</sup></li> <li>• 3.3.2 Maintain current digital platforms with up to date information and promote these sites locally to raise awareness of where information can be found e.g., Cleish and Blairadam Community Council website, Cleish Village Hall website, Tabernacle Hall Facebook page.</li> <li>• 3.3.3 Encourage greater participation and attendance at Community Council meetings in order to improve local communication regarding key local developments and current challenges.</li> </ul>	

<sup>13</sup> See [Contin Community Hall](#), [Iona Village Hall](#), [Boreland Village Hall](#) for examples of fundraising etc. for acoustic improvements.

<sup>14</sup> See [SCVO Village Hall Handbook](#) for range of advice and case studies. <sup>15</sup> It should be noted that area had a previous newsletter that stopped due to lack of support.

Theme 4	Public Transport
Priority Areas:	
4.1	<p><b>Public transport options across the area are extremely limited. Cleish in particular has no public transport options with the nearest stop a 45-1hr walk away on narrow roads.</b></p>
	<ul style="list-style-type: none"> <li>4.1.1 Community Council to reach out to Glenfarg Community Transport to explore potential to route a service through village(s) to Kinross Park and Ride.</li> <li>4.1.2 Work with existing bus services (e.g., Stagecoach) to explore extending existing bus link later in the evening/Sunday service.</li> <li>4.1.3 Explore alternative options such as DRT or local taxi services (in partnership with PKC) and promote these options to residents if available.</li> </ul>



Theme 5		Natural Environment and Conservation
<b>Priority Areas:</b>		
<b>5.1</b>	<b>Protect and maintain rural nature of area:</b>	
	<ul style="list-style-type: none"> <li>5.1.1 Maintain current Settlement Area boundaries and avoid development that does not match the character and rural nature of local area.</li> <li>5.1.2 Continue to protect unique nature of Cleish village as a Conservation Area within PKC LDP3.</li> </ul>	
<b>5.2</b>	<b>The natural environment of Cleish and Blairadam area was highlighted as a key asset. Efforts to protect the local environment and promote biodiversity were supported:</b>	
	<ul style="list-style-type: none"> <li>5.2.1 Additional protected areas e.g., new Local/Special Landscape Area for the Cleish Hills</li> <li>5.2.2 Rewilding and biodiversity projects.</li> <li>5.2.3 Work with local groups to identify areas for wildflower planting across the villages.</li> <li>5.2.4 Gardening projects suggested for villages e.g., hanging baskets and planters.</li> </ul>	
<b>5.3</b>	<b>Issues of littering and fly-tipping across the region were also highlighted:</b>	
	<ul style="list-style-type: none"> <li>5.3.1 Community Council to explore measures to reduce fly-tipping in key hotspots across the local area e.g., CCTV.</li> <li>5.3.2 More litter/dog-waste bins.</li> </ul>	



# Local Place Plan

05

## 5. Local Place Plan

### From Community Action Plan to Local Place Plan (CAP to LPP)

The community consultation formed the basis of Community Action Plan (CAP) for Cleish and Blairadam. However, as well as being a valuable roadmap for community-led initiatives, having a CAP can facilitate the development of a Local Place Plan (LPP).

Local Place Plans (LPP), unlike CAPs have statutory power and form part of the Planning (Scotland) Act 2019.<sup>16</sup> Local Authorities are required to consider Local Place Plans when considering planning developments in local areas e.g., the development of Local Development Plans (LDP).

Perth and Kinross Council are in the process of updating their Local Development Plan to LDP3. Community consultation for this process was conducted in late 2024 and the Council has advised local communities to submit their Local Place Plans as soon as possible in order for them to have influence over the new LDP3.

A series of place-based development projects emerged from the Community Action Plan. These land or building based projects can form the basis of a Local Place Plan for the area. The following sections have been developed to comply with the statutory requirements for an LPP.

### Information Notices

The adjacent Community Councils, who have been notified of this Local Place Plan<sup>17</sup>, are:

- Fossoway (Perth & Kinross)
- Kinross (Perth & Kinross)
- Portmoak (Perth & Kinross)
- Kelty (Fife)
- Saline and Steelend (Fife)
- Benarty (Fife)

### Fit with LDP2

The Perth and Kinross Local Development Plan (LDP2) was adopted on 29 November 2019. Alignment with overarching policy themes is set out at Appendix 8.

This area has three settlement areas identified within LDP2; Cleish, Keltybridge and Maryburgh, and Greenacres (see Appendix 7).

This Local Place Plan does not propose any changes to the existing settlement profiles in the Perth and Kinross LDP2.

Settlement Area	Any change proposed to LDP2:
Greenacres	No change proposed.
Keltybridge/Maryburgh	No change proposed.
Cleish	No change proposed to settlement boundary. However, review of Conservation Area (CA) boundary recommended. Please see Supplementary Document for additional mapping.

In addition to this, a series of planning-based projects have been suggested for inclusion in the upcoming LDP3. These are outlined and mapped in the following sections.



Francis Principe-Gillespie  
(photo credit)

<sup>16</sup> [www.ourplace.scot/home/local-place-plans](http://www.ourplace.scot/home/local-place-plans)

<sup>17</sup> Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021

# National Planning Framework 4

## There are six overarching spatial principles:

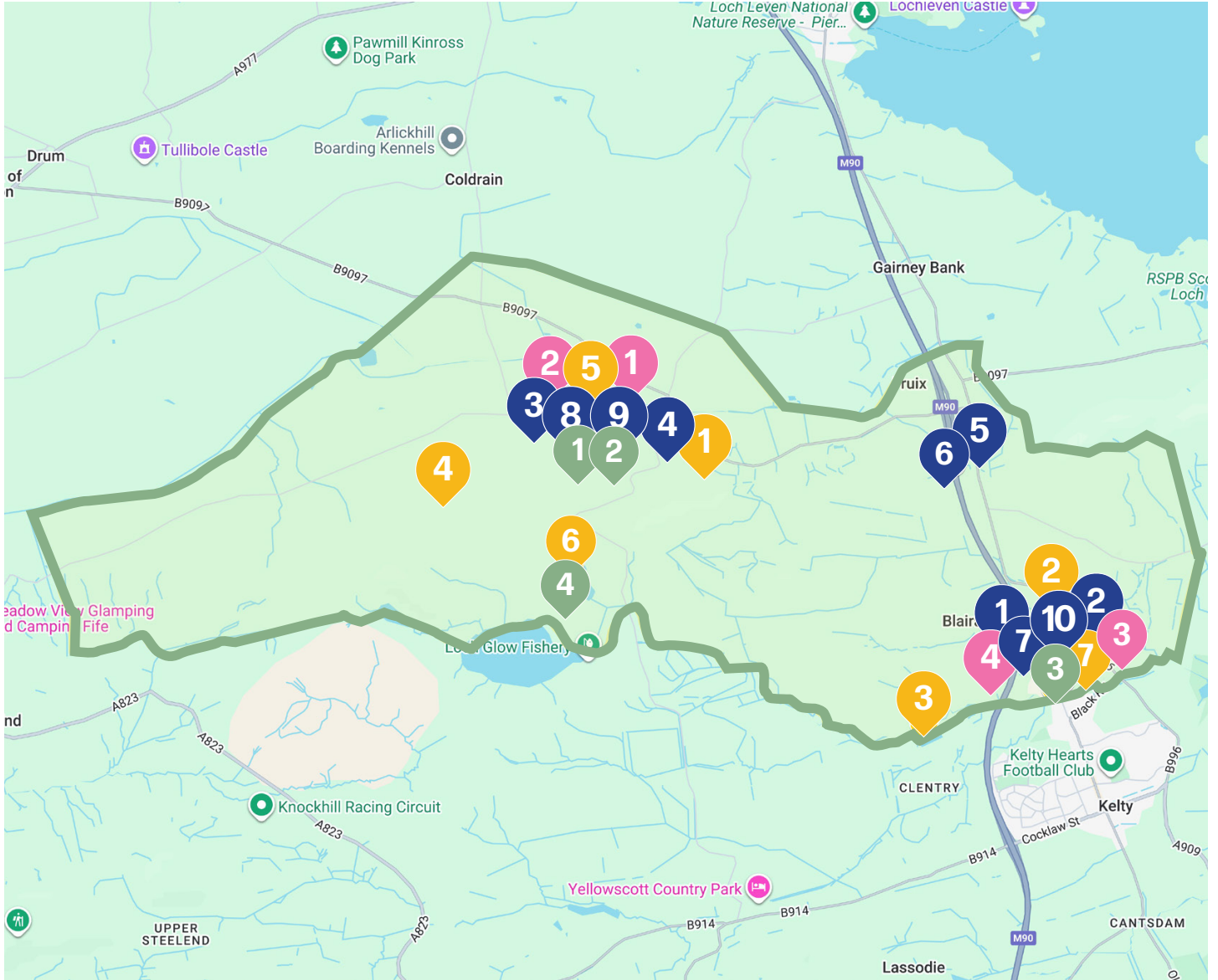
- 1. Just transition.** We will empower people to shape their places and ensure the transition to net zero is fair and inclusive. Fits with the LPP theme of Active Travel and Natural Environment.
- 2. Conserving and recycling assets.** We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy. Fits with the LPP theme of Natural Environment and Conservation.
- 3. Local living.** We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally. Fits with the LPP theme of A Connected Community.
- 4. Compact urban growth.** We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity. This is a rural community.
- 5. Rebalanced development.** We will target development to create opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand. This fits across our themes.
- 6. Rural revitalisation.** We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together. The whole of the LPP is a rural place plan.

The Scottish Parliament approved **National Planning Framework 4 (NPF4)** on 11 January 2023. NPF4 was formally adopted by Scottish Ministers on 13 February 2023 and now forms part of the Development Plan for the Perth and Kinross Council area and should be considered alongside the LDP.



# Maps of LPP Projects

This Local Place Plan has identified a range of priorities and projects that local people believe are important for the future of the area. However, for mapping purposes only some of these are relevant for the spatial planning aspect of the new Local Development Plan. As such, the following maps illustrate those projects from Section 4 that specifically relate to place-based developmental projects.



**Projects Theme 1:**  
A Place to Live



**Projects Theme 3:**  
A Connected Community



**Projects Theme 2:**  
Roads and Traffic

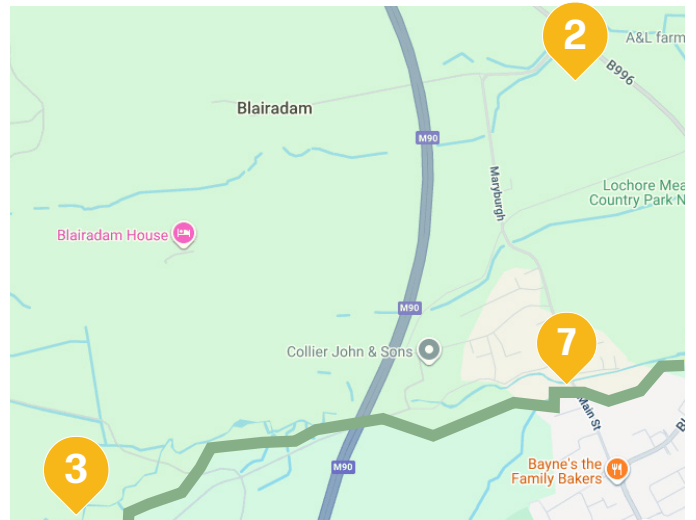
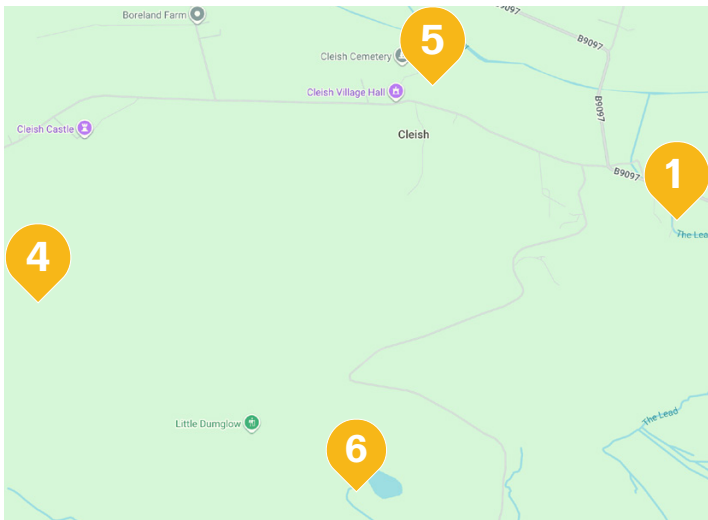
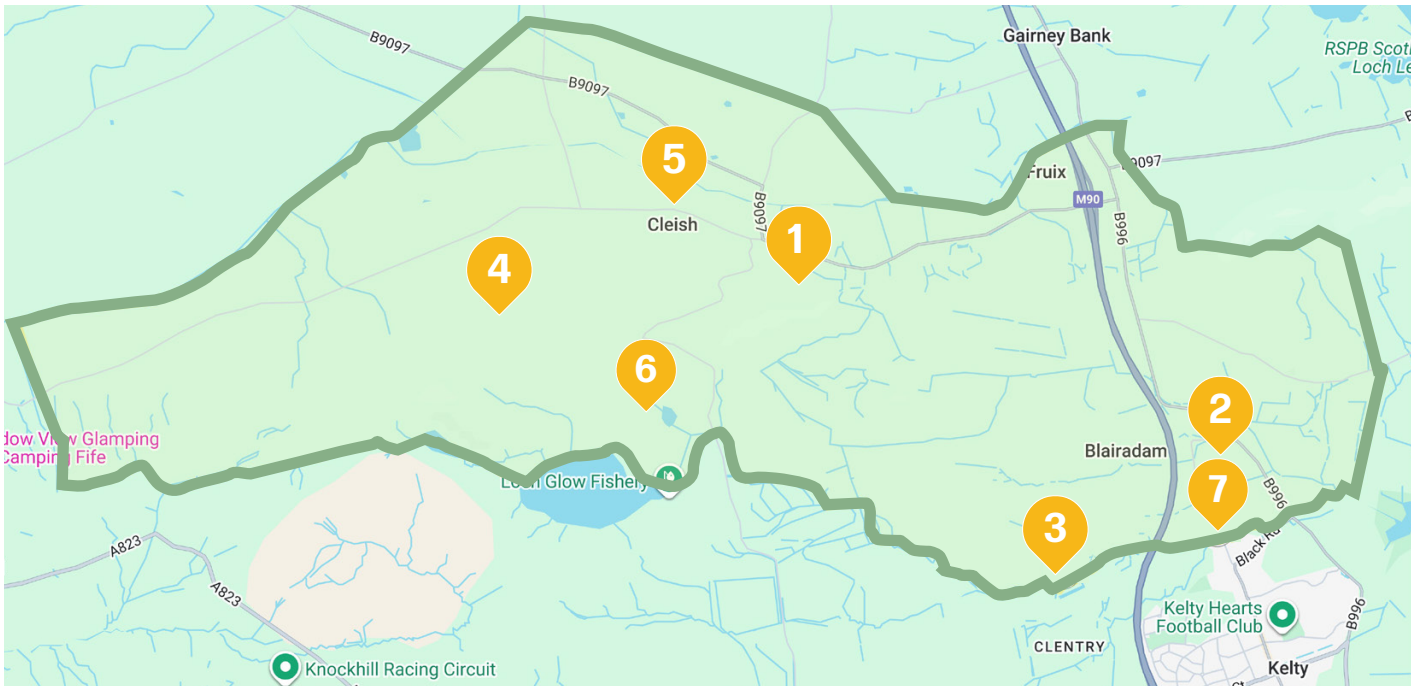


**Projects Theme 4:**  
Natural Environment  
and Conservation

Scan to view online maps  
or [click the link here](#)



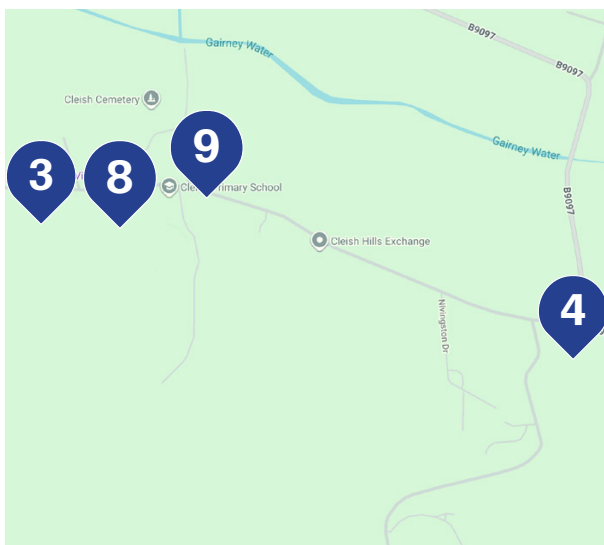
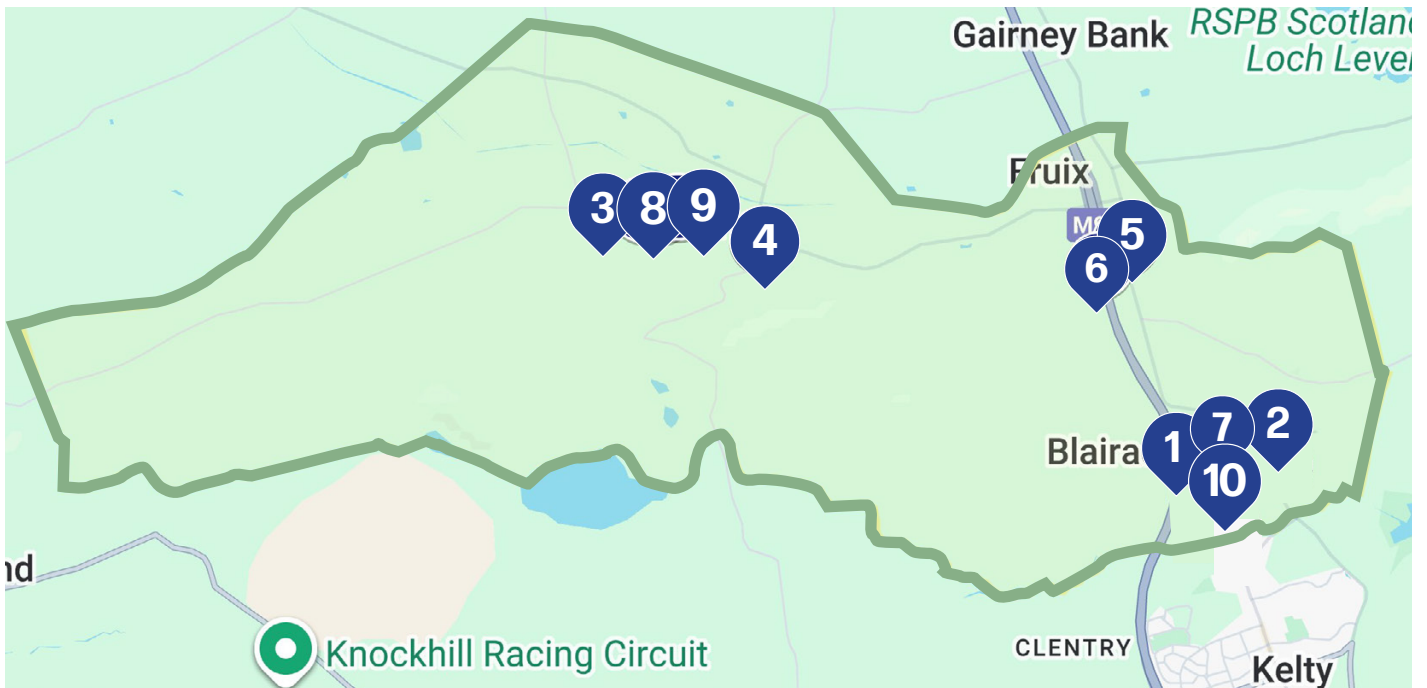
# Theme 1 - A Place to live



## Projects Theme 1: A place to live

- 1** **Project 1.1a**  
Safe walking / cycle link developed to join Cleish and Keltybridge to existing Fife cycle network
- 5** **Project 1.2c**  
Seek to expand Millennium Walk - along Gairney Water
- 2** **Project 1.1b**  
Improved separation of pedestrians/cycle users from car traffic on B996
- 6** **Project 1.2d**  
Cleish Hills - new circular walking route
- 3** **Project 1.2a**  
Blairadam Forest – improvements to the woods as a recreational space
- 7** **Project 1.3**  
Improved signposting for Blairadam Car Park access via Kelty
- 4** **Project 1.2b**  
Improve Core Path access e.g. CLSH102, Black Hill Wood paths

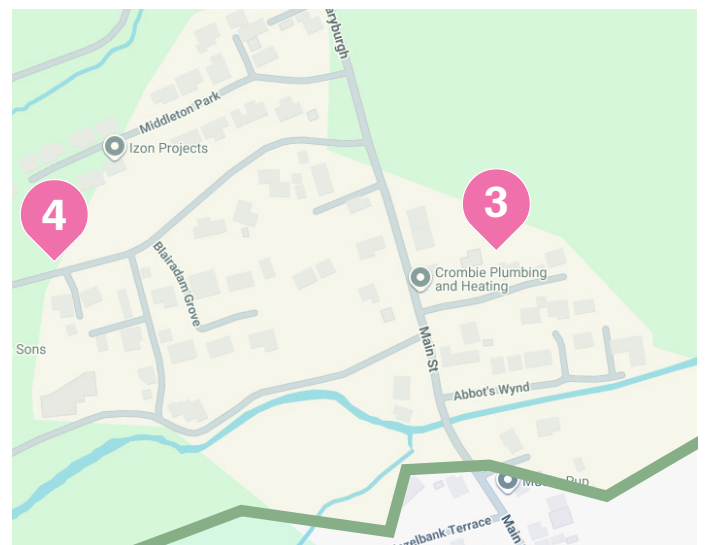
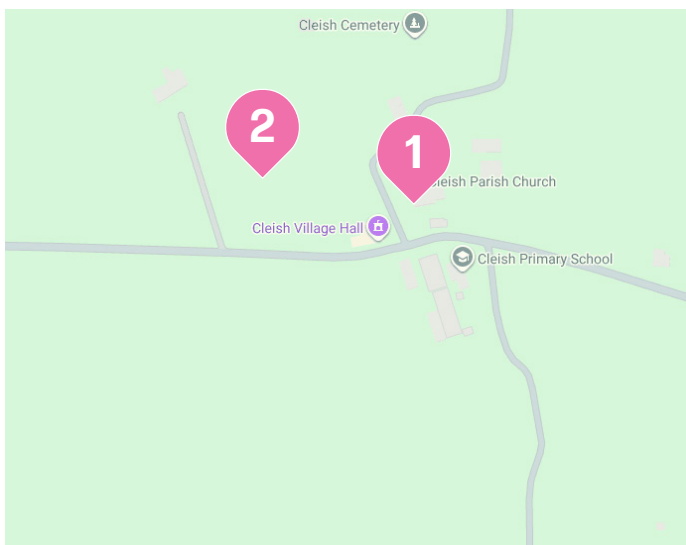
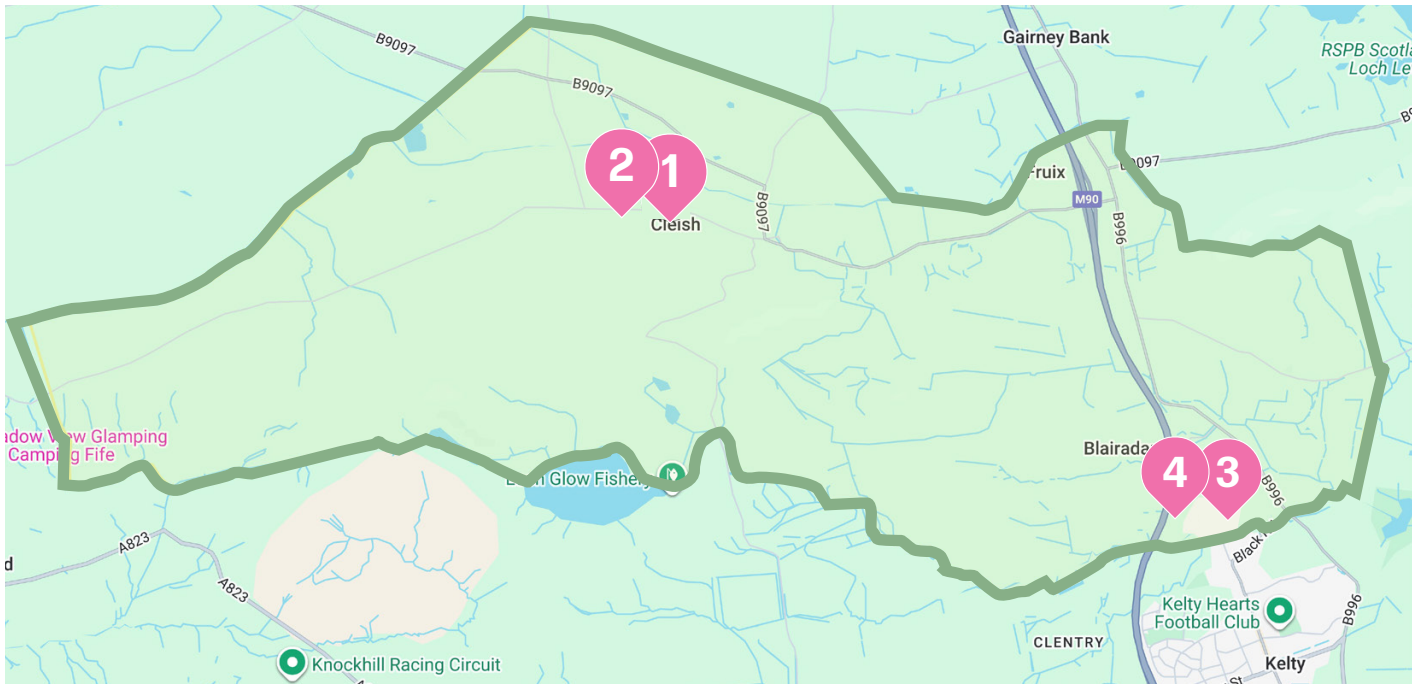
# Theme 2: Roads and Traffic



## Projects Theme 2: Road and Traffic

- 1 Project 2.1a** The road from Kelty through Keltybridge and Maryburgh to Blairforge (B996) should have electronic speed warning signs at entrance to villages to ensure speed guidance is active and visible.
- 2 Project 2.1b** Blairfordel – speed calming measures such as speed bumps suggested.
- 3 Project 2.1c** Additional traffic calming measures around Cleish Village
- 4 Project 2.1d** Additional traffic calming measures on B9097 near Cleish e.g. electronic signs
- 5 Project 2.1e** Road safety improvements on B996 at Greenacres - children crossing 60mph section of road to access school bus service.
- 6 Project 2.1f** Current road signage from M90 encourages drivers to take Junction 5 / B9097 to access Crook of Devon instead of Junction 6 / A977 from Kinross.
- 7 Project 2.2a** Drainage and road flooding issues in Keltybridge.
- 8 Project 2.2b** Improving drainage and flooding issues for Cleish
- 9 Project 2.2c** EV charging point to be considered
- 10 Project 2.2d** Parking improvements at Tabernacle Hall

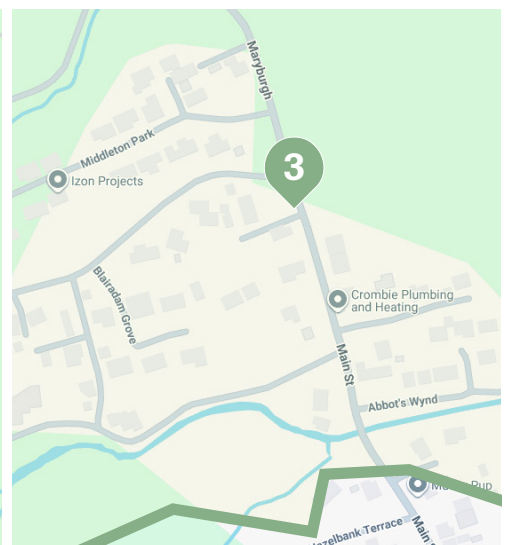
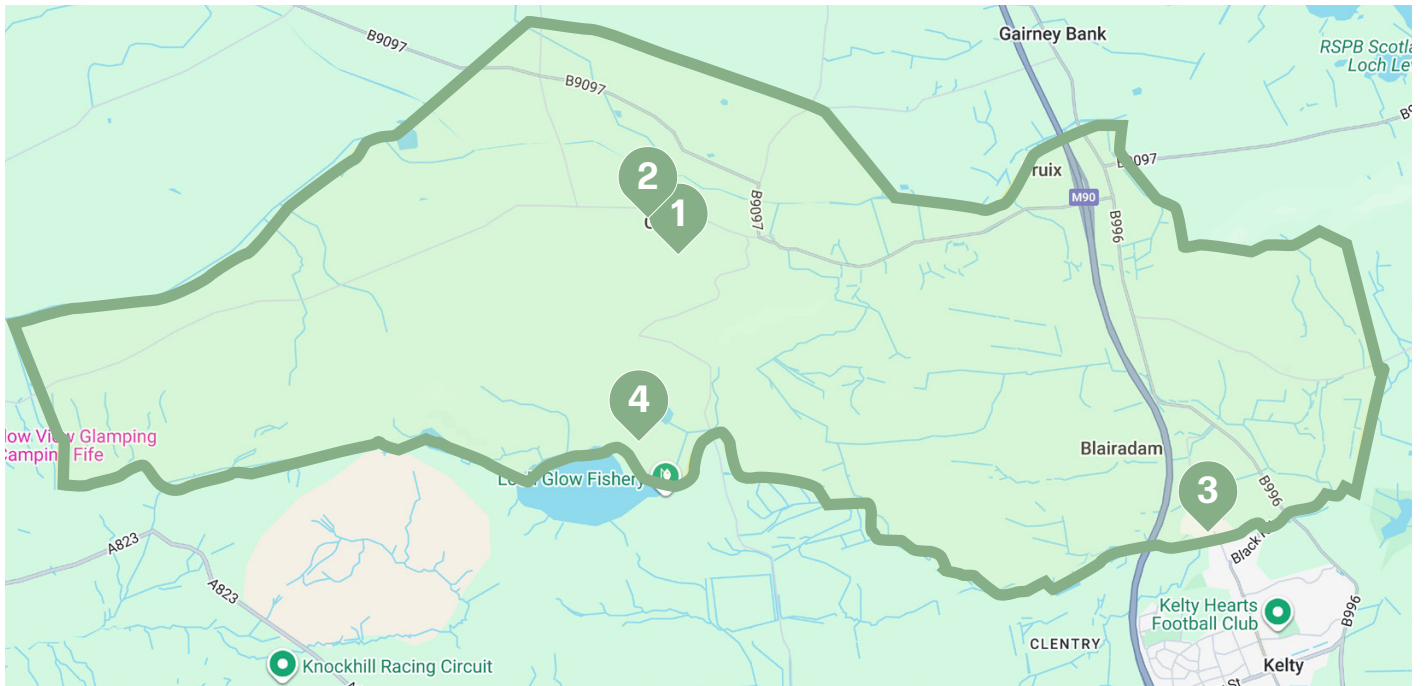
# Theme 3: A Connected Community



## Projects Theme 3: A Connected Community

- 1 Project 3.1**  
Consider future use of Cleish Parish church for community use
- 2 Project 3.2a** Explore development of a small playpark area e.g. suggested Cleish Field
- 3 Project 3.2a** Explore development of a small playpark area e.g. suggested land at Tabernacle Hall
- 4 Project 3.2a** Explore potential for playpark in recently cleared open space in Middleton Park.

# Theme 5: Natural Environment and Conservation



## Projects Theme 5: Natural Environment and Conservation

- 1
**Project 5.1a**  
 Maintain Cleish Conservation Area.
- 2
**Project 5.1b** Maintain current Settlement Area boundaries and avoid development that does not match the character and rural nature of local area
- 3
**Project 5.1b** Maintain current Settlement Area boundaries and avoid development that does not match the character and rural nature of local area
- 4
**Project 5.2** Additional protected areas e.g. new Local/Special Landscape Area for the Cleish Hills

Land / Asset	Who?	What and when?
<b>1.1 Safe, joined up cycle routes</b>		
Safe walking / cycle link developed to join Cleish and Keltybridge to existing Fife cycle network.	PKC / Sustrans	e.g., from Cleish to Lochore Meadows and Loch Leven networks.
Improved separation of pedestrians/cycle users from car traffic on B996.	PKC / Sustrans	e.g., Kelty to Kinross and Loch Leven.
<b>1.2 Path maintenance and access</b>		
Blairadam Forest walks and trails.	FLS	Improvements to the woods as a recreational space.
Improve Core Paths.	PKC Perth and Kinross Outdoor Access Forum	e.g., Black Hill Wood paths (CLSH102, 103, 104).
Seek to expand the Millennium Walk.	C&B CC	Potential to extend walk along Gairney Water to link with Loch Leven Heritage Trail (LLHT).
Improvement to Cleish Hills walking routes.	C&B CC FLS Perth and Kinross Outdoor Access Forum	e.g., upgraded circular walking route from Cleish (CLSH 102, 103, 104) and better links to Blairadam Forest.
<b>1.3 Improved signage</b>		
Improved signposting for local walks and car parking.	FLS	e.g., Blairadam Forest from Keltybridge.
<b>2.1 Traffic calming measures</b>		
Main Road from Kelty to Gairneybank through Keltybridge.	C&B CC working with PKC Roads and Road Safety Scotland (part of Transport Scotland).	Speeding is a key challenge across many local B-roads. Suggestions include electronic speed warning signs and speed bumps.
Blairfordel to Blairforge.		
B9097 around Cleish.		
Road safety improvements on B996 at Greenacres.	PKC	Children crossing 60mph section of road to access school bus service.
<b>2.2 Road maintenance and improvements</b>		
Road signage from M90 encourages drivers to use this B9097 to access Crook of Devon instead of the A977 from Kinross.	Transport Scotland	Potential to approach Transport Scotland (with support from PKC Roads department) to change road signage.
Widening roads at key 'pinch points' on narrow local roads.	PKC	Narrow roads and unclear verges making roads unsafe for all users e.g., B9097,
Drainage and road flooding issues in Keltybridge and Cleish village.	C&B CC PKC	Flooding and drainage issues – especially in winter.
Parking for Tabernacle Hall.	Tabernacle Hall Committee	Parking a challenge, especially when events are being run from the Hall.
Consider EV charging points across district e.g., Cleish Parish Church car park.	C&B CC	To reduce carbon emissions – local people and visitors.

Land / Asset	Who?	What and when?
<b>3.1. Consider future use of Church in CC area</b>		
Cleish Parish Church.	Cleish Village Trust.	Currently in negotiations with Church of Scotland. Church (and associated properties) being considered for community use.
<b>3.2 Facilities for children</b>		
Explore development of a small playpark area e.g., suggested Cleish Field / land at Tabernacle Hall.	C&B CC Cleish Village Hall Committee / Tabernacle Hall Committee Cleish Primary School	Need identified for children's activities and facilities.
<b>5.1 Protect and maintain rural nature of area</b>		
Maintain Cleish Conservation Area.	PKC	Within LDP3.
Maintain current Settlement Area boundaries and avoid development that does not match the character and rural nature of local area.	PKC C&B CC	Retain scale and character of current villages / settlements.
<b>5.2 The natural environment of Cleish and Blairadam area - efforts to protect the local environment and promote biodiversity.</b>		
Additional protected areas e.g., new Local/ Special Landscape Area for the Cleish Hills.	C&B CC PKC	Identified need to protect natural landscape across area. Cleish Hills to be re-considered as a Local Landscape Area.

# Making it happen

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## 6 - Making it happen

Monitoring and evaluation are essential requirements of any Community Action Plan or Local Place Plan to ensure it is being implemented and achieving its aims.

The purpose of monitoring and review will be to check on progress and take stock of where things are on a regular basis, stimulating and resourcing ideas as required.

The Cleish and Blairadam Community Council led on the creation of this Plan. However, ensuring a wider sense of community ownership of these projects is also key for successful delivery.

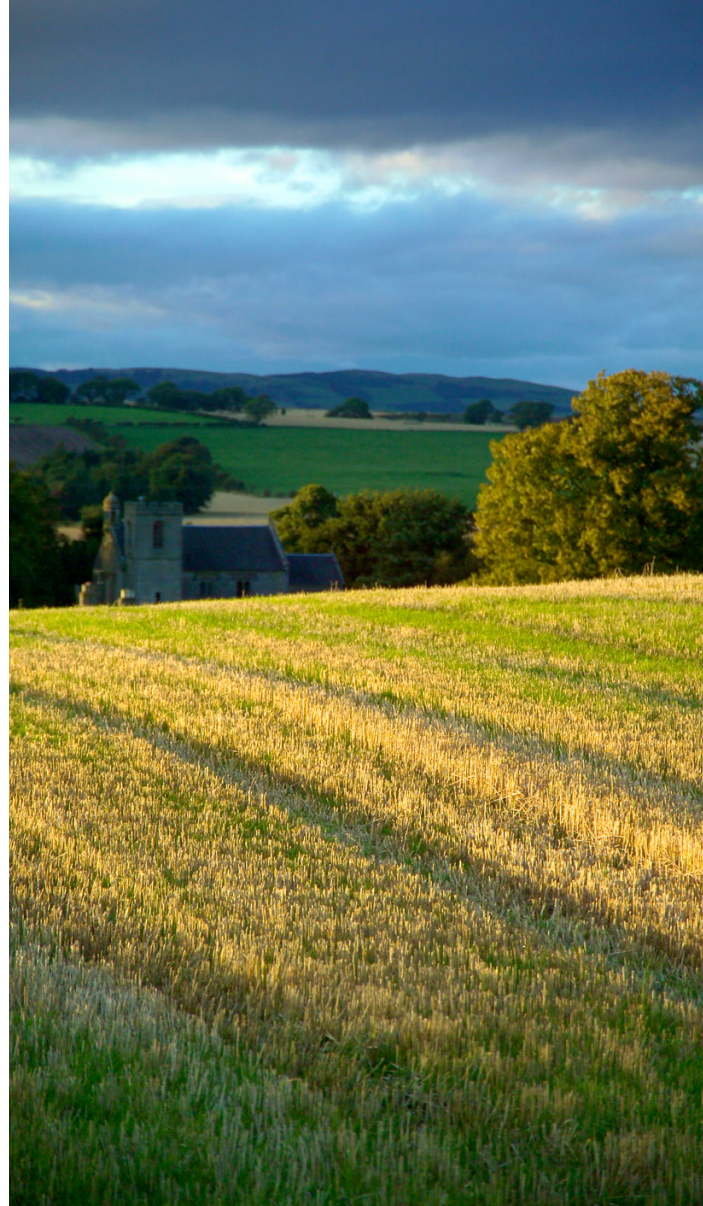
Responsibility for monitoring and review will sit with Cleish and Blairadam Community Council. There may be a role for working groups or a wider community action forum to review progress on the plan. These meetings will be open to other representative bodies and community groups.

### Get Involved

The consultants and Cleish and Blairadam Community Council members extend thanks to everyone in the area who took part in the research and contributed ideas. This is our plan.

For more information contact:

**Cleish and Blairadam Community Council:**  
[cleishandblairadamcc@gmail.com](mailto:cleishandblairadamcc@gmail.com)



Sean Gordon (photo credit)