

INTRODUCTION

This exhibition has been prepared in support of land at Blairingone, Perth and Kinross and its inclusion within the emerging Local Development Plan. The approach has been to outline the characteristics of the site including development constraints and opportunities. We have used this information to develop a concept and outline proposals for the site..

THE SITE

Blairingone is a village in Perth and Kinross and lies on the A977 road at its intersection with Vicar's Bridge Road near the extreme south-westerly point of the region, approximately 3 miles south-east of Dollar. The site is spread across the A977 and is surrounded by woodland and farms. Blairingone Primary School lies on the A977, on the corner of the site.

The village is well served by the local bus network with regular services to Dollar. The town has few amenities other than a farm shop located on Main Street.

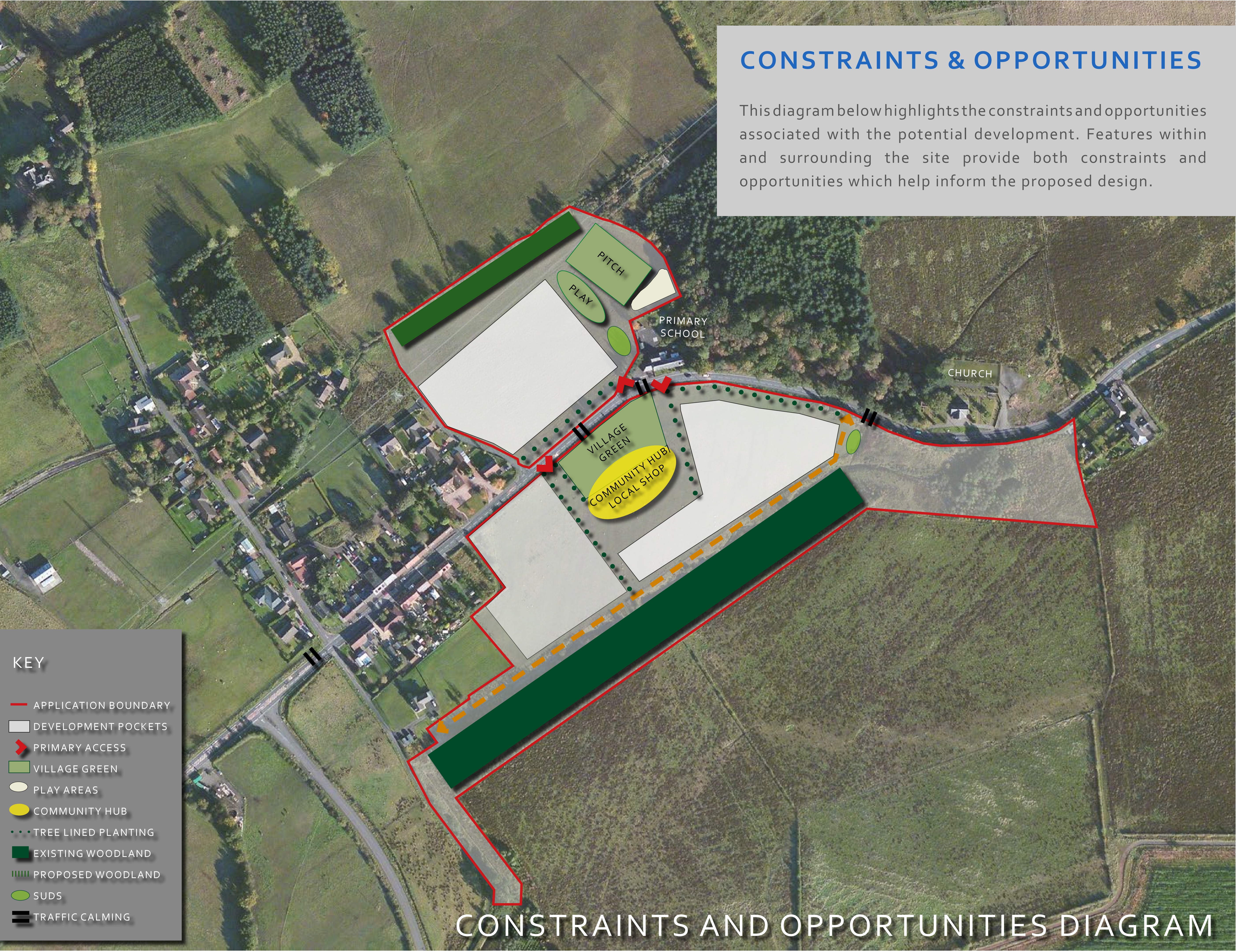
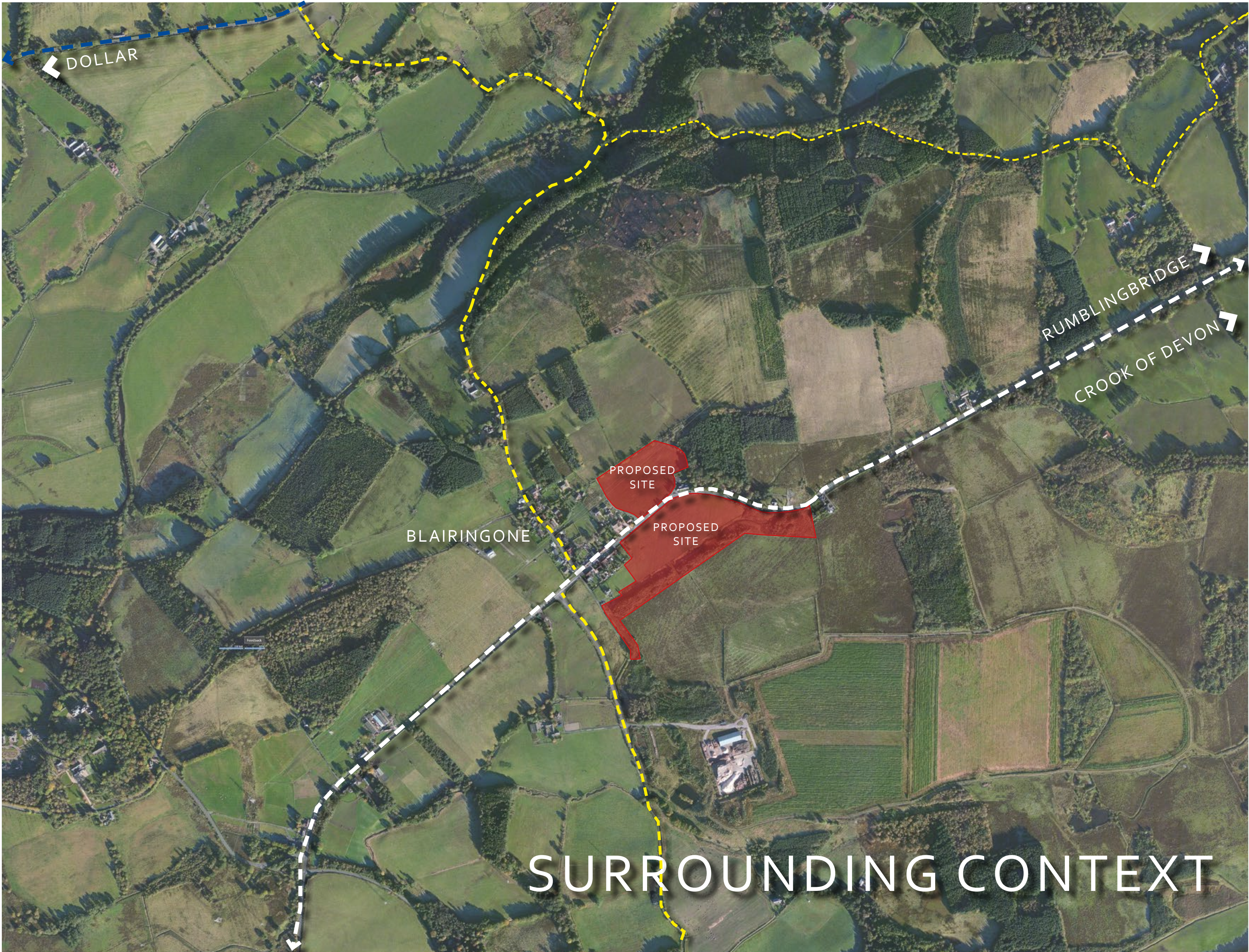
Housing within the area generally comprises of traditional two storey dwellings and cottages and the materials found within the villages are traditional with a mixture of stone, render, brick and tiled roofs.

PLANNING HISTORY

This submission seeks the continued allocation of the northern section of the site for housing. In addition, rather than simply maintaining the current terms of the adopted plan, an extended allocation incorporating the southern section of the site is also sought.

Such a proposal will bring regeneration benefits to a settlement which has stagnated over time. New housing development of the scale proposed would support local services, most notably Blairingone Primary School, provide new affordable housing within the locality, and bring additional amenity benefits such as enhancements to open space and play facilities.

The proposal also represents an opportunity to consider and identify solutions to local transport issues e.g. the incorporation of measures to mitigate the impact of fast moving traffic which currently passes through the settlement to the detriment of local amenity / road safety.





The site offers an excellent opportunity to provide the following benefits to the village which will support not only the existing school but regenerate the village for future generations. The proposed benefits can be summarised as follows;

DEFINITE / SECURABLE  
BENEFITS

1. Generous and well designed open spaces
2. Varied building line and frontage to open space
3. Positive boundary treatments
4. Access to and walking routes through the development connecting to surrounding landscape features

POTENTIAL  
DISCRETIONARY/ BENEFITS

5. Neighborhood store
6. Village Hall and Community space/Hub



TRAFFIC CALMING

The indicative development offers an excellent opportunity to change the current character of the village. At present the fast moving traffic that passes through the centre of the village is an major issue and one that the development can improve.

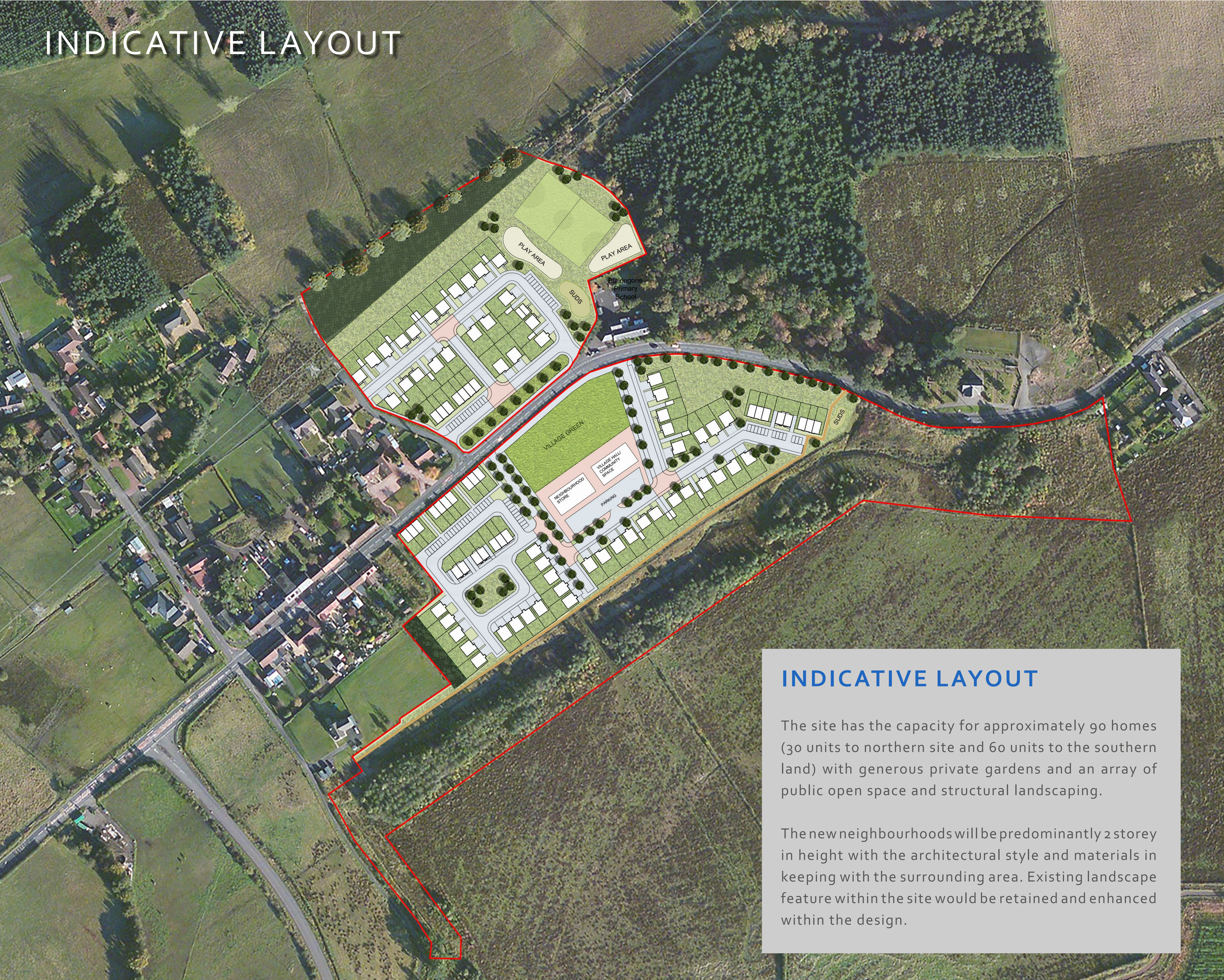
The increase in the built form would improve the approach and arrival to the village, delivering a gateway feature that will reduce traffic speed. A series of crossing points or speed reducing measures along the main road would dramatically change the character of the road and speed of vehicle movements.

The exact style / form of traffic calming measures would be proposed at a detailed stage.





INDICATIVE LAYOUT



INDICATIVE LAYOUT

The site has the capacity for approximately 90 homes (30 units to northern site and 60 units to the southern land) with generous private gardens and an array of public open space and structural landscaping.

The new neighbourhoods will be predominantly 2 storey in height with the architectural style and materials in keeping with the surrounding area. Existing landscape feature within the site would be retained and enhanced within the design.



POTENTIAL VIEW FROM MAIN ROAD

WHAT HAPPENS NEXT?

The Council and the landowners are seeking your views on the proposals you have seen today. Your comments will help inform the content of the Local Development Plan: Proposed Plan which is due to be published in Autumn 2017 and will be subject to further public consultation at that time.



ARTIST IMPRESSION