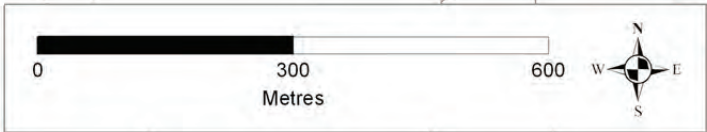# Kingussie

Proposals

KG/H1

i. This 16.05Ha site would provide land for short and longer term housing supply in Kingussie. It could provide land for around 300 dwellings, with 75 of these provided during the life of the Plan. The phasing of the site will be required to take into account access provision to the site and the capacity of the existing road network.

ii. The site runs north from the A86 by Craig an Darach towards Kerrow Farm and west from Kerrow Farm to the rear of properties bounding Ardbroilach Road and is bounded by forestry to the north. The site is currently improved grassland grazed by livestock.

iii. The site requires a new major access to be taken from the A86 to provide vehicle access to the site and a traffic impact assessment will be required to ensure development of this site and others in neighbouring Newtonmore do not create an unacceptable cumulative impact on the A86 or A9.

iv. The National Park Authority will work with partners to produce a masterplan for the site to ensure effective provision of housing in line with the phasing outlined in Table 4. This masterplan should clarify the position regarding key infrastructure issues. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the proposal. This will be recognised in the masterplan.

KG/ED1: Land to the east of the settlement provides opportunity for economic development in support of the settlement and its sustainable community. A prominent site, the design of any development will be to the highest standards and both the siting and design should integrate with the landscape.

KG/ED2: A small area of land to the west of Spey Street and adjacent to the railway line could also provide some opportunity to support the economic development of the settlement.

KG/Env: A number of open spaces and land which contributes to the setting of Kingussie are identified and will be protected from adverse development.

Map labels

Scale bar: 0 — 300 — 600 Metres

Compass: N / S / E / W

CAIRNGORMS NATIONAL PARK AUTHORITY

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CAIRNGORMS NATIONAL PARK AUTHORITY

Kingussie

H1

ENV

ENV

ENV

ENV

ED1

ED2

PW

PW

PW

PW

PO

School

School

Railway Station

West Terrace

Newtonmore Road

Gynack Road

Ardbroilach Road

Station Road

East Terrace

Ruthven Road

River Spey

A9

A86

Kingussie