



# Agenda item 10

## Appendix 3

PRE/2026/0004

Design and access statement



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## Design and Access Statement

Proposed Residential Development Kingussie Phase 3 of 108 dwellings and associated infrastructure at land between Dunbarry Terrace and General Wades Military Road, Kingussie.

and 8 residential plots and associated infrastructure at land adjacent to Ardbroilach Road, Kingussie

Project No: IAIV22-0039

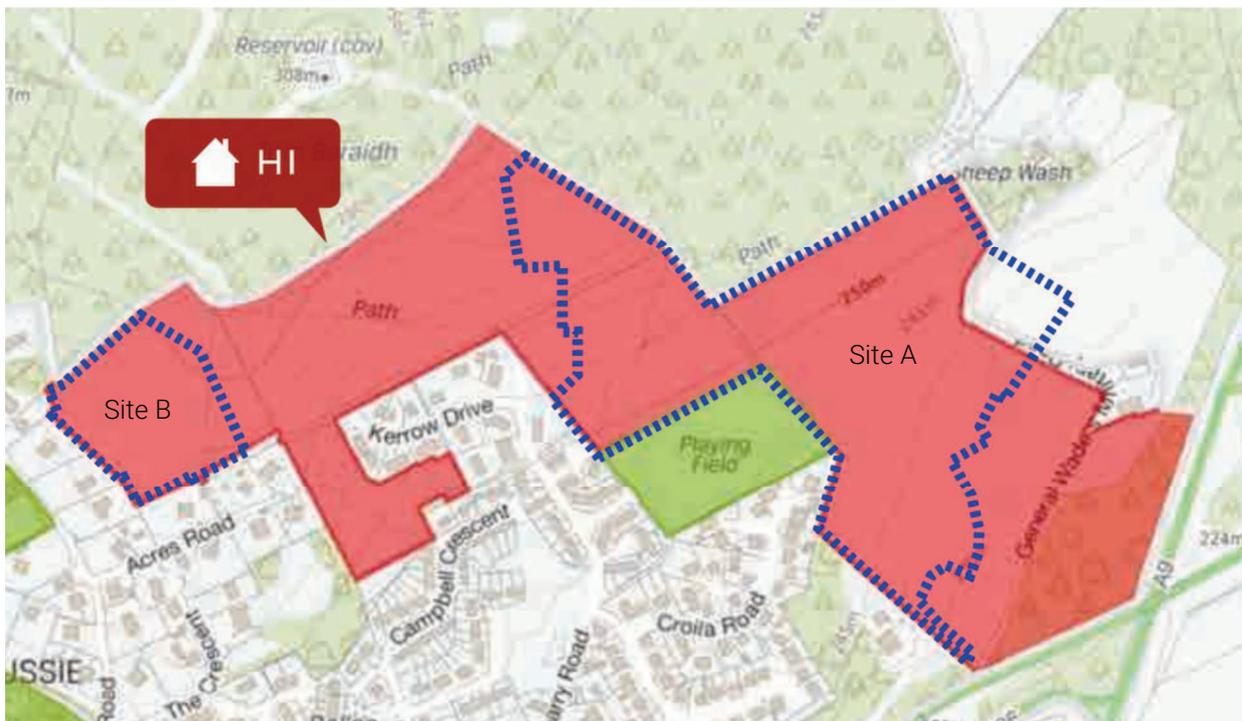
For Davall Developments Ltd

May 1, 2025

Rev A



Extract from CNPA Local Development Plan 2020 Amended 2021 – Site Reference H1 coloured red



Extract from CNPA Local Development Plan 2020 Amended 2021 – Site Reference H1.  
Application Sites outlined in blue.

## 1 Introduction

This Design Statement has been prepared by NORR to accompany a Proposal of Application Notice for a residential development at Kingussie Phase 3 on land between Ardbroilach Road and General Wades Military Road, Kingussie for Davall Developments Limited. The application consists of 2 sites labelled as Site A and Site B in this report

The proposed sites lie on elevated land to the north of Kingussie. The larger site A comprises around 8.74 ha of undeveloped arable agricultural land, with ground levels rising gently toward the north. The smaller site B comprises around 2 ha of undeveloped arable agricultural land, with ground levels rising gently from the south-east to the north-west

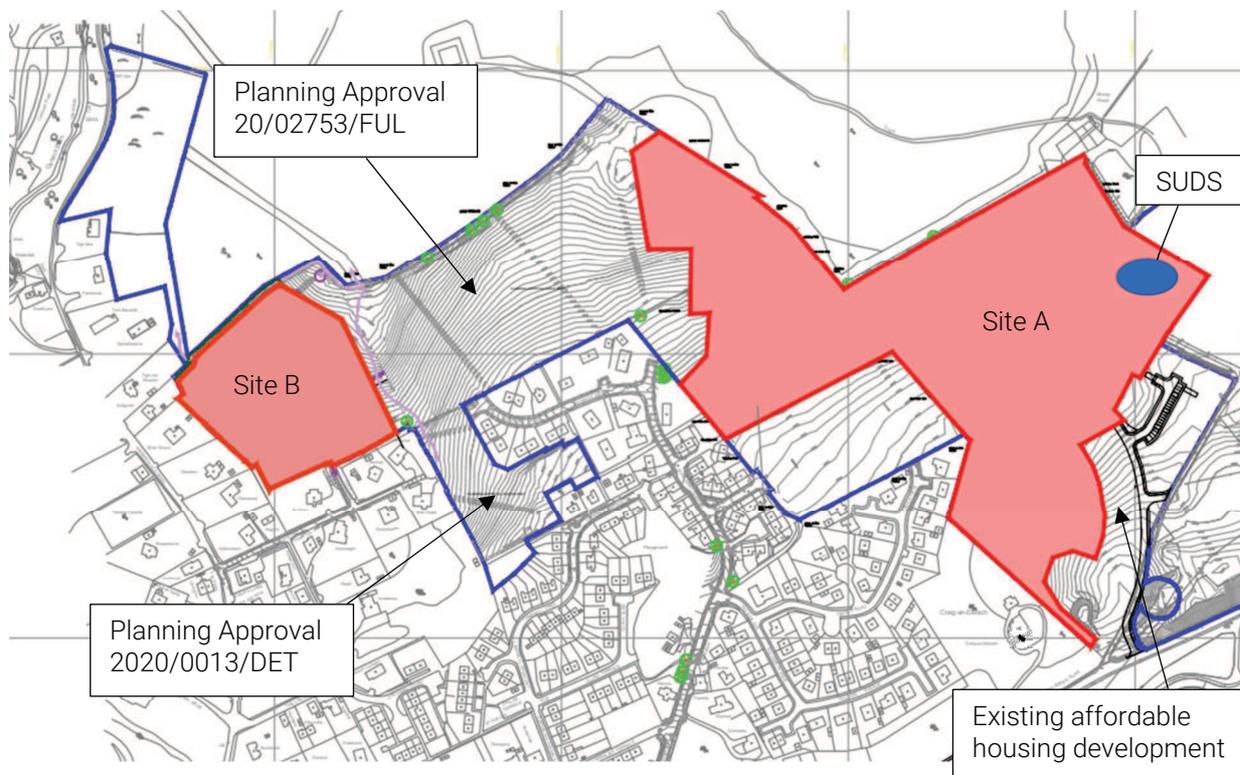
The proposed residential development will comprise a mix of house types with associated residential streets, landscaping, and infrastructure. The development on site A is intended to deliver 108 houses and 8 houses on site B

As the site area is over two hectares, and the proposed development is for more than 50 houses, this development meets the threshold of a major development as defined by the Town and Country Planning (Scotland) Regulations. Therefore, in accordance with statutory requirements, a public consultation exercise has been conducted.



View from Southern edge of the site facing North

## 2 The Application Site



Site A is bound to the south by existing residential development. To the north lies mature woodland. The sites eastern and western boundary is defined by agricultural land. Note: the land to the west (in between site A and B) has planning approval for a residential development., The current site access is via A86 and the recently completed affordable housing development, where the first section of the access road was constructed.

Site B is bound to the south and west by existing residential development. To the north lies mature woodland. The sites eastern boundary is defined by agricultural land. Note: the land to the east (in between site A and B) has planning approval for a residential development. An access road will be constructed from site A to Site B

The site falls within the Settlement Development Area of Kingussie with the exception of a small area on the eastern boundary, to the east of General Wades Military Road which will be developed for the SUDS. The site is allocated for residential development in the adopted Cairngorm National Park Local Development Plan (Site H1).

The site identified as H1 has capacity for a phased development of 300 dwelling. An affording housing development has recently been completed to the south-east entrance to the site. There are 2 further approved planning applications for the site to the west as noted above.

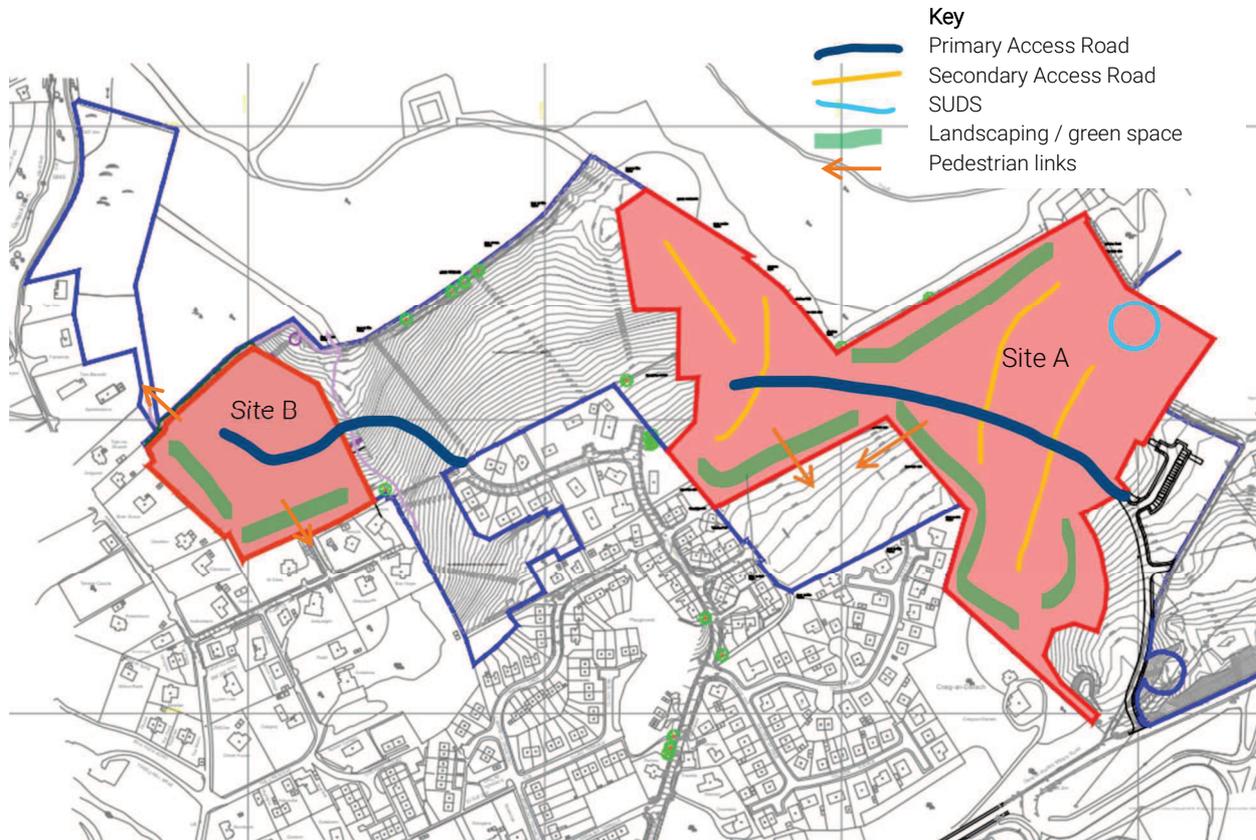
The SEPA Flood Map confirms that the site is not at risk of flooding.

There is a Tree Preservation Order to the south-west of the site (HRC25 Craig an Darach). This is out with the site.

The Application Site Planning History:  
09/00033/OUTBS Masterplan for phased development of 300 houses (Approved)

### 3 Development Proposal

For the pre-application consultation (PAC) a concept plan had been prepared which acknowledged the requirements of the Cairngorm National Park Local Development Plan (CNPA LDP)



Pre-application consultation concept plan

In accordance with the requirements of the CNPA LDP the following were all included within the concept plan:

- the means of access from the A86
- landscaping and structure planting to ensure integration of the development with the surrounding landscape and ancient woodland
- protect the open space along the southern boundary accessed via Dunbarry Terrace.

In addition, the CNPA LDP highlights that Drainage Impact Assessment will be required to assess potential surface water flooding and notes water main runs through the site. This will be developed.

## Site A

Based on the Concept Plan, a draft masterplan has been prepared for 108 dwellings including associated infrastructure.



Draft Masterplan for Site A

In addition to the provisions noted in the concept plan, the draft masterplan confirms the layout for 108 dwellings, the primary route through the site, the proposed street layout provides further amenity space around the playing field.

### Site B

Based on the Concept Plan, a draft masterplan has been prepared for 8 residential plots including associated infrastructure.



Draft Masterplan for Site B

The draft masterplan confirms the layout for 8 residential plots, the primary route through the site and pedestrian links

## **4 Conclusions**

The proposal development at Phase 3, Kingussie will be subject to pre-application consultations. The relevant communities will be informed about the proposed development, have had an opportunity to contribute comments and, where appropriate, influence the proposals prior to the submission of the planning application. A Pre-Application Report (PAC Report) will be submitted to support the application.

We would propose that development is consistent with the CNPA LP