



Committee report

Development proposed:

Proposal of application notice – Kingussie Phase 3 – Site A is 108 dwellings and associated infrastructure at land between Dunbarry Terrace and General Wade's Military Road and Site B is 8 residential plots and associated infrastructure at land adjacent to Ardbroilach Road.

Reference: PRE/2026/0004

Applicant: Davall Developments Ltd

Date called-in: N/A

Recommendation: For information

Case officers: Katherine Donnachie & Lauren Neil
Planning Officers



Purpose

1. The purpose of this report is to:
 - a) inform the Planning Committee of a Proposal of Application Notice (PoAN); and
 - b) allow members to raise any views on the issues to be addressed in any subsequent application.

Background

2. The Planning etc. (Scotland) Act 2006 requires that any developer proposing to submit a major planning application must undertake statutory pre-application consultation with the community. Before commencing this consultation, the developer is required to serve a “Proposal of Application Notice” (PoAN) on the Planning Authority.
3. This report relates to a PoAN for a proposed housing development at Kingussie. The PoAN was lodged with the Highland Council on 25 November 2025, who sought the views of the Park Authority on 13 January 2026. Members are asked to note that this PoAN is intended to form the basis for a subsequent planning application. The submitted PoAN is attached as **Appendix 1**.
4. In December 2015, Planning Committee agreed a procedure to allow member involvement in pre-application advice for major planning applications, since these applications are normally called in for determination by the Park Authority. The procedure involves officers presenting the information provided by the applicant along with a short covering report to highlight the relevant policy framework, likely material considerations and key issues associated with the proposed development.
5. In line with the agreed procedure, it is important to note that Committee members are not being asked to approve the pre-application advice from officers, or to discuss the merits of the proposal. Rather, they are asked to note the issues that any future planning application will be expected to



address and advise of any additional material issues they wish to be drawn to the applicant's attention.

6. Members may wish to note that the applicants submitted a previous planning application for this development last year (2025/0244/DET). This application was ultimately withdrawn as it was not fully compliant with relevant legislative requirements in terms of pre-application consultation with the local community.

The proposal

7. The proposal is for residential development on a site to the north of Kingussie. It forms part of a wider site which is allocated for residential development in the Cairngorms National Park Local Development Plan 2021 (LDP) as site H1. There is housing development approved and under construction / completed on parts of this wider site.
8. The site layout submitted with the PoAN proposes two areas of new development. The first area includes 108 dwellings on 'Site A' (land between Dunbarry Terrace and General Wade's Military Road – A86), comprising a mix of house types with associated infrastructure, landscaping and SUDS feature – the SUDS feature is located outwith the boundary of the H1 allocation. The second area includes 8 residential plots and associated infrastructure at 'Site B' (land adjacent to Ardbroilach Road).
9. Site A is accessed via the main trunk road through Kingussie to the east of the village, via an existing road formed to serve recently completed housing at this end of the wider H1 allocation. Site B will be accessed via roads serving an approved house site in the middle of the wider H1 allocation. See **Appendix 2** for the supporting plans
10. A supporting design statement has been provided and is attached as **Appendix 3**.



Site description

11. The proposal site comprises improved grazing land located on the north-west side of Kingussie. The proposal covers an area of approximately 8.74 ha for Site A and 2 ha for Site B, giving a total of 10.74 ha. Both sites have undulating ground levels, with Site A rising more towards the north and Site B rising gently from south-east to north-west. Both sites are bounded by ancient woodland to the north with existing residential areas to the south. The land between Site A and Site B has planning permission for residential development which is currently under construction.

Development plan context

12. Any proposed development will be considered against the relevant policies of the Development Plan. This comprises National Planning Framework 4 (NPF4) and the Cairngorms National Park Local Development Plan 2021 (LDP). Where there is conflict between policies, NPF4 policies will be used.

Policies

National policy	National Planning Framework 4 (NPF4) (Policies expected to be relevant to the assessment of this proposed application are marked with a cross (x))	
Policy 1	Tackling the climate and nature crises	X
Policy 2	Climate mitigation and adaptation	X
Policy 3	Biodiversity	X
Policy 4	Natural places	X
Policy 5	Soils	X
Policy 6	Forestry, woodland and trees	X
Policy 7	Historic assets and places	X
Policy 8	Green belts	
Policy 9	Brownfield, vacant and derelict land, and empty buildings	X
Policy 11	Energy	
Policy 12	Zero waste	X



Policy 13	Sustainable transport	X
Policy 14	Design, quality and place	X
Policy 15	Local living and 20 minute neighbourhoods	X
Policy 16	Quality homes	X
Policy 17	Rural homes	
Policy 18	Infrastructure first	X
Policy 19	Heating and cooling	
Policy 20	Blue and green infrastructure	X
Policy 21	Play, recreation and sport	X
Policy 22	Flood risk and water management	X
Policy 23	Health and safety	X
Policy 24	Digital infrastructure	
Policy 25	Community wealth building	X
Policy 26	Business and industry	
Policy 27	City, town, local and commercial centres	
Policy 28	Retail	
Policy 29	Rural development	
Policy 30	Tourism	
Policy 31	Culture and creativity	X
Policy 32	Aquaculture	
Policy 33	Minerals	

Strategic policy	Cairngorms National Park Partnership Plan 2022 – 2027	
Local plan policy	Cairngorms National Park Local Development Plan (2021) (Policies expected to be relevant to the assessment of this proposed application are marked with a cross (x))	
Policy 1	New housing development	X
Policy 2	Supporting economic growth	
Policy 3	Design and placemaking	X
Policy 4	Natural heritage	X
Policy 5	Landscape	X
Policy 6	The siting and design of digital communications equipment	



Policy 7	Renewable energy	
Policy 8	Open space, sport and recreation	X
Policy 9	Cultural heritage	X
Policy 10	Resources	X
Policy 11	Developer obligations	X

Planning guidance

13. Supplementary guidance also supports the LDP and provides more detail about how to comply with the policies. Guidance that is expected to be relevant to this proposed application is marked with a cross.

Policy 1	New Housing Development Supplementary Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Design and Placemaking Non-Statutory Guidance	X
Policy 4	Natural Heritage Non-Statutory Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	X
Policy 9	Cultural Heritage Non-Statutory Guidance	X
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Obligations Supplementary Guidance	X

Potential material planning considerations and issues to address

14. Key material planning considerations for any subsequent application are as follows:
- a) The principle of development
 - b) Local Development Plan designation
 - c) Landscape impacts
 - d) Design and layout
 - e) Flooding and surface water management
 - f) Environmental impacts (including impact on any designated sites)
 - g) Impacts on amenity of residential properties in the area
 - h) Access and servicing, including path links
 - i) Affordable housing delivery
 - j) Developer obligations



k) Recreation and play space

15. Key information requirements are considered to be as follows:

- a) Ecology surveys including Phase 1 Habitat Survey and protected species survey.
- b) Details of proposed biodiversity enhancements
- c) Detailed Design and Access Statement to explain how the design has evolved and how it is considered to meet NPF4 and LDP policies – reference should be made to the existing qualities of Kingussie and an explanation should be provided as to why it is necessary to include land outwith the LDP H1 allocation.
- d) Assessment of impacts on the special landscape qualities of the National Park
- e) Design Guide / Code for the serviced plots to provide guidance to future developers of these sites (this could be included in the Design and Access Statement).
- f) Site sections to show existing and proposed ground levels given the sloping nature of this site.
- g) Visualisations to show how the new development will sit in the landscape.
- h) Information on public access, public transport and path links – this could be included in the Design and Access Statement and should consider the need to maintain access to the Tom Baraidh forest.
- i) Information on play / recreation provision
- j) Access details including clarification on whether the required visibility splays shown onto the trunk road were fully achieved at the time the developer was forming the access to the housing already built at this end of the wider site, and information on the proposed emergency access route to Dunbarry Terrace.
- k) Statement of Community Benefit as required by NPF4 Policy 16: Quality Homes
- l) Information on delivery of affordable housing
- m) Statement on climate mitigation and adaptation
- n) Masterplan – the site is designated for development in the Cairngorms Local Development Plan as site H1 and this designation highlights that any future proposals for this site will need to be supported by a masterplan
- o) Drainage Impact Assessment – to include reference to consideration of flood risk and information on future maintenance and consideration of how the



SUDS feature may be used to enhance the biodiversity and landscape setting of the development.

- p) Landscape details which should show how landscaping and structural planting will be used to ensure integration of the development with the surrounding landscape and ancient woodland surrounding the site.
- q) Tree Survey / Protection Plans for trees bounding the site to the north.

Conclusion and next steps

- 16. The report presents the information submitted to date as part of the PoAN. Officers have summarised the policy considerations against which any future planning application will be considered as well as potential material planning considerations, information requirements and key issues. The summary is not exhaustive and further matters may arise as and when a planning application is received, and in the light of public representations and consultation responses on any formal planning application.
- 17. It is recommended that the Committee notes the submission of the PoAN and advises of any additional material issues it wishes be brought to the applicant's attention.

Recommendation

The Committee is asked to:

- a) Note the Proposal of Application Notice;
- b) Note the Officer's advice to the prospective applicant as to issues to address; and
- c) Advise of any additional relevant issues to be addressed in any future application.