

Agenda Item	5
Report No	PLS/02/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 5 February 2026

Report Title: Proposal of Application Notice Update

Report By: Area Planning Manager – South

Purpose/Executive Summary

This report provides an update on the Proposal of Application Notices (PANs) submitted to the Planning and Development Service since the previous PAN update report presented to the last committee.

Recommendation

Members are asked to note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

1. Update

- 1.1 Appendix 1 provides a list of all valid Proposal of Application Notices submitted to the service since the previous PAN update report presented to the last committee.
- 1.2 The associated application forms, drawings, and any relevant supporting information are provided in the remaining appendices of this report.
- 1.3 Details for any of these applications can be obtained through the Council's eplanning portal <http://wam.highland.gov.uk/wam> by entering the respective case reference number.

2. RECOMMENDATION

- 2.1 That Members note the submission of these PANs and highlight any material issues they wish to be brought to the attention of the applicants before the submission of an application for planning permission.

3. IMPLICATIONS

- 3.1 Resource: Not applicable.
- 3.2 Legal: Not applicable.
- 3.3 Community (Equality, Poverty and Rural): Not applicable.
- 3.4 Climate Change/Carbon Clever: Not applicable.
- 3.5 Risk: Not applicable.
- 3.6 Gaelic: Not applicable.

Signature: Bob Robertson

Designation: (Acting) Area Planning Manager - South

Author: Peter Wheelan, Strategic Projects Team Leader

APPENDIX 1 - PROPOSAL OF APPLICATION NOTICES – SOUTH PLANNING APPLICATIONS COMMITTEE

Appendix	Case Officer	App.No.	Applicant	Site Address	Description	Ward	Drawing Numbers
2	Niamh Coyne	25/04411/PAN	Scottish Hydro Electric Transmission PLC	Black Bridge, Kilmorack, Beauly	Proposed replacement of existing Black Bridge over the River Beauly, together with temporary laydown/compound areas and other ancillary works	12	2.1 Application Form 2.2 Location Plan
3	Sile Tang	25/04513/PAN	Davall Developments Ltd	Land to North and East and West Of Dunbarry Terrace and Kerrow Drive Kingussie	Kingussie Phase 3 - Site A is 108 dwellings and associated infrastructure at land between Dunbarry Terrace and General Wades Military Road and site B is 8 residential plots and associated infrastructure at land adjacent to Ardbroilach Road	20	3.1 Application Form 3.2 Location Plan 3.3 Proposed Road Layout 3.4 Proposed Layout Plan 3.5 Design and Access Statement

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

☒ I have read and understood the privacy notice.

Contact Details

Applicant	Scottish Hydro Electric Transmission PLC	Agent	N/A
Address	Inveralmond House, 200 Dunkeld Road Perth PH1 3AQ	Address	
Phone	07425 426761	Phone	
Email	stephanie.wade@sse.com	Email	

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Land SE of Millcroft
Kilmorack
Beauly
Inverness-shire

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Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Proposed replacement of existing Black Bridge over the River Beauly together with temporary laydown / compound areas and other ancillary works.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes, please provide a copy of this Opinion.

☐ Yes

☒ No

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Kiltarlity Community Council kiltarlitycommunitycouncil24@gmail.com	All notifications sent via email on 18 th November 2025
Kilmorack Community Council secretary@kilmorackcc.org	
Beauly Community Council info@beaulycc.org	
Kirkhill and Bunchrew Community Council - kandbcommunitycouncil@gmail.com	
Local Elected Members (Ward 12)	Date Notice Served
Chris Ballance Chris.Ballance.cllr@highland.gov.uk	All notifications sent via email on 18 th November 2025
Helen Crawford Helen.Crawford.cllr@highland.gov.uk	
David Fraser David.fraser.cllr@highland.gov.uk	
Emma Knox emma.knox.cllr@highland.gov.uk	
Members of Scottish Parliament and Members of Parliament	Date Notice Served

Jamie Stone MP Jamie.stone.mp@parliament.uk	All notifications sent via email on 18 th November 2025
Kate Forbes MSP Kate.forbes.msp@parliament.scot	
Ariane Burgess MSP Ariane.Burgess.msp@parliament.scot	
Tim Eagle MSP Tim.Eagle.msp@parliament.scot	
Rhoda Grant MSP Rhoda.Grant.msp@parliament.scot	
Jamie Halcro Johnston MSP Jamie.HalcroJohnston.msp@parliament.scot	
Edward Mountain MSP Edward.Mountain.msp@parliament.scot	
Emma Roddick MSP Emma.Roddick.msp@parliament.scot	
Douglas Ross MSP Douglas.Ross.msp@parliament.scot	
Names / details of other parties	Date Notice Served
N/A	

Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
	Phipps Hall, Station Road, Beaulie, IV4 7EH	Thursday 4 th December 2025 1145 hours – 1415 hours
	Kiltarlity Village Hall Kiltarlity by Beaulie Beaulie IV4 7HH	Thursday 4 th December 2025 1600 hours – 1845 hours
Proposed Public Event 2 (at least 14 days after Public Event 1)	Venue	Date and Time
	Phipps Hall, Station Road, Beaulie,	Wednesday 4 th March 2026 1145 hours – 1415 hours

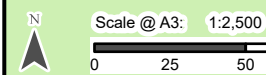
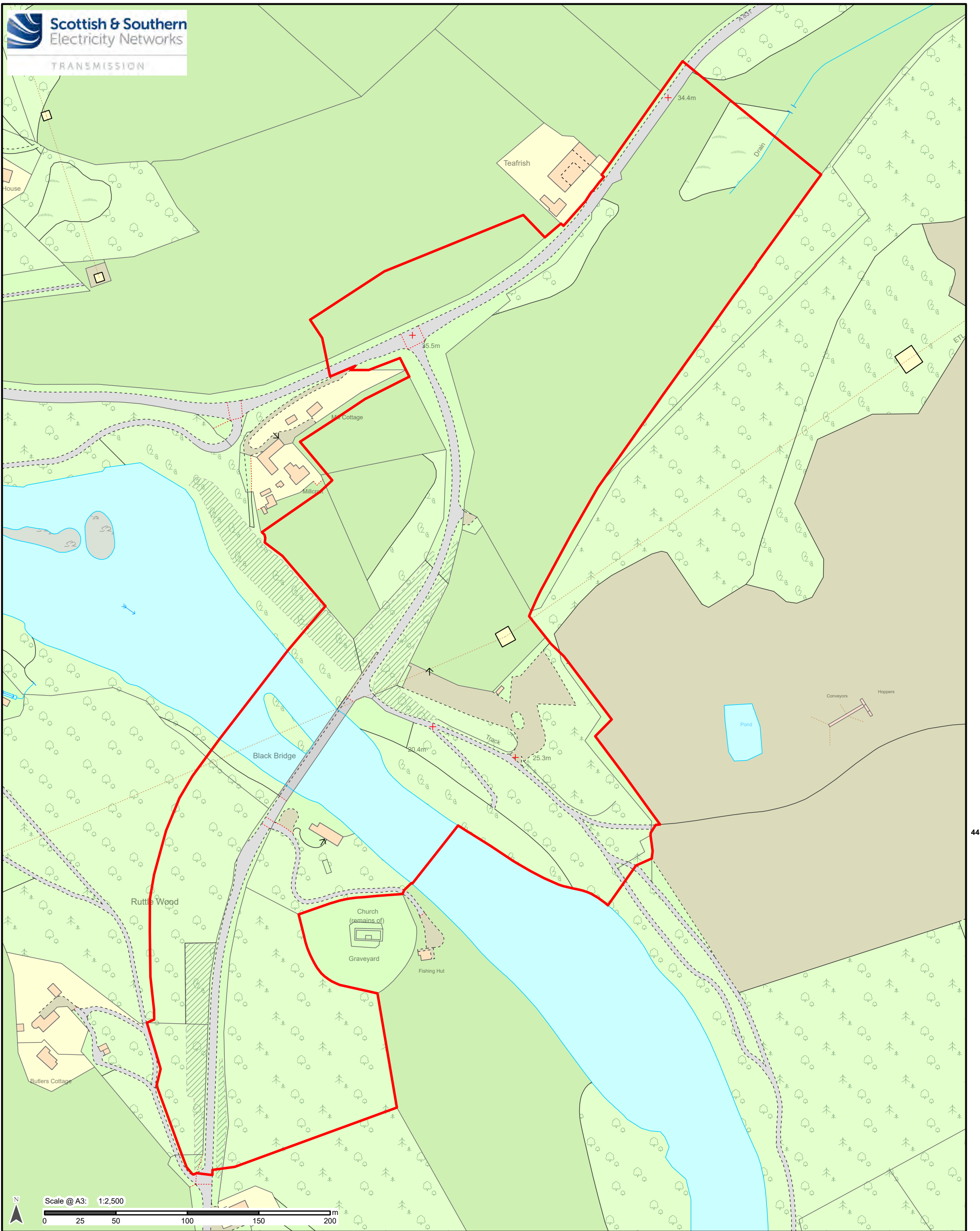
	IV4 7EH	The date of the second public events may be subject to change dependent on the scale of feedback received at the first public event. Any changes will be notified and communicated to the Council in advance of undertaking it and the PAN form will be updated accordingly.
	Kiltarlity Village Hall Kiltarlity by Beaully Beaully IV4 7HH	Wednesday 4 th March 2026 1600 hours – 1845 hours The date of the second public events may be subject to change dependent on the scale of feedback received at the first public event. Any changes will be notified and communicated to the Council in advance of undertaking it and the PAN form will be updated accordingly.

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
Newspaper advert for Public Events 1	Press and Journal	24 th November 2025
Newspaper advert for Public Events 2	Press and Journal	20 th February 2026 Adverts will be published at least 7 days before the date of the first event date for public event 2.

Details of any other consultation methods (date, time and with whom)
• Mail drop to residents within 7 km radius (of Beaufort Castle), issued w/c 9th November 2025 • Full details of the Public Events and details of how to submit comments are available on the project website: New Fanellan 400kV substation and Converter Station - SSEN Transmission (ssen-transmission.co.uk) • Information will be provided on SSEN Transmission Social Media outlets including SSEN Transmission Facebook, X (Twitter) and LinkedIn. • Information can be obtained via telephone or email from: Community Liaison Manager, Sally Cooper, Tel: 07918 470281 Email: fanellanengagement@sse.com

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Signed	Stephanie Wade	Date	18th November 2025
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Legend

PAN Red Line Boundary



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Project No:	LT000459
Project:	Black Bridge
Title:	Proposal of Application Notice (PAN) Black Bridge
Drawn by:	FC
Date:	28/10/2025
Drawing:	LT000459_WAY_002

PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019

Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations 2021

The Council will respond within 21 days of validation the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required.

Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council.

Data Protection

Your personal data will be managed in compliance with the Data Protection legislation. You can read our privacy notice for planning related certificates on the Council's website at: https://www.highland.gov.uk/directory_record/1052173/planning_applications_consents_and_notice_of_review

☒ I have read and understood the privacy notice.

Contact Details

Applicant	Davall Developments Ltd	Agent	NORR Consultants Limited
Address	1st Floor 111 Grampian Road Aviemore PH22 1RH	Address	5 Longman Road Inverness IV2 3NT
Phone		Phone	01463 382893
Email		Email	greg.duncan@norr.com

Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice.

Kingussie Phase 3 - Land between Dunbarry Terrace and General Wades Military Road, Kingussie and land adjacent to Ardbroilach Road, Kingussie

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Kingussie Phase 3 – Site A is 108 dwellings and associated infrastructure at land between Dunbarry Terrace and General Wades Military Road and site B is 8 residential plots and associated infrastructure at land adjacent to Ardbroilach Road.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?
If yes, please provide a copy of this Opinion.

☐ Yes

☒ No

Community Consultation

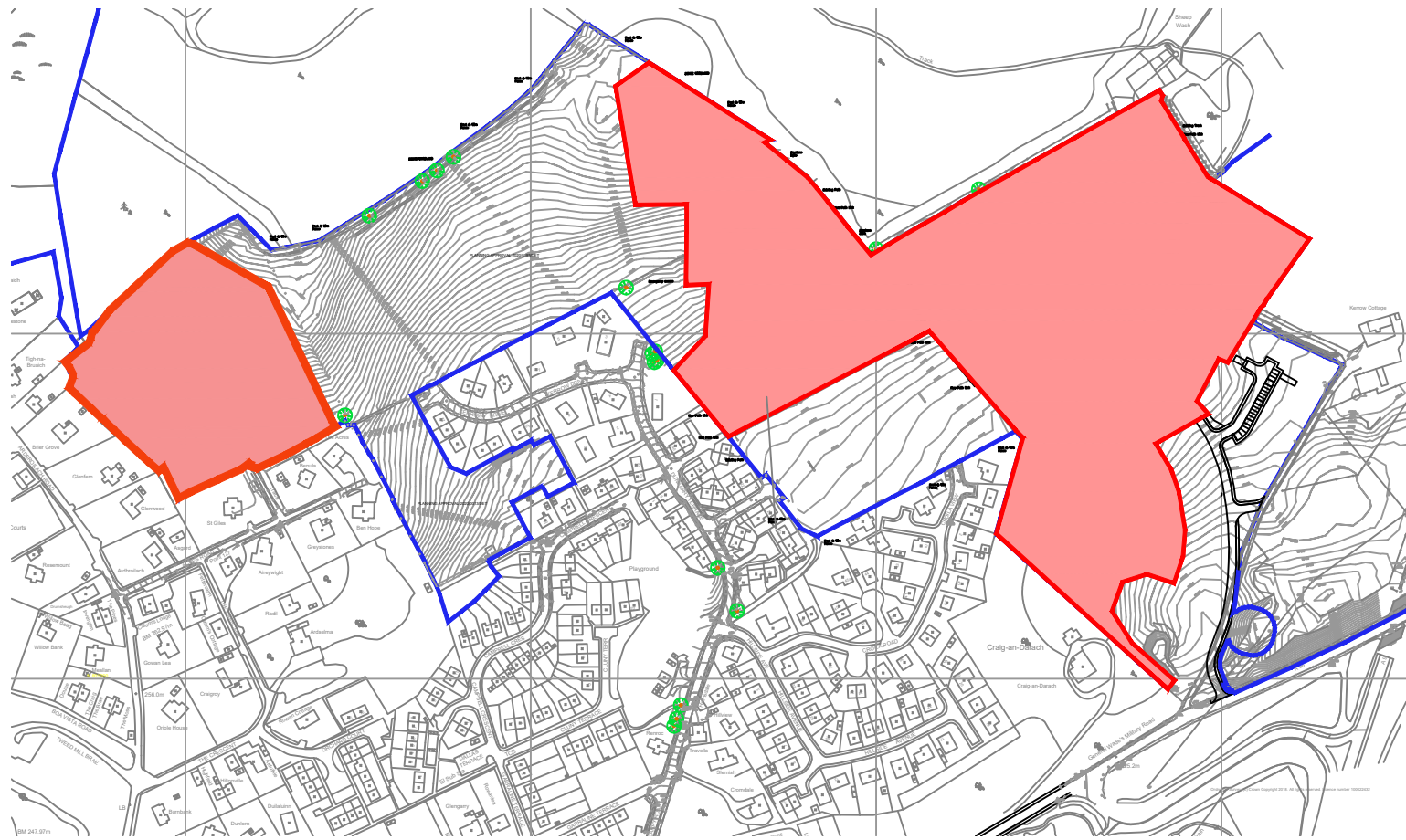
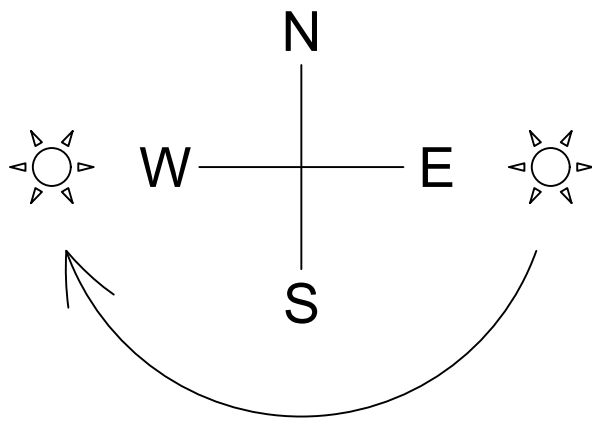
State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Kingussie and Vicinity Community Council	25/11/25
Local Elected Members	Date Notice Served
John Bruce Muriel Cockburn Russell Jones Bill Loban	25/11/25
Members of Scottish Parliament and Members of Parliament	Date Notice Served
Kate Forbes Constituency MSP Graham Leadbitter MP	25/11/25
Names / details of other parties	Date Notice Served
-	

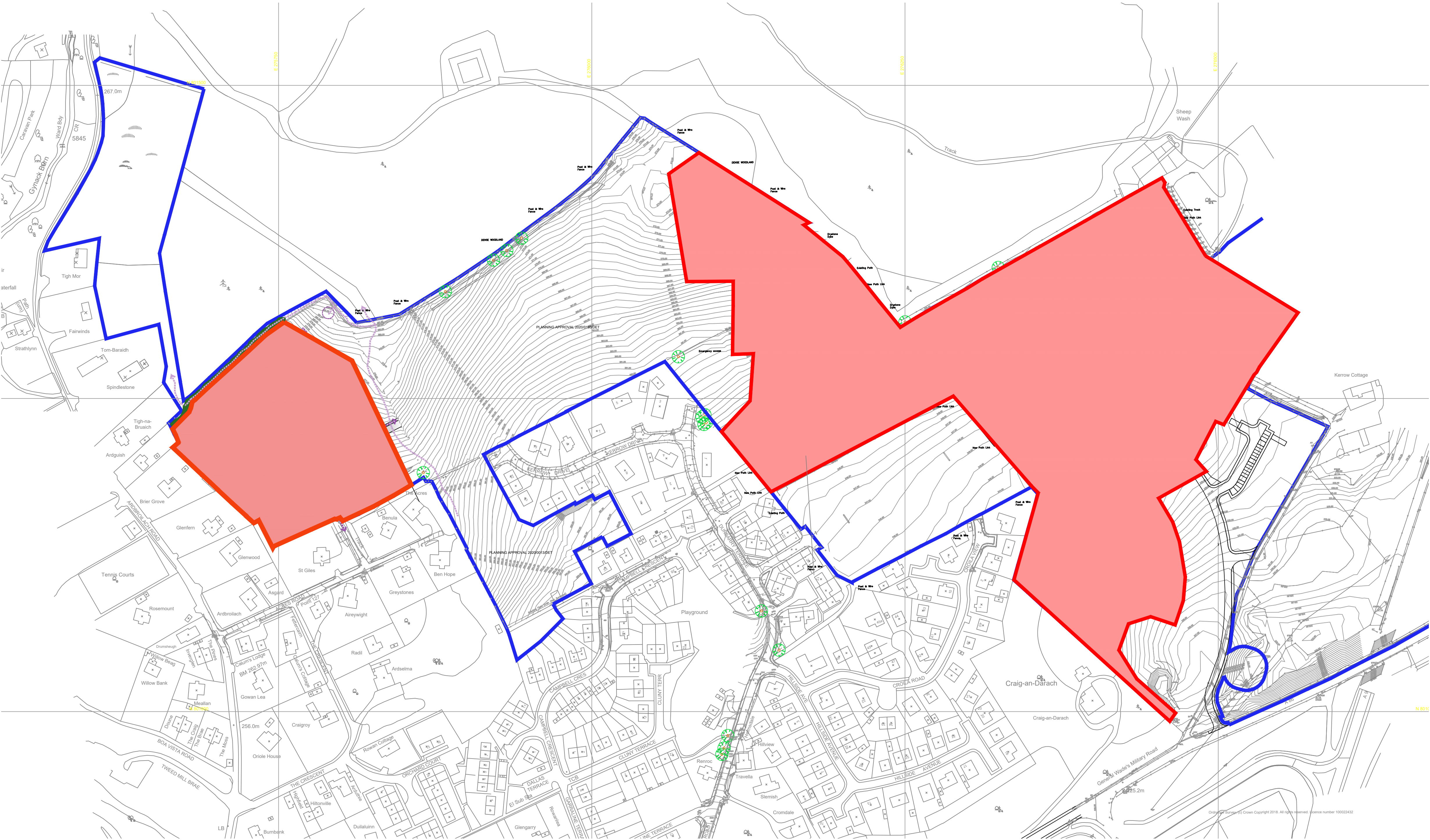
Details of Proposed Consultation		
Proposed Public Event 1	Venue	Date and Time
Venue: The Iona Gallery, Duke Street, Kingussie Date: Tuesday 20th January 2026 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Proposed Public Event 2	Venue	Date and Time
Venue: The Iona Gallery, Duke Street, Kingussie Date: Thursday 5th February 2026, 2 - 4pm Display of proposed drawings and an opportunity to ask questions.		
Website & Online Comments (web address TBC); All plans etc will be made available on a dedicated website with a feedback / comments form; details of virtual events; and contact details of architects. – Date: on or around Monday 19th January & remaining online until Friday 13th February 2026		

Publication of Event		
Newspaper Advert	Name of Newspaper	Advert Date
	Strathspey Herald	Thursday 8 th January 2026
	Strathspey Herald	Thursday 19 th January 2026
Details of any other consultation methods (date, time and with whom)		
Leaflet drops to immediate neighbors (500m radius of site), with details of virtual events; dedicated website; and contact details of architects (for people unable to access virtual event / website, to find out more about the proposal, and to provide feedback) - Date: By Royal Mail between Monday 29th December 2025 and Monday 12th January 2026		

Signed	Greg Duncan	Date	25/11/25
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LOCATION PLAN 1:5000



LOCATION PLAN 1:2000

DATE	REVISION	REV	DRW	CHK
10/04/25	First issue	P01	MP	GD
06/05/25	First issue	P02	MP	GD

Keyplan

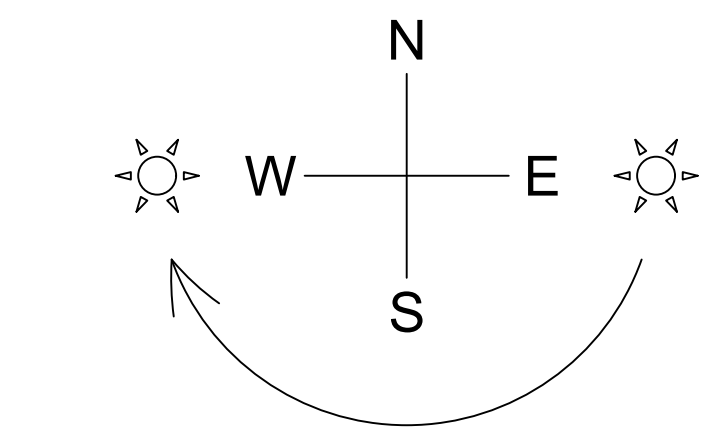
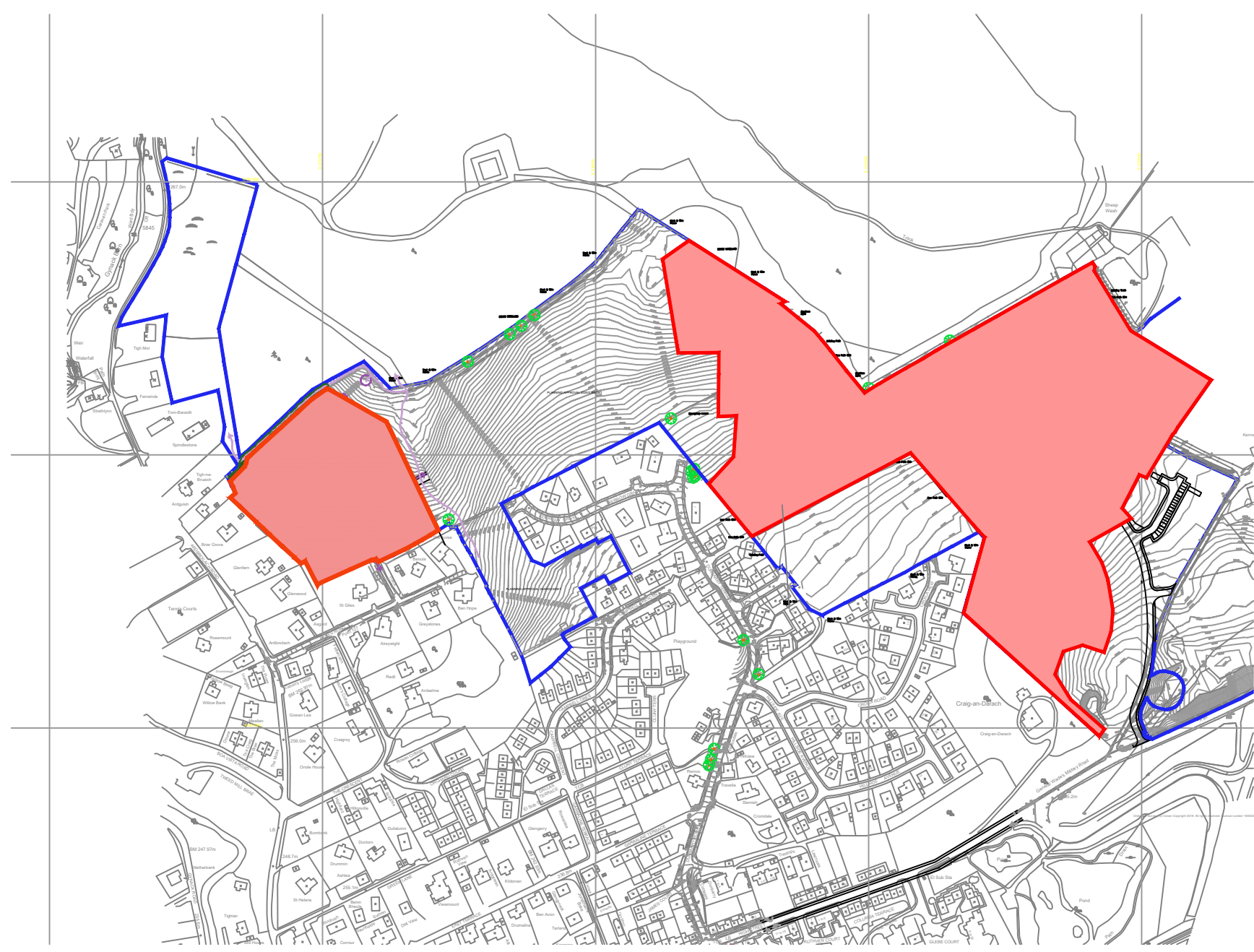
Consultants

NORR

NORR Consultants Limited.
An Ingenium International Company

5 Longman Road
Inverness IV1 1RY
Scotland, UK
norr.com

Drawn MP	Date OCT 2023
Checked GD	Date OCT 2023
Scale 1:500 @ A1	
Client Davall Developments	
Project Kingussie North East	
Drawing Title Deed of Conditions	
Sheet Status	
Project No. IAIV-16-0034	
Drawing No. KPT-NOR-XX-XX-DR-A-90001	Rev. P02



DATE	REVISION	REV	DRW	CHK
06-09-23	First issue to Client		P01 MP	GD
06-09-25	Updated		P02 MP	GD

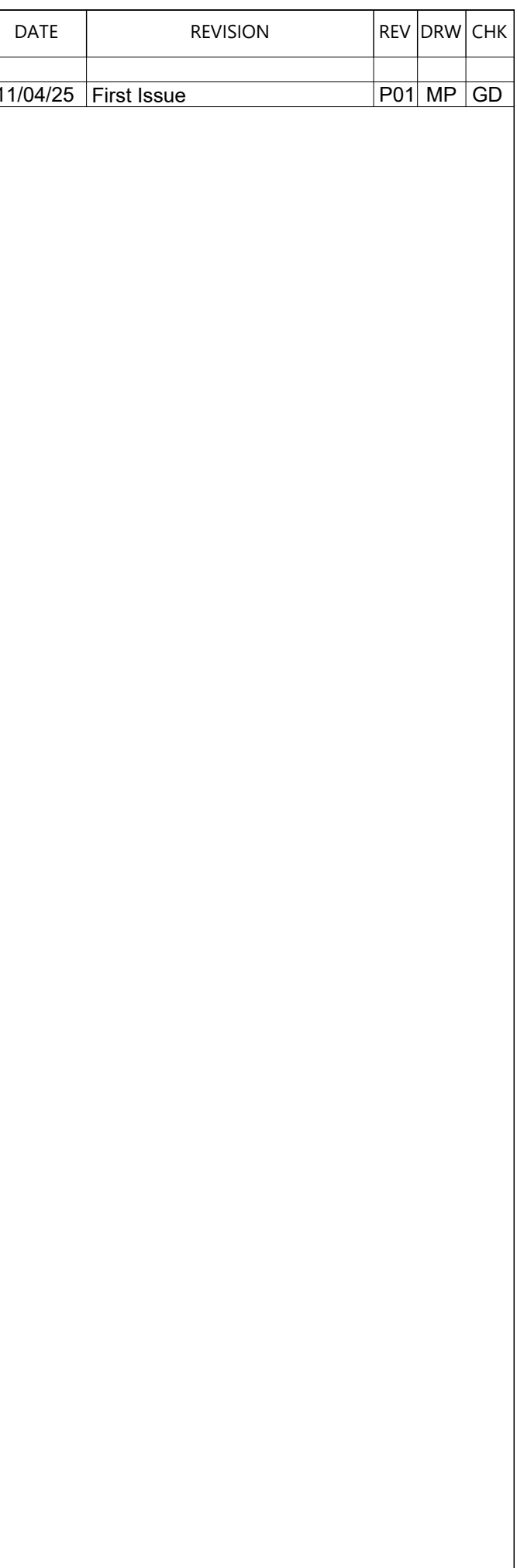
This drawing has been prepared solely for the use of:
and there are no representations of any kind made by
NORR Consultants Limited to any party with whom NORR
Consultants Limited has not entered into a contract.
This drawing must not be used, reproduced or revised
without written permission.
This drawing shall not be used for construction purposes
until the "CONSTRUCTION" status appears under the
Sheet Status.
Constructors must only work to figured dimensions which
are to be checked on site. Do not scale from hard copy
drawings.

Keyplan

Consultants

NORR NORR Consultants Limited. An Ingenium International Company 5 Longman Road Inverness IV1 1RY Scotland, UK nor.com

Drawn	MP	Date	SEP 2023
Checked	GD	Date	SEP 2023
Scale	1:250 @ A0		
Client	Davall Developments		
Project	Kingussie Dunbarry Road Phase 2		
Drawing Title	Proposed site Layout		
Sheet Status	PLANNING		
Project No.	IAIV-23-0025-00		
Drawing No.	KDR-NOR-XX-ZZ-DR-A-0001		
Rev	P02		



This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

North A

North A

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NORR Consultants Limited

NORR Consultants Limited
An Imprimus International Company

5 Longman Road
Inverness IV1 1RY
Scotland, UK
norr.com

Drawn	Date
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MP	18/10,
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Case

Scale 1:500 @ A0

DAVALL DEVELOPMENTS

Project

KINGUSSIE PHASE 3

Drawing Title

Sheet Status

INFORMATION

INFORMATION

Project No. _____

IAIV220039

Denying No

KPT-NOR-XX-XX-DR-A-90



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

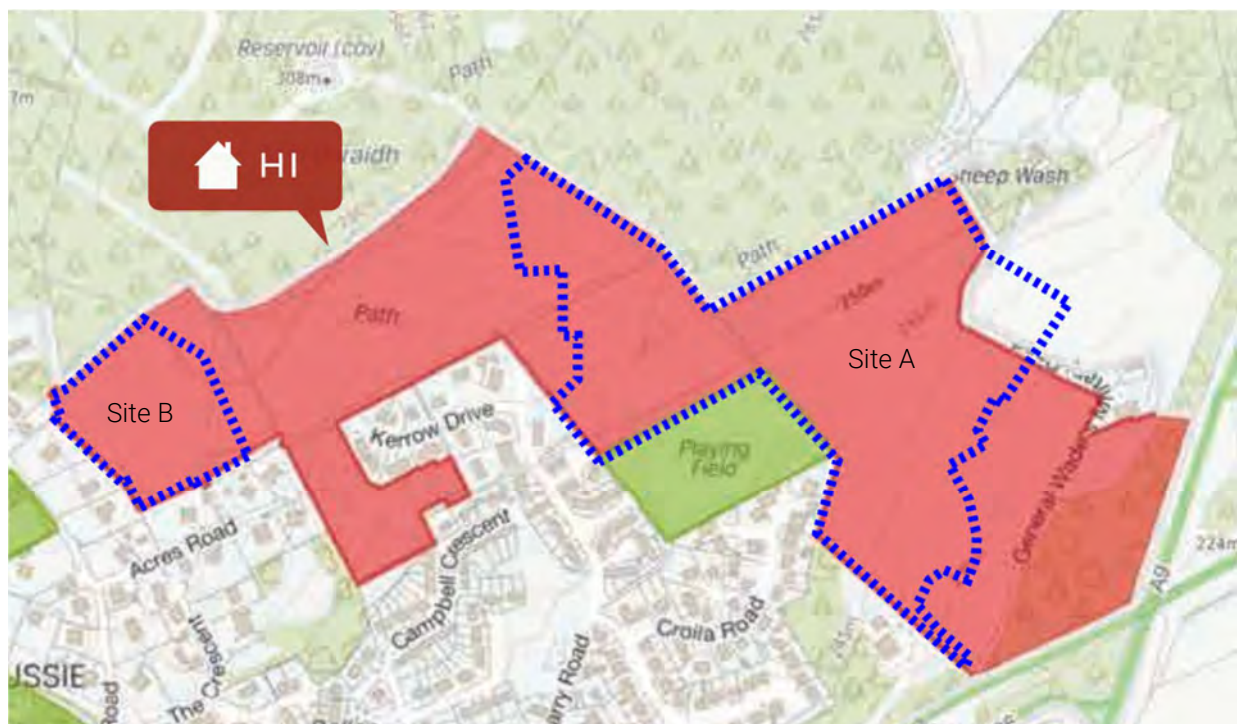
For **Davall Developments Ltd**

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

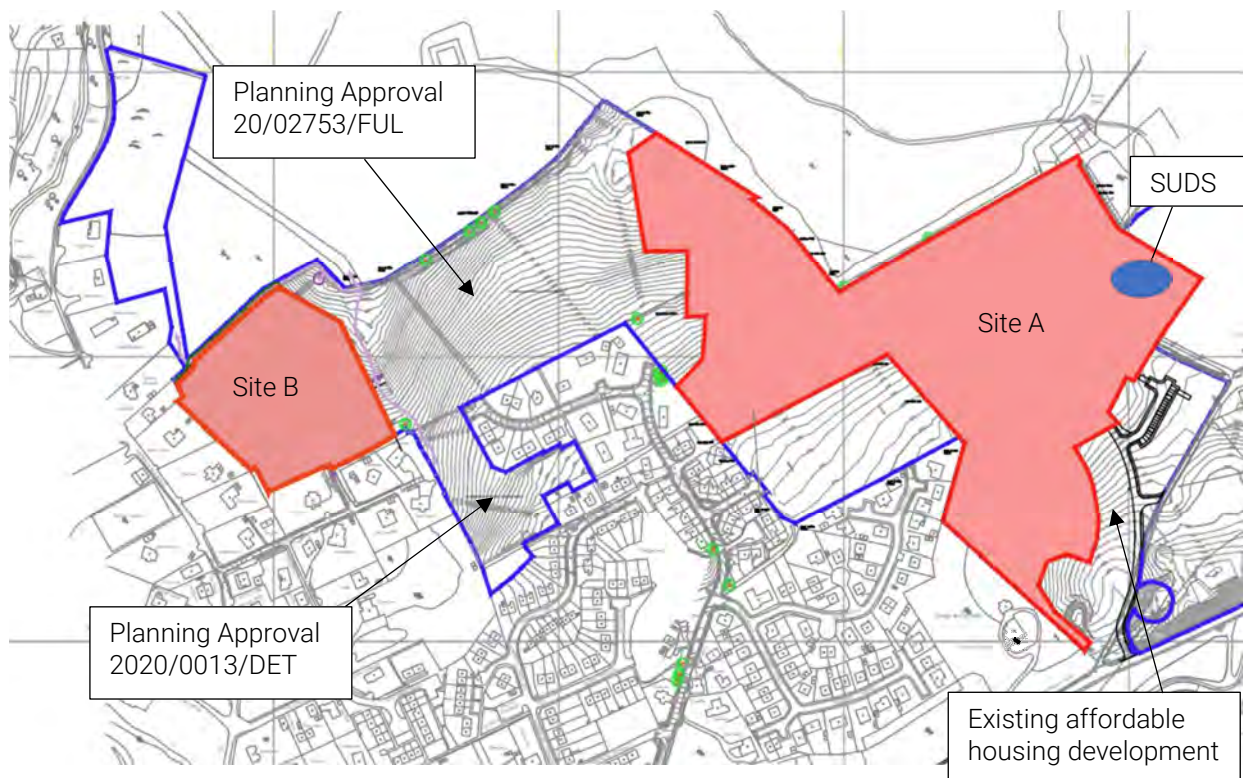
The proposed residential development will comprise a mix of house types with associated residential streets, landscaping, and infrastructure. The development on site A is intended to deliver 108 houses and 8 houses on site B

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.

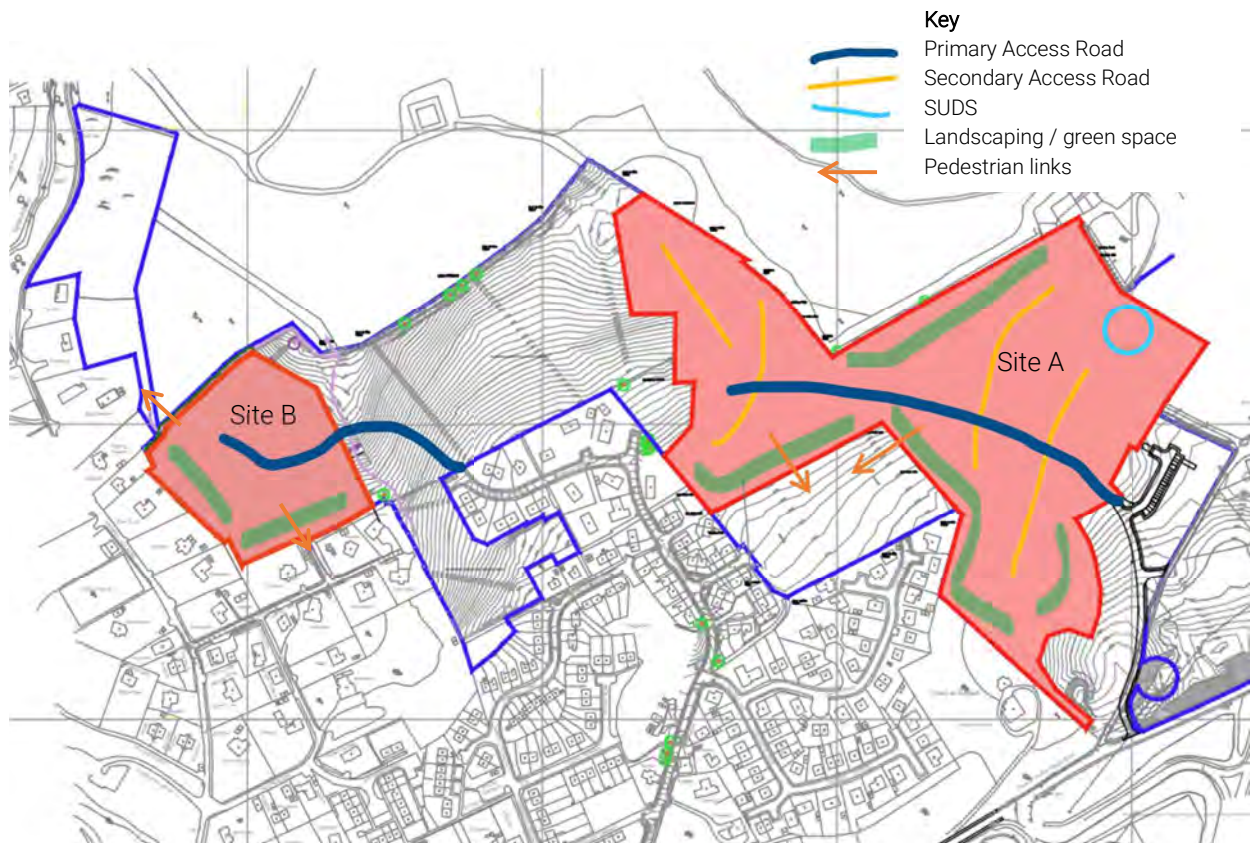
The SEPA Flood Map confirms that the site is not at risk of flooding.

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