

HIGHLAND COUNCIL

PUBLIC NOTICE

The Town and Country Planning (Scotland) Act 1997 as amended and The Town and Country Planning (Masterplan Consent Areas) (Scotland) Regulations 2024

CONSULTATION ON POSSIBLE PROPOSAL FOR A MASTERPLAN CONSENT AREA SCHEME

The Highland Council wishes to engage with the local community on a possible proposal for a Masterplan Consent Area (MCA) Scheme. An MCA is a new, legal, advance consenting mechanism which, if implemented, grants planning permission for specified development.

Location of Possible Proposal for an MCA Scheme

Land at Ardersier Mains, Ardersier IV2 7QN and IV2 7ST (see map on the next page).

A copy of each map can also be viewed and downloaded from the [Plan Delivery](#) page of the Council's website. Further information on MCAs in Highland is available within this [Committee Report](#).

Description of Possible Proposal for an MCA Scheme

Residential led mixed use development including up to 600 homes, community facilities and associated support infrastructure works.

FIND OUT MORE AND COMMENT

Public Events

Come along to our public events to find out more, let us know what you think, and shape the development of your community. The prospective developer, Springfield Properties PLC, and the Highland Council will be in attendance to explain, discuss and seek local views on the possible proposal.

Event 1: 14th January 2026 at the War Memorial Hall, Station Road, Ardersier IV2 7SS

Event 2: 11th March 2026 at the War Memorial Hall, Station Road, Ardersier IV2 7SS

Both events will include an informal afternoon 3pm until 5pm drop-in session to view, discuss and shape the possible proposal. There will also be an evening session between 6pm and 7:30pm which will include, at 6:30pm, a more formal presentation and round-table discussion. As numbers will be limited, please confirm by email to MCA@highland.gov.uk if you wish to attend this presentation and discussion.

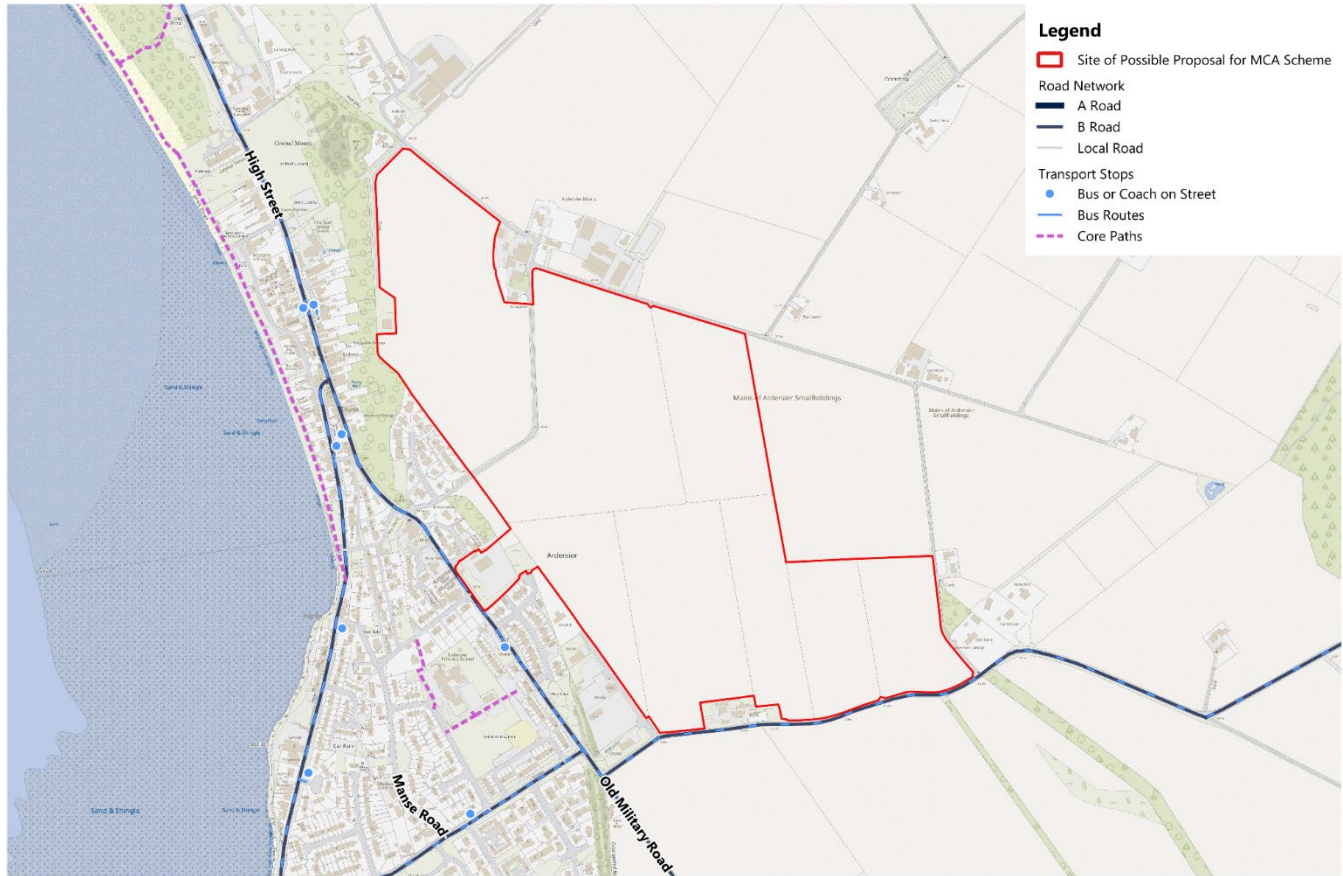
How and when to Comment

You can comment on the possible proposal in several ways.

- Ideally, so we can formally log and take account of your views, please email your comments to the Highland Council via MCA@highland.gov.uk;
- Complete a paper comments form at one of the public events and hand it to us; and/or,
- Make verbal comments to us at one of the public events.

The deadline for comments following the first event is 13th February 2026. There will be a further opportunity to make comments after the second event with the final deadline being 31st March 2026.

Map of Location of Possible Proposal for an MCA Scheme



Possible Proposal for a Masterplan Consent Area Scheme:
Land at Ardersier Mains, Ardersier



Date: 2025-12-18
Scale 1:5000 @A3

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Public Notice published: 5 January 2026