



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 Embo Approach Road, Coul Farm, Embo, By Dornoch IV25 3PP and IV25 2QF (see map on the next page).

A copy of the 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

Proposed phased residential development of up to 150 dwellings on land adjacent to Embo, comprising a mix of detached, semi-detached and terraced house types including affordable homes, together with biodiversity enhancement, landscaping, community woodland, amenity open space, food growing area, and associated infrastructure.

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, Coul Enterprises, and the Highland Council will be in attendance to explain, discuss and seek local views on the possible proposal.

Event 1: 29th January 2026 at the Old School, School Street, Embo IV25 3PZ

Event 2: 5th March 2026 at the Old School, School Street, Embo IV25 3PZ

Both events will include an informal afternoon 3:00-5:00pm drop-in session to view, discuss and shape the possible proposal. A more formal presentation and round-table discussion will take place at 6:30pm.

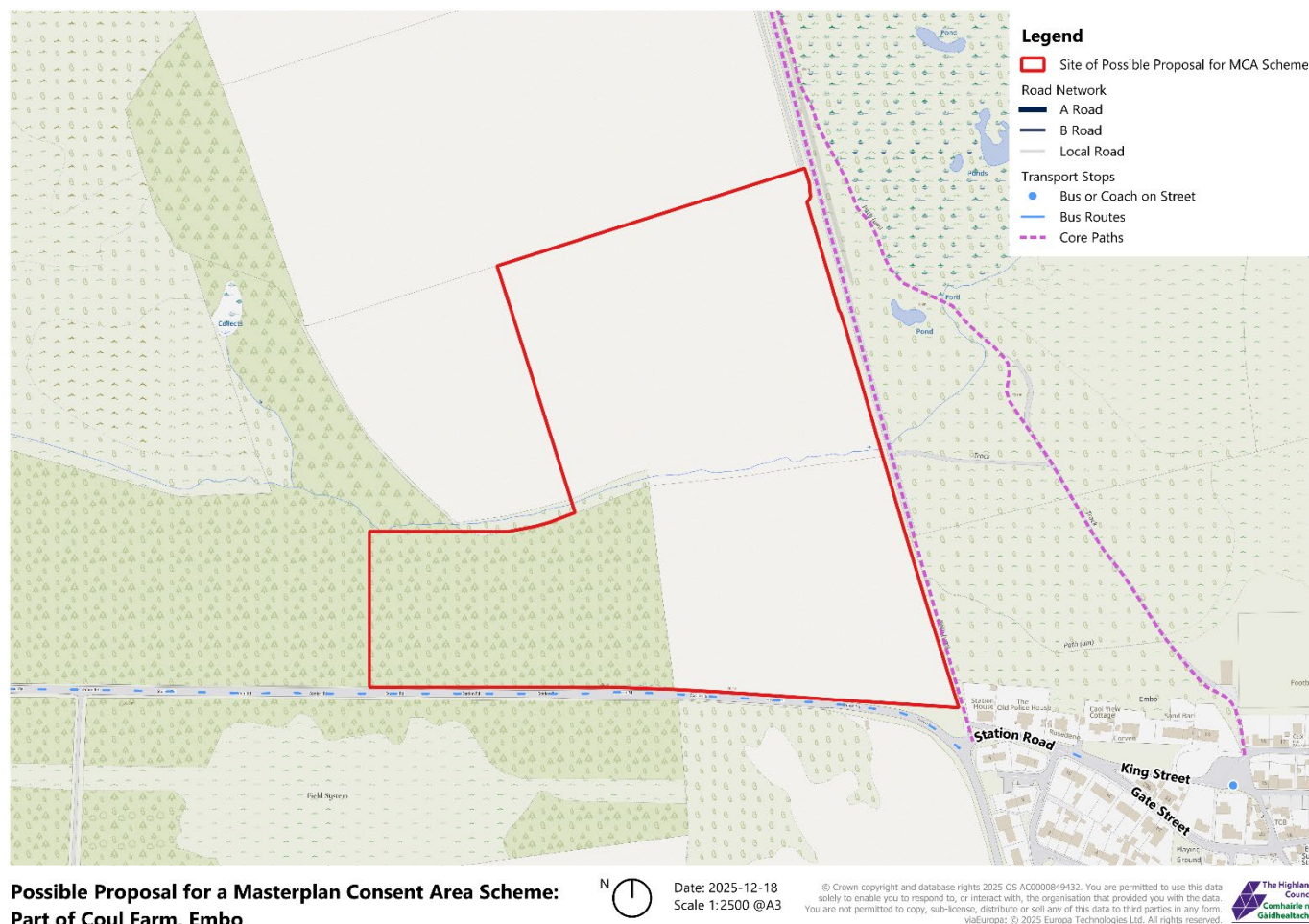
How to Comment

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 final deadline for comments is 31st March 2026. However, we would like to respond to your comments sooner (at the second event) so if possible, then please let us know what you think within 2 weeks of the first event.

Map of Location of Possible Proposal for an MCA Scheme



Date of Notice: 5 January 2026