



Dear all

Re: Potential Masterplan Consent Area for Embo.

On 14 January, in a Public Notice published on the Highland Council website, I referred to a "proposal under consideration in Embo for a phased residential development of up to 150 dwellings on land adjacent to Embo." I recognise that, without context, this wording may be misleading, and I apologise for any confusion it has caused.

Within the Masterplan Consent Area (MCA) process, one of the early technical steps is to establish a range of potential development capacity. This is a requirement of the process and is intended to define the type of scheme, rather than what is proposed to be delivered in practice. In that context, the MCA range for Embo has been set at between 1–150 dwellings, but this should not be read as a proposal or intention to build 150 homes.

Our current working proposal, which will be presented and discussed at forthcoming community engagement events, is for a much smaller, phased development in the region of 50 homes, delivered over time in a way that respects the character and scale of the village. This figure is not fixed and will be informed by community feedback, infrastructure capacity, and detailed design work, but it reflects the scale of development we are actively planning for at this stage. The redline boundary is such to allow for amenity space and is, again, the total boundary in which the development will be placed, not the total size of the development.

Importantly, setting an MCA range allows for constructive consultation with the community, it does in no way predetermine the outcome, nor does it commit the landowner to development at that scale.

I apologise again for any concern caused and appreciate that the MCA process is new to many, myself included. As the third generation of my family to take on responsibility for Coul Farm, I have consistently heard the need for more affordable and appropriate housing for local people. That is the motivation behind this project, and I welcome constructive feedback on how it can best address those needs in a meaningful and proportionate way should it proceed.

Further details on the MCA process can be found at
<https://www.highland.gov.uk/deliveryprogramme>

Best Wishes

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