



WHAT IS THE PROPOSAL?

Lochview Estate is a **new phased housing development of approximately 50 units** on land at Embo, delivered within the approved Masterplan Consent Area. The proposal includes a **mix of affordable homes, family housing and private homes**, carefully designed to reflect the character of the local area and landscape.

WHO IS IT FOR?

The development is primarily **for local people and families**, including those who already live or work in East Sutherland and wish to stay in the area. We are in advanced stages of entering a partnership with the Community Housing Trust, with the ambition of ensuring housing is prioritised for locals.

It also provides homes for a **range of needs and life stages**, helping Embo remain a living, growing community rather than a seasonal or second-home location.

WHY ARE WE DOING THIS?

There is a **well-recognised need for new housing** across the Highlands, particularly homes that are genuinely suitable for rural communities.

Our aim is to deliver a development that is **shaped around Embo**, making best use of the site, providing homes people actually need, and supporting the long-term sustainability of the village.

WHO ARE WE?



Coul Enterprises – Edward Abel Smith

The landowner and project sponsors, responsible for bringing forward the site and ensuring the development reflects community priorities.



Ness Planning – Nicola Drummond

An experienced Highland-based planning consultancy, guiding the project through the Masterplan Consent Area process and public consultation.



Levens Studio – Iain Levengood

Architect and designer responsible for the overall layout, design principles and character of the homes and public spaces.



Supporting specialists

The team is supported by engineers, sustainability advisers and construction specialists to ensure the development is well designed, deliverable and appropriate for its setting.

THE SITE

The proposal includes a **mix of affordable homes, family housing and private homes**, these will include smaller starter homes, terraced properties, semi-detached and detached homes, house types found in the local area. A key design challenge will be to try maximise the potential of the unique site by allowing each property to enjoy the views to the sea, south facing gardens and communal space while being inclusive and accessible. Landscaping will be carried out to enhance what is already there and create new walking routes, woodland trails and play areas. There is a natural connection point to the existing village and it is envisaged that there could be a communal facility at this location to stitch the new into the old.

