

ARDERSIER - POTENTIAL MASTERPLAN CONSENT AREA SCHEME

WELCOME



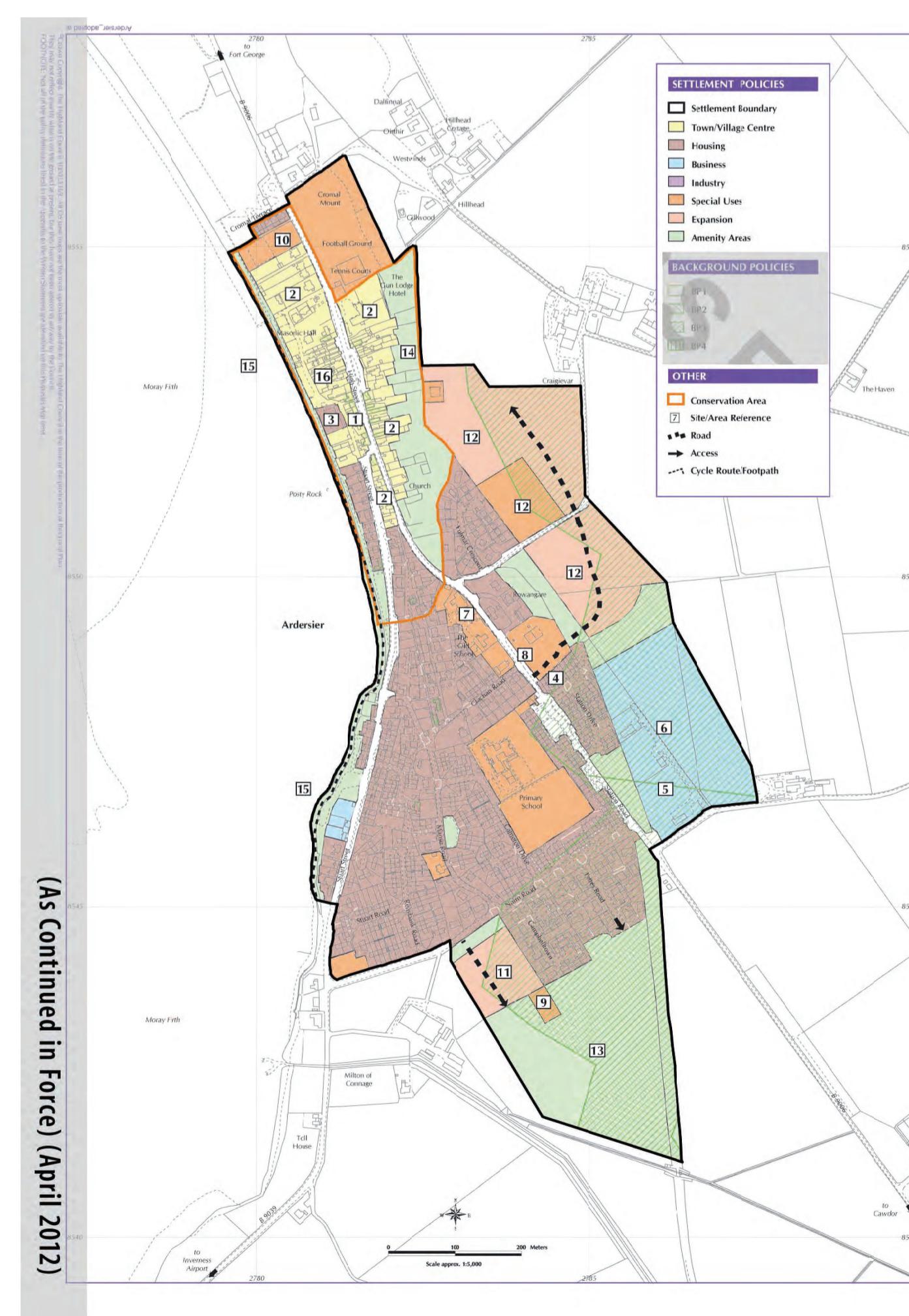
SITE DETAILS

The site relates to an area of open farmland which extends to approximately 89.97 acres (36.4 hectares) to the east of the Ardersier settlement boundary.

The site slopes gently from south to north, rising towards Cromal Mount just beyond the site's northern extent. It is bounded to the west by established residential development, scattered detached housing and Ardersier Mains Farm to the east and to the south by the Nairn Road (B9092).

The land is physically well related to the existing settlement, and it is clear why a portion of it was historically allocated for future development in the now superseded Inverness Local Plan 2006.

(Extract below)



CONSTRAINTS AND OPPORTUNITIES

Key constraints and opportunities are identified in this diagram, however given the early stage the project is at, it is not yet informed by detailed assessment work undertaken by the Project Team.

We have commissioned studies relating to general ground conditions, existing services and infrastructure through to archaeological features, landscape, ecology, flood risk and transport, much of which will be available for the second public event.

Ultimately, the findings from these studies will set the framework into which development can be shaped, alongside the views of residents.

Key

- Site Boundary
- Flood Extents
- Water Main
- Overhead lines
- Site Access / Gateways
- Potential Viewpoints
- Adjacent Woodland





Springfield has strong roots across the North of Scotland building **high quality**, energy efficient homes across multiple tenures with communities and the customer in mind.



With a strong focus on **customer service**, we are committed to building great places for people to live – this involves more than delivering high quality homes and includes everything a community needs to thrive. We are proud of our various developments throughout Scotland that capture the Scottish Governments aspiration for 20-minute neighbourhoods with facilities and services within a short walk, cycle or drive from our door.



We care about the environment and people. Our homes are very **energy efficient**, and our developments are designed and built with sustainability in mind. We successfully **engage** with **schools** and support local initiatives- promoting **diversity**, providing practical **skills**, developing training opportunities and offering sponsorship.



We believe everyone in Scotland deserves a **good home**. We build across housing **tenures** – delivering a wide range of **homes for sale** from starter homes to spacious family homes and for those in housing need seeking to access **affordable housing** options.



These proposals for development will create a **significant number of jobs** and new **apprenticeship opportunities**. The **investment** will boost the local economy, adding value to existing neighbourhoods and services, while supporting economic growth across the region.



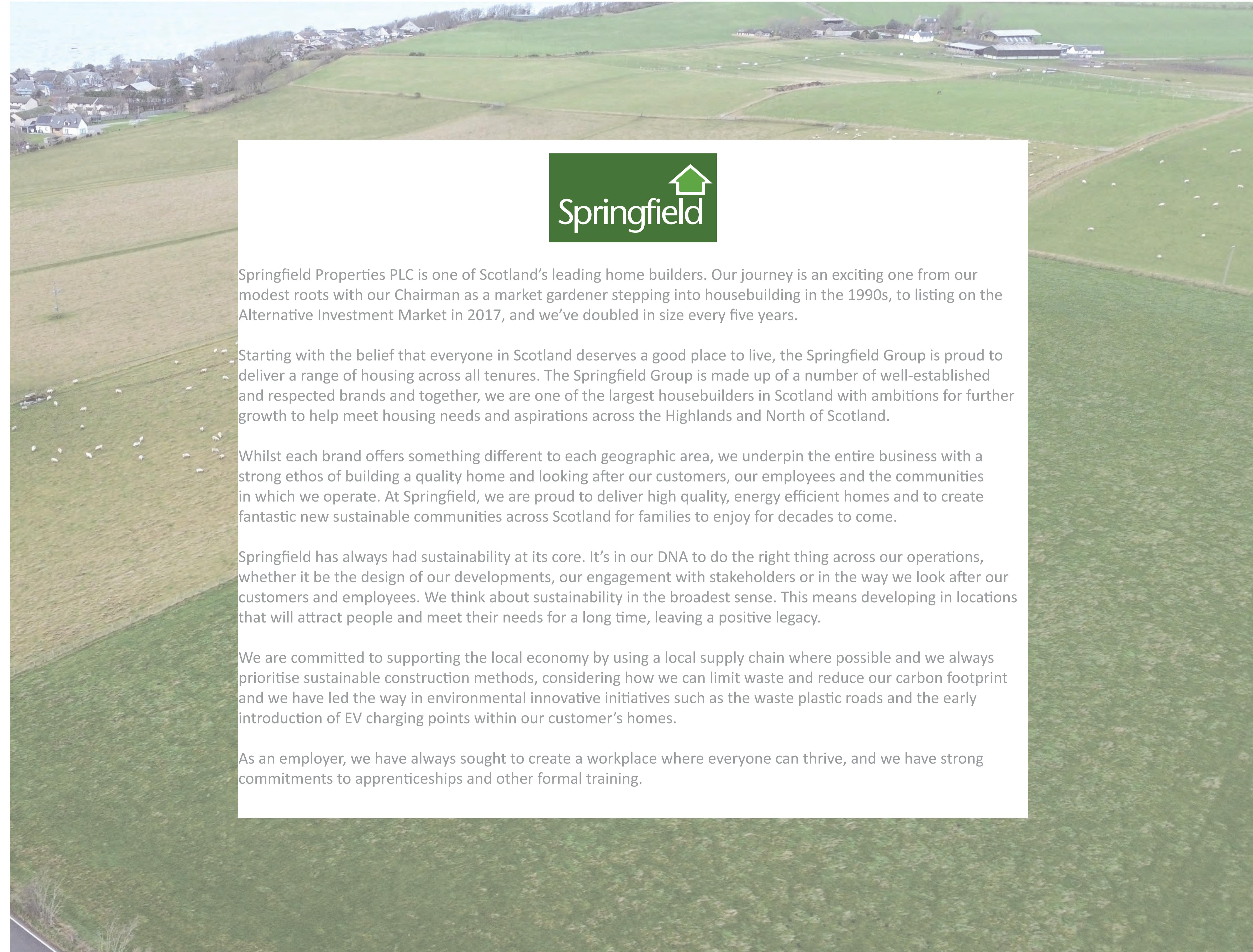
THE VISION

The proposal constitutes the planned extension of Ardersier over the next 10-15 years and includes approximately 600 new homes which would be delivered in phases alongside the necessary support infrastructure.

The aim of the Masterplan to create a well-connected community, providing a safe and accessible environment for both existing and new residents, as well as visitors.

The proposals are intended to be a sustainable, natural extension of Ardersier's urban core.

Future development will reflect a contemporary character appropriate to the setting of the village, informed by a detailed assessment of constraints and opportunities and incorporating the views of residents at the outset.



Springfield Properties PLC is one of Scotland's leading home builders. Our journey is an exciting one from our modest roots with our Chairman as a market gardener stepping into housebuilding in the 1990s, to listing on the Alternative Investment Market in 2017, and we've doubled in size every five years.

Starting with the belief that everyone in Scotland deserves a good place to live, the Springfield Group is proud to deliver a range of housing across all tenures. The Springfield Group is made up of a number of well-established and respected brands and together, we are one of the largest housebuilders in Scotland with ambitions for further growth to help meet housing needs and aspirations across the Highlands and North of Scotland.

Whilst each brand offers something different to each geographic area, we underpin the entire business with a strong ethos of building a quality home and looking after our customers, our employees and the communities in which we operate. At Springfield, we are proud to deliver high quality, energy efficient homes and to create fantastic new sustainable communities across Scotland for families to enjoy for decades to come.

Springfield has always had sustainability at its core. It's in our DNA to do the right thing across our operations, whether it be the design of our developments, our engagement with stakeholders or in the way we look after our customers and employees. We think about sustainability in the broadest sense. This means developing in locations that will attract people and meet their needs for a long time, leaving a positive legacy.

We are committed to supporting the local economy by using a local supply chain where possible and we always prioritise sustainable construction methods, considering how we can limit waste and reduce our carbon footprint and we have led the way in environmental innovative initiatives such as the waste plastic roads and the early introduction of EV charging points within our customer's homes.

As an employer, we have always sought to create a workplace where everyone can thrive, and we have strong commitments to apprenticeships and other formal training.



Example of 4 Bed Detached House



Example of 3 Bed Detached House



Example of 3 Bed Semi-Detached House



Biodiversity



Affordable Housing



Integrated Open Space and Play Parks

ARDERSIER



Thank you for taking the time to attend this exhibition.

We would welcome your comments on the information provided today by the 13th of February 2026 to enable us to consider them before the second public event, which will happen on the 11th of March 2026.

Please note, there will be a further opportunity to make comments after the second event with the final deadline being 31st March 2026.