

# ARDERSIER -POTENTIAL MASTERPLAN CONSENT AREA SCHEME

# WELCOME

Thank you to all who attended the first event in January. The tone of the event was friendly and constructive, and we appreciate the time attendees took to come along and express their views.

These consultation events give residents a unique opportunity to shape the planned extension of Ardersier, over the next 10-15 years, at a far earlier stage than if following the more standard form of the planning process and associated longer time frames. We urge you to take this opportunity.

The purpose of the second event is to provide feedback to members of the public in respect of comments received by The Highland Council. Please read through the boards and feel free to ask representatives questions as you go.

We hope you find the boards informative and we welcome all of your views to assist us in developing the proposals further.



Founded in Moray and with over 30 years of experience in homebuilding, Springfield is a reputable business building homes all across Scotland – with a strong focus on Moray and the Highlands.

We care about people – from our customers through to our staff and extending to the communities in which we build. We proudly employ around 600 people, and support hundreds of subcontractors and businesses. Developing the future generation of construction workers is something we're especially passionate about and we offer opportunities for local people to learn a trade through our apprenticeship programme and start a rewarding career. Last year, we welcomed 25 apprentices in the North of Scotland, and are currently recruiting for our 2026 intake.

Looking after our customers is fundamental to our business and we believe everyone 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 seeking affordable housing options. With a 97% customer satisfaction rate, we consistently build quality, energy efficient homes sustainably and offer high levels of customer service.



## Taking care of our customers



**97% overall customer satisfaction rating**

**100% customer satisfaction score at Springfield Ardersier**

Last survey completed in Aug 2023

*“Springfield has been wonderful throughout the process, even since we’ve moved in. We had a couple of small problems, as you do with any new property, but Springfield was here to fix them faster than you could make a phone call.”*

– Springfield Ardersier resident



**89.9%**

waste diverted from landfill



**100%**

homes built from kits made from sustainable timber in our local Elgin factory



**28%**

of Scottish households currently have some form of housing need

**3.5 jobs supported for every home built**



Over £36,000 donated to communities, charities and organisations in Moray and the Highlands in 2025

Committed to commissioning a full Environmental Impact Assessment in Ardersier



Around **25%**

of our site employees are apprentices



Scan to watch videos from our apprentices

**6.1%**

of our office employees are currently undertaking formal qualifications



## 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 north to south, 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 A)

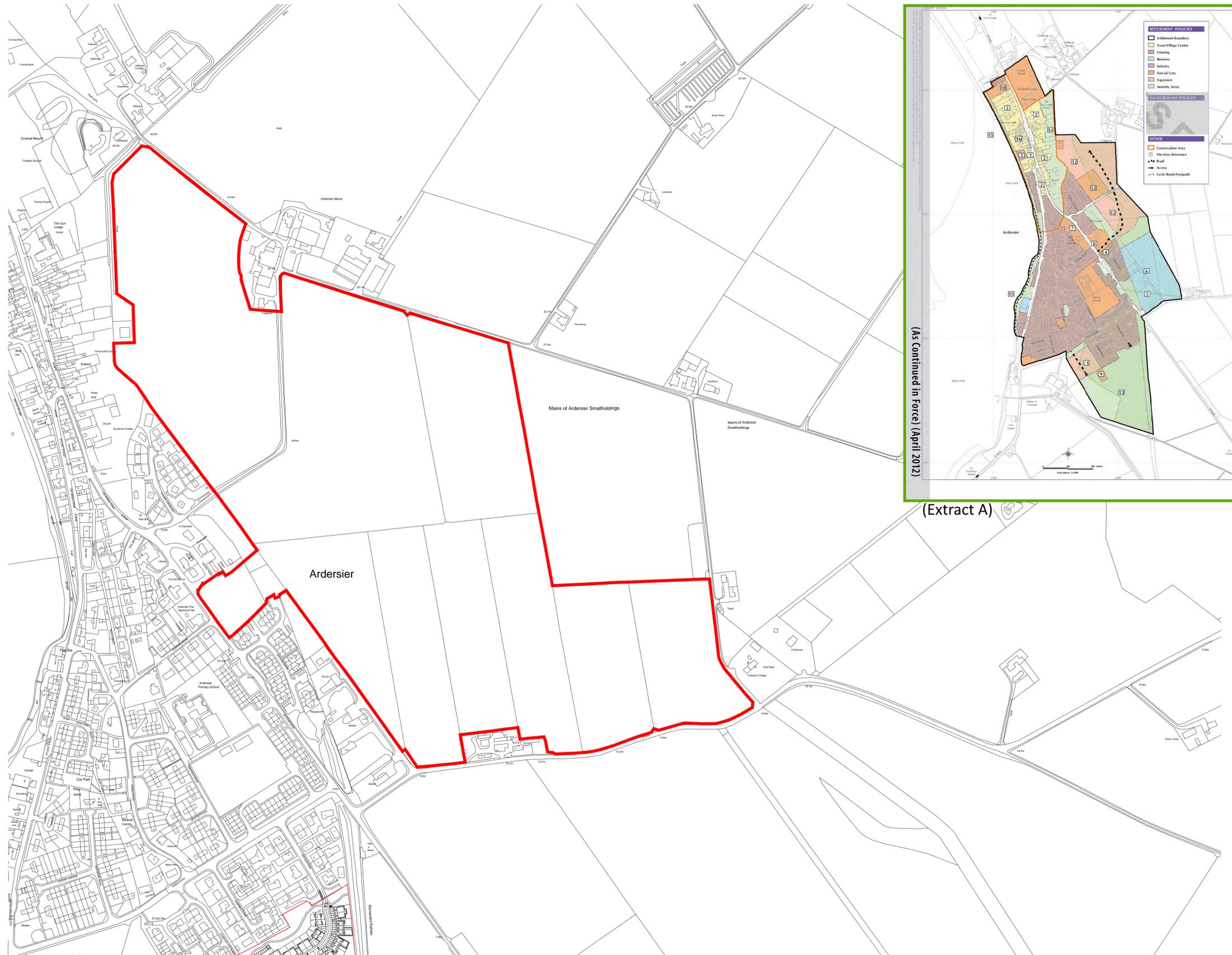
## LAND OWNERSHIP

The issue of land ownership was raised by a number of residents at the first event. As is typical of a project at this stage Springfield Properties PLC do not own the land bound in red on the adjacent plan. However, Springfield does have the benefit of an 'Option Agreement' with the landowner.

An option agreement is a legal contract where a landowner grants a developer or purchaser the exclusive right, but not the obligation, to buy property at a set or market-determined price, subject to planning, within a specified timeframe.

The exact details of this agreement cannot be shared publicly but it has been shared with The Highland Council to demonstrate that Springfield have sufficient control of the land to deliver the project.

Landownership is not a constraint to this project coming forward.



Infrastructure improvements are generally delivered either in kind, as will be the case along the southern frontage of the site for example or via financial contribution, called Developer Contributions, prescribed within a legal agreement with The Highland Council. These contributions are made towards service and infrastructure improvements where there is insufficient capacity to support future development. Such contributions are regularly required for facilities including schools, roads, community facilities and the provision of affordable housing.

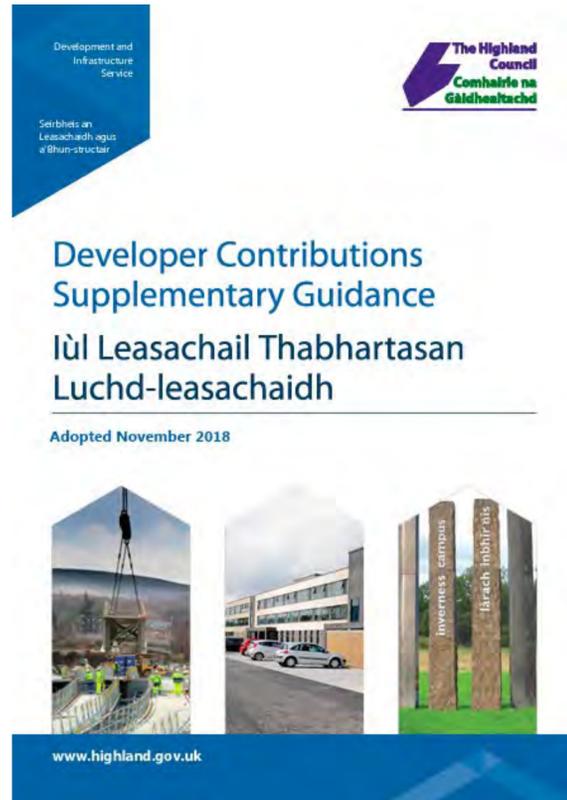
A number of residents queried what 'Affordable Housing' was at the first event. To illustrate this, some examples of Affordable Housing are: -

- **Social rented accommodation** - owned and/or managed by a Registered Social Landlord (RSL) required to meet the needs of the local housing waiting list;
- **Mid-market rented accommodation** – properties that are let at a maximum of 80% of current average private rented housing in the local housing market area by a Registered Social Landlord (RSL);
- **Low-cost owner occupation** - housing which is provided at a price at a maximum of 80% of open market values, through shared ownership or shared equity by a Registered Social Landlord (RSL)

While Developer Contributions are legally binding, mandatory financial payments designed to mitigate a project's impact, Community Benefit is generally a broader concept where a developer voluntarily contributes to community focused enhancements.

An allocation of up to 600 homes gives us significant scope to do so and Springfield is committed to providing the community of Ardersier with local funding to provide wider, positive social benefits, should the project go ahead.

We would welcome the views of local residents on what local projects we can help facilitate during the lifetime of the development.



Supported Infrastructure for Bertha Park High School



Community Benefit - Litter Pick



Affordable Housing



Community Benefit - Engaging with schools to design Hedgehog Highways



Community Benefit - Santa at Bertha Park



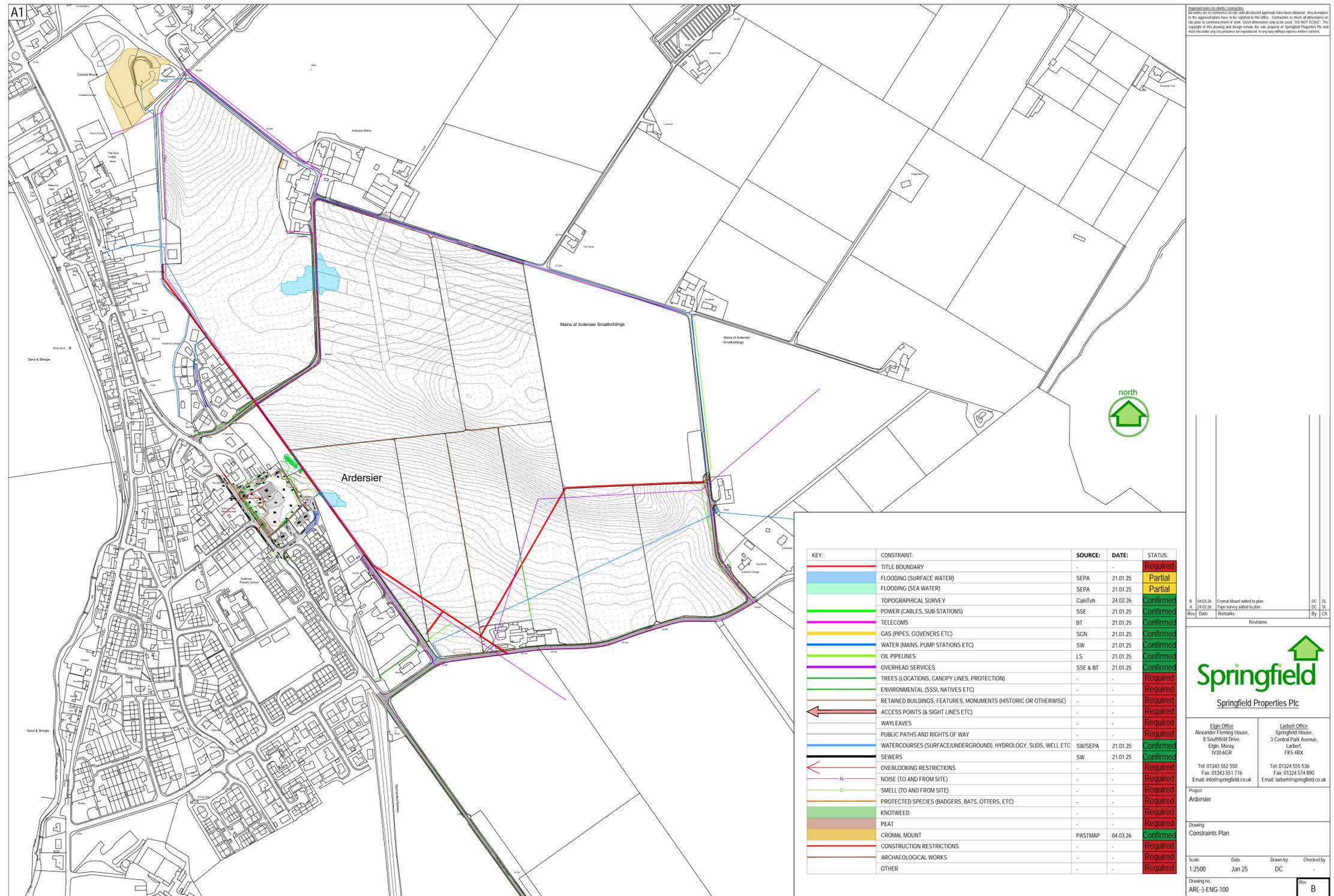
## CONSTRAINTS AND OPPORTUNITIES

Since the last event, a topographical survey has been carried out and added to the constraints plan.

A topographical survey is detailed, 3D mapping of a land area's natural and man-made features, including contours, elevations, trees, buildings, and utilities.

We use this information to assess the suitability of areas within the site to accommodate development and to plan infrastructure, such as drainage arrangements.

This assessment of constraints is used to inform opportunities as to how development could come forward on the site. The work done so far shows that the site is free from serious physical constraint.



**Important notes for clients/contractors**  
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to the office. Contractors to check all dimensions on site prior to commencement of work. Client alterations only to be used "NOT SCALE". The copyright of this drawing and design remains the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.

Rev	Date	Remarks	By	Ch
B	04.03.26	Cromal Mount added to plan.	DC	SL
A	24.02.26	Topo survey added to plan	DC	SL



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Project  
Ardersier

Drawing  
Constraints Plan

Scale: 1:2500  
Date: Jan 25  
Drawn by: DC  
Checked by: -

Drawing no:  
AR(-)-ENG-100

Rev  
B

## ARCHAEOLOGY

Since the first event, Springfield Properties PLC has instructed AOC to carry out archaeological trench evaluation of the site.

Archaeological trench evaluation, or trial trenching, is a rapid, targeted investigation to determine the presence, character, significance, and state of preservation of archaeological remains within a development site.

It provides data for local authorities to assess risks, enabling informed decisions on development proposals and necessary mitigation strategies.

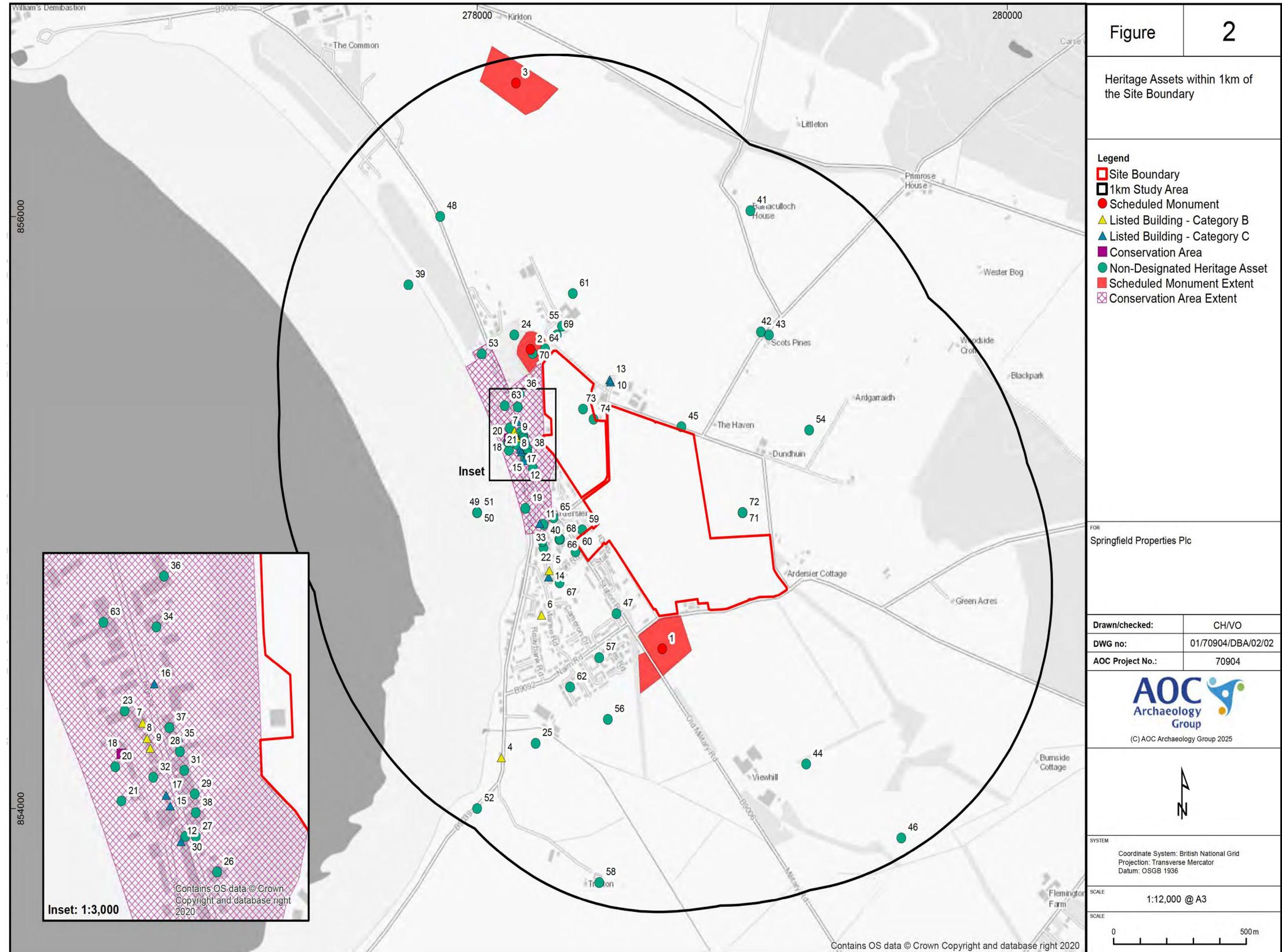
## ECOLOGY

Similarly, LUC were commissioned to undertake a Phase 1 Habitat and Protected Species Survey.

In doing so, Springfield is following best practice by conducting its ecological surveys at an early stage in the process, to ensure that any development proposal takes account of the presence of important habitat and protected species.

Please note, by law we cannot disclose the detailed results of protected species surveys to protect wildlife from harm and prevent illegal activities.

We have representatives from AOC and LUC on hand to answer any questions residents may have on these aspects of the project.



## EIA

Environmental Impact Assessment (EIA) in Scotland is a legal process, governed by the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. It is a process that identifies and evaluates the potential, significant environmental effects of proposed developments, before planning permission can be granted. It ensures that developers, stakeholders, and the public are aware of any environmental impacts and that any necessary mitigation is incorporated into the proposal.

Following several comments made by residents at the first event, Springfield Properties PLC submitted an EIA 'Screening' and 'Scoping' letter on the 12th of February 2026. The 'Screening' part of the letter requests The Highland Council's view on whether an Environmental Impact Assessment Report (EIAR) is required and the 'Scoping' part requests, if an EIAR is deemed to be required, what exactly should be included within the final report.

Notwithstanding the outcome of the Screening Opinion, Springfield Properties PLC confirms that it is its intention to voluntarily prepare and submit an Environmental Impact Assessment Report (EIAR) in support of the proposed development. This commitment is made to:

- Ensure full transparency in the assessment of environmental matters;
- Provide a comprehensive and structured evaluation of all potential environmental effects, including appropriate mitigation where necessary;
- Support robust decision-making within the MCA framework; and
- Give confidence to stakeholders and the wider community that environmental considerations have been thoroughly examined and assessed.

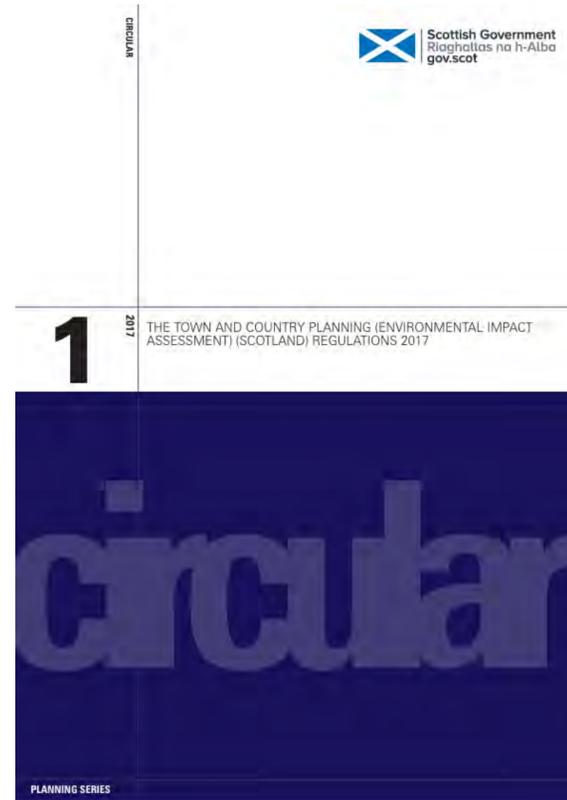
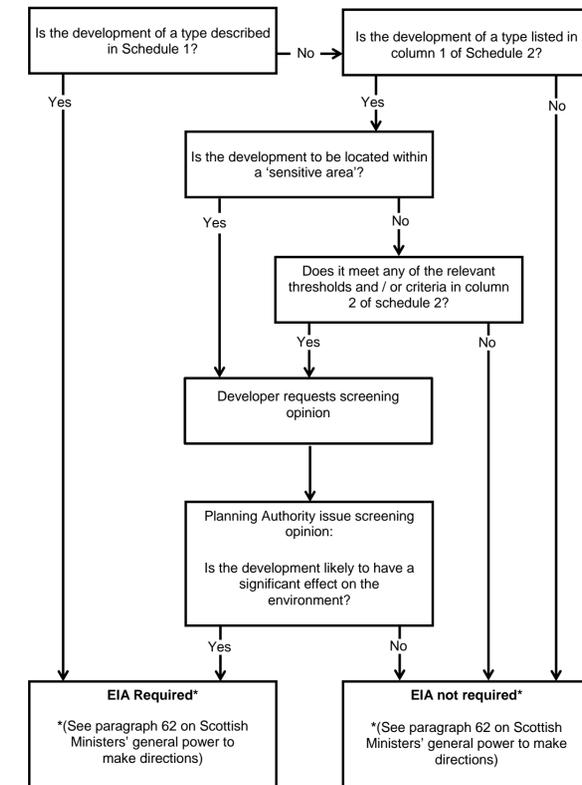


Figure 1: Establishing whether a proposed development requires EIA



As this illustration shows, Ardersier is well served by the local road network. However, respondents commented on the ability of the existing roads to accommodate the additional traffic from this project.

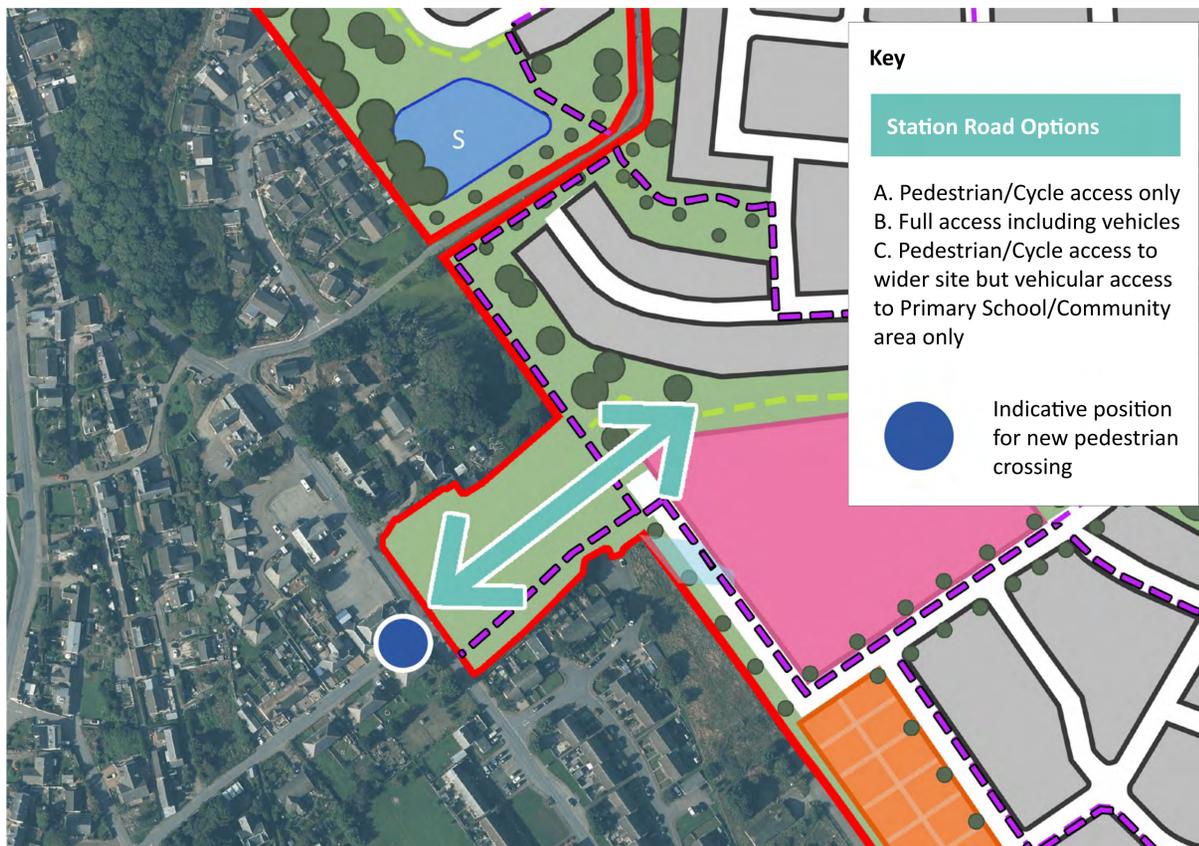
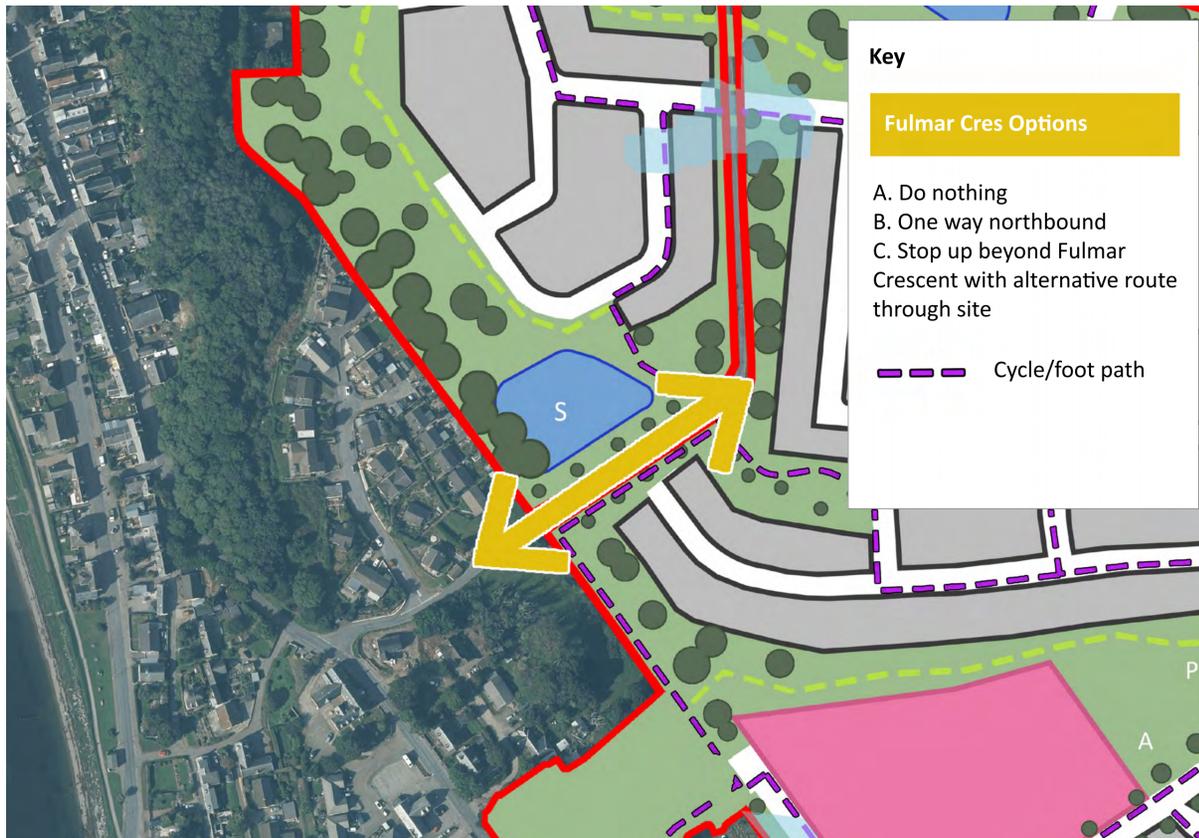
Should this project proceed to the next stage i.e. the detailed planning process, then Springfield will be required to submit a Transport Assessment with the application which will be assessed by The Highland Council Transport Engineers and Transport Scotland.

This document is an evidence-based process evaluating the potential transport impacts of proposed developments to ensure safety and accessibility across all modes of transport- walking, cycling, public transport and the private car.

The early engagement which is incorporated into the MCA process has given us a unique opportunity to consult with local residents on their experience of local roads, prior to any formal planning submission.

To ensure local views on roads and accessibility are incorporated into the Assessment, we have the project's Transport Consultant on hand to discuss the transport requirements of the proposal directly with residents.





Together with the work we have done with our consultants, we have listened to the views of residents in providing this indicative development framework plan, for comment.

As well as providing up to 600 much needed, high-quality homes, including 25% affordable homes, the indicative development framework: -

- Has been set back significantly from the Cromal Mount Scheduled Ancient Monument;
- Has been set back significantly along its northwestern boundary, including from the existing properties at Fulmar Crescent;
- Provides a safeguarded site for community use in a central location, including the potential for the primary school to relocate;
- Provides space for community growing/ allotments;
- Provides opportunity for mixed use including small starter units for local businesses;
- Significant active travel provision throughout the site to enable safe walking and cycling into the centre of Ardersier;
- Primary vehicular access from the south (Nairn Road) to minimise additional traffic coming into the existing settlement;
- Promotes a traffic calmed route along the Nairn Road, alongside the site boundary, to reduce vehicle speeds as they enter the village;
- Provides substantial structural landscaping to the boundaries of the development to minimise the landscape and visual impact of the proposal and provide biodiversity enhancement;
- High quality, usable, public open space throughout the site area including playing pitches and play areas.
- A landscape structure which will aim to re-use all topsoil within the site boundary;



Understandably, many residents conveyed their concern as to the impact of this scale of development on the existing village. We need to emphasise that this project represents a potential extension of Ardersier over a period of 10-15 years.

We have provided an indicative phasing plan to illustrate how the site might come forward over this period.

In being able to collect the views of residents at an early stage, the MCA process will enable us to identify key constraints in infrastructure and enable us deliver these at the appropriate stage of the development programme, throughout the lifetime of the project.

We will endeavour to minimise the impact of construction on existing residents. To that end we have indicatively shown the location of a temporary site compound in the southern portion of the site, away from residential properties. This location will ensure construction traffic will be minimised through the village itself.

We welcome the views of residents on these indicative phasing proposals.

