

Ardersier Masterplan Consent Area (MCA)

Issues and Actions Note of Project Group Meeting Meeting 1: Opportunities & Constraints

3 September 2026 - Online

Attendees

Masterplan Consent Area Facilitator (MCAF) and The Highland Council (THC)
Community Representatives: THC local ward councillors and two potential members of Ardersier and Petty Community Council (CReps)
Development Partner: Springfield Properties (Springfield)

Issues Raised

The following issues were raised by CReps:

- That the local Post Office has closed and that not all local facilities are concentrated close to the MCA site – several are to the northern end of the village centre for example the sports pitches / accessible fields are to the north, one of which hosts the village gala;
- That the older parts of the village with their narrow roads and facilities such as the local foodstore create traffic congestion;
- The local road network is perceived by local residents to be unsuitable in terms of its condition, safety and capacity;
- Local roads are not perceived to be safe for walking and cycling including as routes to school and at key junctions such as the B9006/Nairn Road, and the impact of further development;
- The Place Standard has been used to assess local opinion which highlighted concerns about transport and road safety, the affordability of local housing, the capacity of local facilities, groundwater flood risk, radon gas risk, environmental impact, and public transport;
- More positively, the Place Standard assessment also highlighted a strong sense of community identity, a feeling of safety and enjoyment of the natural spaces that the community have access to;
- The degree of compliance with National Planning Framework 4;
- Whether construction traffic to/from the MCA site can be directed exclusively to the Whiteness road not to the airport road;

- Whether or not there should be a direct vehicular connection from the MCA site to Station Road.

The following issues were raised directly or indirectly in response to questions, by Springfield representatives:

- That the Nairn Road as it fronts the southern side of the MCA site will be subject to traffic calming measures which can be used to influence drivers' choice of routes;
- The topography of the site and how it influences the optimum surface water drainage solutions;
- The possibility of connecting to an existing Scottish Water surface water sewer near Fulmar Crescent for the northern part of the site;
- The need for offsite mitigation to connect to the local sewerage network and sewage works;
- The number, size and type of detention basins that would be required within the site – confirmation that they will be lined and should not therefore affect groundwater;
- The adequacy or otherwise of the visibility splays at the Ardersier Cottage, Nairn Road junction;
- The options considered for vehicular connection to the MCA site and the pros and cons of each;

The following issues were raised by THC:

- The opportunities to extend and create green corridors within the site and other active travel routes;
- The importance of taking design clues from the adjoining wooded escarpment that is a key landscape feature of the village;
- Recognition of the mix of architectural styles and settlement forms that adjoin and lie close to the site;
- The importance of providing an attractive public frontage for/to the development.
- Whether an active travel only connection to/from the MCA site to Station Road will cater for all future residents particularly those unable to travel actively and therefore hamper their social integration with the existing community.

Actions

No.	Action	Who
1	Share the community's Place Standard exercise and relevant feedback with other Project Group partners	CReps
2	Continue preparation, completion, sharing and independent vetting of technical reports particularly on transport, drainage and environmental impact	THC/Springfield
3	Discuss transport matters at least one of the two Project Group technical meetings in October (the other to cover environmental impact assessment matters)	All
4	Prepare a draft masterplan to support ongoing discussion and engagement	All
5	Undertake a Place Standard exercise post development to better understand the impact of the development on the community	CReps/THC