

Ardersier Masterplan Consent Area (MCA)

Issues and Actions Note of Project Group Meeting Meeting 2: Design Vision

21 September 2026 – In-Person Meeting

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:

- Consideration should be given to healthcare facilities as additional housing could place pressure on existing healthcare services;
- That new housing should primarily meet the needs of people already living in the area;
- There is a need for dedicated walking routes - residents currently walk around the site on the road, which is locally considered unsafe for such use;
- The potential inclusion of a dog park in the higher greenspace area of the site;
- Road safety and vehicle speeds need to be addressed;
- That the potential industrial area should provide opportunities for local businesses.

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

- That contaminated land information will be required to determine whether capping (Station Yard) is the most appropriate remediation option;
- Near Ardersier Cottage, frontage development could assist with traffic calming, with access provided by clearly visible secondary internal roads;
- That consideration should be given to whether the upper part of the site could be raised through earthworks to create a more prominent landscape feature.

The following issues were raised by THC:

- Consideration should be given to whether allotments are best located close to housing areas or near the proposed industrial area;
- Whether diverting Nairn Road to improve traffic calming would be acceptable;
- That a clear street hierarchy should be established, with a denser and more compact form of development in the lower-lying areas;
- Road widths should be determined by development density and vary according to the character of each area.

Actions

No.	Action	Who
1	Obtain contaminated land information and determine the appropriate remediation strategy.	THC/Springfield
2	Liaise with transport and roads officers regarding road safety and speeding concerns.	THC/Springfield
3	Review road width requirements with THC.	THC
4	Discuss bus service provision and identify how to improve accessibility to and from the site.	All