

Ardersier Masterplan Consent Area (MCA)

Issues and Actions Note of Project Group Meeting Meeting 3: Technical Matters Discussion 1

1 October 2026 – Online Meeting

Attendees

The Highland Council (THC)

Community Representatives: THC local ward councillors and potential members of Ardersier and Petty Community Council (CReps)

Development Partner & Consultants: Springfield Properties (Springfield)

Technical Issues Raised (by Topic)

Contaminated Land (Yard)

- Contamination was discussed, including the need to consider existing ground conditions and any associated mitigation measures as part of the development design process.
- Requirements for any specific protection measures would depend on the final design and intended use of the site.
- Different development options were considered and how various uses may interact with existing site conditions and ground levels.
- Transport and active travel considerations were discussed, including drainage requirements and the relationship between proposed routes and site levels.
- The potential for an active travel route - Reference was made to the available topographical information, which indicates that a route may be achievable within the site's existing levels.

Drainage

- The proposed drainage approach is intended to manage rainwater through designed drainage features rather than allowing it to soak into the ground.
- Different drainage arrangements were outlined for different parts of the site, including connections to existing drainage infrastructure and nearby watercourses.
- The need for further drainage assessment was discussed, including consideration of available site information and future maintenance responsibilities.

- Groundwater monitoring was undertaken as part of the site investigations and how this information has informed the drainage approach was also discussed.

Safer Routes to Schools

- The proposed new school crossing was discussed and viewed positively. It was also noted that a signal-controlled crossing on Station Road is required, although the precise location and crossing type have yet to be determined.
- Potential improvements at the Nairn Road and Station Road junction were considered, including the provision of a footway to improve access and links with safer routes to school.
- Traffic survey information will be used to assess travel patterns and any potential changes in traffic levels on Nairn Road.

Public Transport

- The potential for bus services to serve the site was discussed, including how any future routes may interact with the existing road network.
- The importance of early consideration of public transport accessibility was noted to help inform the layout and infrastructure needs of the site.
- Discussion also covered community transport, access to local services and facilities, and the need for practical future public transport arrangements
- Bus stop provision, supporting infrastructure and potential enhancements to public transport facilities were considered as part of the wider transport planning process.
- The relationship between public transport routes and the existing village was discussed, with recognition of the importance of maintaining convenient connections for local communities.

Traffic Calming & Speed Reduction

- Options for managing vehicle speeds on roads serving the site were considered, including the potential use of speed limits, signage and other traffic management measures.
- Future speed management proposals would require further assessment and consultation and would be influenced by the final design and layout of the development.
- Junction design options were considered, including the suitability of different forms of traffic management having regard to the types of vehicles expected to use the road network.

- Construction traffic arrangements were discussed, including the use of defined routes to manage vehicle movements during the construction period.
- Road safety considerations will continue to be reviewed as part of the transport assessment process.

Road Hierarchy

- The relationship between the layout of the site - How different areas of the development could be accessed by different vehicles.
- The importance of ensuring that roads can accommodate day-to-day use, maintenance requirements and emergency access was noted.
- It was recognised that the site's topography presents challenges for road design and that further work will be required to determine the most appropriate access arrangements

Actions

No.	Action	Who
1	Determine location and type of the required crossing on Station Road.	All
2	Consider Culloden Academy pick-up and drop-off arrangements as part of transport planning.	THC/Springfield
3	Include the Nairn Road/Station Road pavement connection within the safer routes to school proposals.	THC/Springfield
4	Complete the Transport Assessment, including traffic flows, crossings, speed management, and wider network impacts.	THC/Springfield
5	Continue discussions with Stagecoach regarding potential bus routing through the development, including assessment of the bus-only connection to Station Road, bus stop provision, shelters, and accessibility requirements	THC
6	Discuss route users in relation to whether roundabouts are appropriate.	All
7	Develop potential speed reduction and traffic calming measures with input from the road safety team.	THC
8	Assess access arrangements to the upper parcel, including single/multiple options, while reviewing road widths, maintenance, frontage, and emergency access.	THC/Springfield