

Essich Road - Potential Masterplan Consent Area Scheme

Bracewell have produced these presentation sheets to support The Highland Council and Tulloch Homes with the Potential Masterplan Consent Area Scheme proposal for Essich Road.

Please scan the code for
The Highland Council
feedback form



Photograph of the site looking North



Context Plan

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Opportunities & Constraints

This board sets out a number of the planning and physical context which will be taken into consideration throughout the masterplan design process.

Access

Principal access is from Essich Road which, in terms of a future proposal, has provision for road widening the formation of new junctions to suit the development. Potential opportunity for additional connection to Torbreck Road is possible to the north, via the adjoining landholding in terms of pedestrian/ cycle and emergency vehicle movement, subject to agreement.

Landscape

The existing land is currently farmed fields with little ecological value which can be increased with native planting and SuDS to promote animal movement. The periphery of this site has some self-seeded vegetation and rural hedgerows with fragmented extents of trees, hedgerows and other groundcover to the southern, northern and eastern edges. A post and wire fence separates two of the fields and defines the perimeter of the landholdings.

Listed Buildings

There are no listed buildings on the site.

Topography

The site has a predominantly shallow rise initially from north to just after the mid-line before rising up more significantly to the high point at southern tip of the site. The topographical information shows an overall level differential of 50m to 92m being circa 42m rise from north to south.

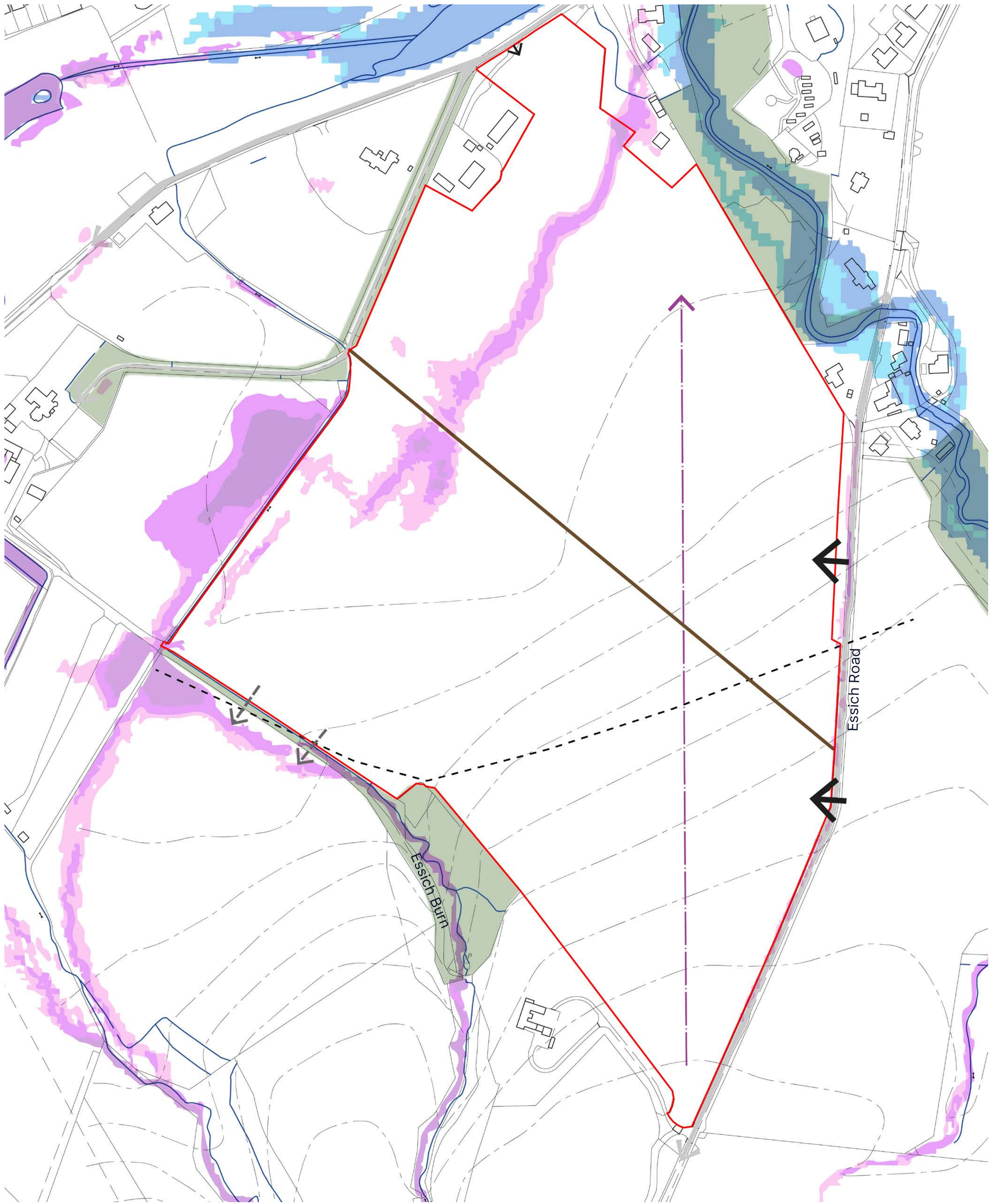
Flood Risk and Drainage

The SEPA flood map shows a linear east west area at the first quarter of the site in terms of flooding from surface water and existing watercourses. Flooding associated with the Essich Burn is offsite further west of these fields and does not directly affect this landholding due to the topography.

Services and Infrastructure

There is no evidence of significant services running through the site, other than some overhead power cables, however further information will be provided via supporting studies and documentation at the appropriate stage.

- | | |
|---------------------------------------|-------------------------------|
| — Site boundary | — Existing watercourse |
| ➔ Potential main access location | — Existing trees |
| ➔ Potential secondary access location | Existing overhead lines |
| ➔➔ Potential future connection | ➔ Views |
| --- Contour lines | ■ Surface water flooding |



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Site Photographs



Photograph looking north along Essich Road



Photograph from south of site looking towards Kessock Bridge



Photograph from Essich Road looking northwest



Photograph Reference plan



Photograph from Essich Road looking southwest



Photograph from Essich Road looking west

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Example Housetypes and Landscape Treatment

Bracewell

Tulloch
Homes



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Aerial photographs from a Tulloch site at The Maples in Inverness, for reference



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Tulloch Homes and The Vision

The Vision

The proposal will deliver approximately 400 new homes, designed through a masterplan that thoughtfully connects with the existing community and housing to the north. Crucially, it also creates opportunities for future connections through neighbouring landholdings, supporting a shared aspiration to enhance wider connectivity and offer greater movement choice for vehicles, pedestrians, cyclists, and all users.

The development will reflect a contemporary rural character appropriate to the setting, informed by the biodiverse mosaic of wetlands in the low-lying northern area. At the southern high point, substantial open space will be sculpted into usable landscaped areas, offering natural amenity, supporting ecological connectivity, and providing a vantage point with views northward towards Inverness and beyond.

A balanced mix of housing types—detached, semi-detached, and terraced will be provided, including a 35% policy-compliant allocation of affordable homes. These will be integrated with play areas and active travel routes, creating strong links within the development and to the wider area.

The design will prioritise safety, accessibility, and legibility, with a clear movement hierarchy and buildings purposefully oriented towards key open spaces—reinforcing a sense of place along both the northern green edge and the southern public edge.



- Tulloch, with 100 years of experience in home building, is a reputable business operating within the Highlands delivering 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 that can be adapted to suit their lifestyle. We offer customers a choice of kitchens, paints and tiles and even extend this to energy efficiency and garden packages.
- We care about the Environment and people. Our homes are very energy efficient, and we utilise air source heating technology, thick levels of insulation and PV Solar panels. Our developments are designed and built with suitability in mind, integrating seamlessly into the wider area. We successfully engage with schools and support local initiatives - promoting diversity, providing practical skills, developing training opportunities, supporting apprentices 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.

