

# Essich Road - Potential Masterplan Consent Area

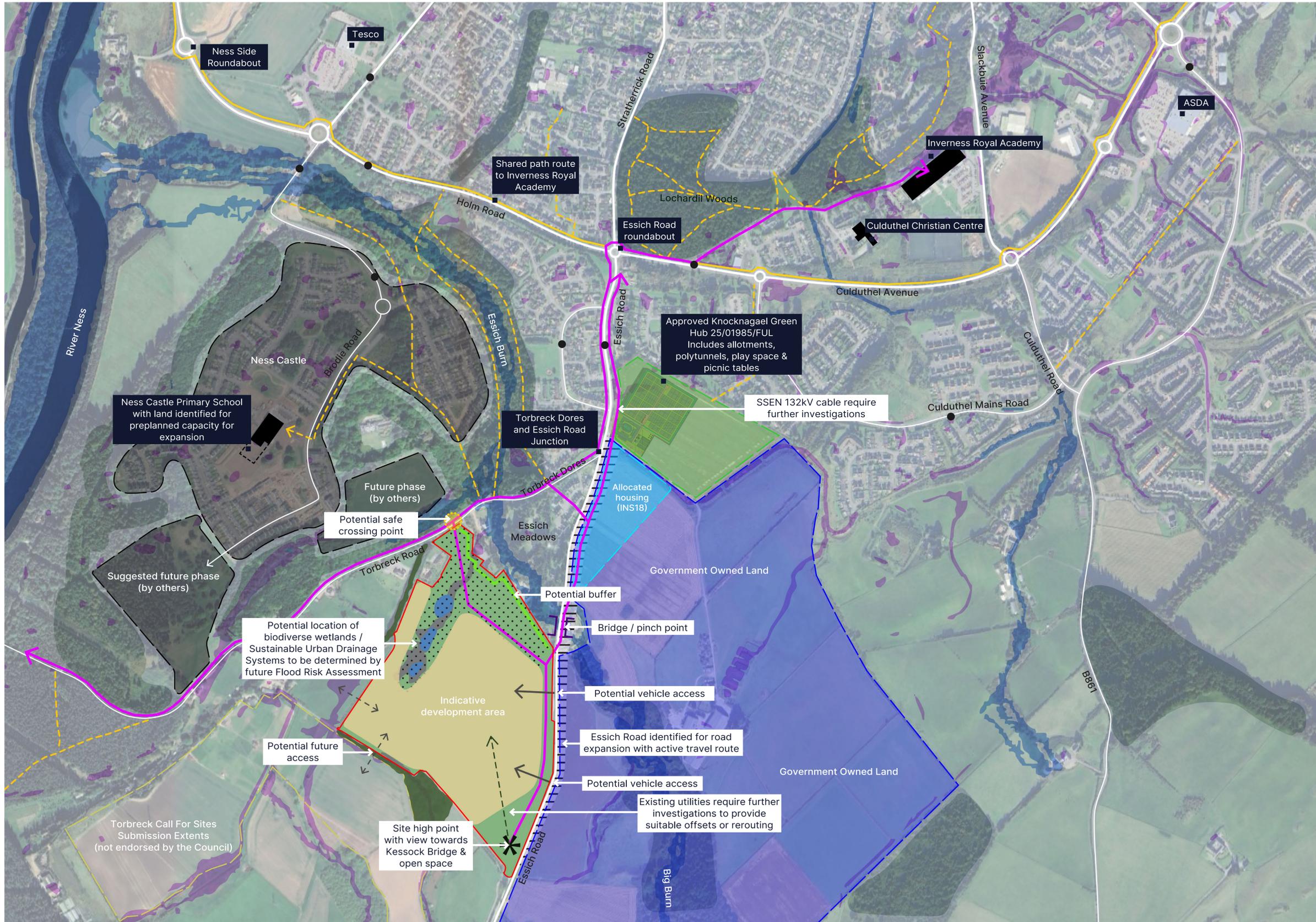
## Summary of Feedback

The purpose of this second consultation is to summarise the feedback received at the first event and outline how it has been or will be addressed throughout the Masterplan Consent Area submission, or at a later stage in the planning process should the site progress further.

This board presents a graphic summary of the key comments received during the previous consultation, and the following boards provide these comments alongside our responses.

Should the possible MCA be agreed by the the Council, the Developer will commission the following technical suite of investigations which will help to inform the design process:

- Transport Statement
- Ecological Impact Assessment
- Topographical Survey
- Utility Survey
- Flood Risk Assessment
- Drainage Impact Assessment



**KEY**

- Essich Road Call for Sites & Possible Masterplan Consent Area

**Context**

- Government owned land
- Knocknagael Green land with approved application
- Allocated housing site (INS18)
- Torbreck Call for Sites Submission extents (not endorsed by the Council)
- Ness Castle development land
- Existing paths
- Existing shared pedestrian and cycle path
- SEPA identified river flooding area
- SEPA identified surface water flooding area
- Existing bus stop

**Indicative Proposal**

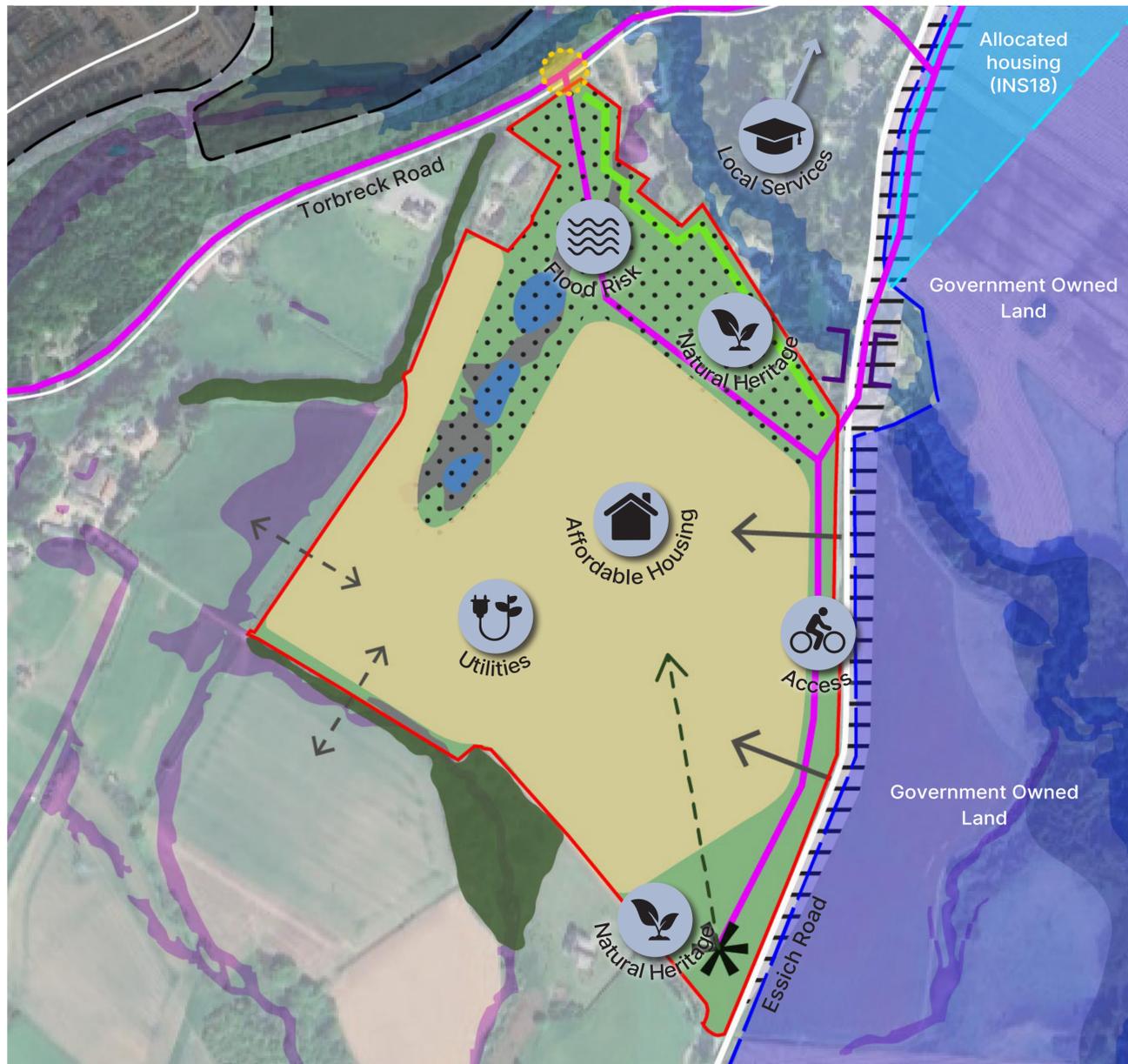
- Area identified for Essich Road expansion & active travel
- Potential access
- Potential future access
- Potential active travel route
- Potential biodiverse area including wetland Sustainable Urban Drainage Systems
- Potential buffer planting
- Indicative development area
- Indicative areas of open space
- Site highpoint with view towards Kessock Bridge
- Bridge and pinch point
- Potential safe crossing point

Graphic representation of key comments received at the 1st consultation event

# Essich Road - Potential Masterplan Consent Area

## Summary of Received Comments & Responses

- |  |   |   |  |   |  |
|--|---|---|--|---|--|
|  | Essich Road Call for Sites & Possible Masterplan Consent Area |  | Potential biodiverse area including wetland Sustainable Urban Drainage Systems |  | Site high point with view towards Kessock Bridge |
|  | Area identified for Essich Road expansion & active travel     |  | Indicative development area  |  | Existing woodland/trees                          |
|  | Potential access  |  | Indicative areas of open space   |  | Existing bridge and pinch point                  |
|  | Potential future access                                       |  | Potential planted buffer zone  |  | Potential safe crossing point                    |
|  | Potential active travel route                                 |   |  |  | SEPA identified flooding area                    |



Early Key Moves

### Education and other Local Services

**Comment:** Concerns regarding schools and GPs reaching capacity alongside limited facilities within walking distance.

**Response:** The Developer Partner must provide developer contributions to fund the expansion of the local primary and high school and potentially to support the enhancement of community facilities. Health service investment is unfortunately reserved to NHS Highland and not within the control of the Council or Developer.

### Affordable Housing

**Comment:** Queries on the affordable housing provision.

**Response:** The Inner Moray Firth Local Development Plan 2 states all new developments need to provide a minimum of 35% affordable housing within the City of Inverness. The proposed development will comply with this requirement.

### Natural Heritage

**Comment:** Concerns regarding protected species, biodiversity, 'green-wedge' development separation and loss of agricultural land.

**Response:** Developer Partner must commission an Ecological Impact Assessment (EclA). This must show, in a clear, evidence based way, how development will affect biodiversity, including habitats, species, designated sites and ecological processes. The EclA must also provide mitigation measures and a required 10% biodiversity net gain.

The site is located on agricultural land classified as 3.2 on the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute). Prime agricultural land as identified in National Planning Framework 4 is Class 1, 2 or 3.1.

### Access from Essich Road

**Comment:** Concerns about the width, visibility, and overall safety of Essich Road. Additional concerns relate to the road's condition and the development pressures in an area with limited active travel infrastructure. There are also worries about the capacity of the wider network, including the Southern Distributor Road.

**Response:** A Transport Statement will be produced which will include a detailed analysis across all modes of travel and estimates of trip generation. A package of improvements will likely be required to satisfy the Council's Transport Planning Team, and the effects on the local area will need to be clearly demonstrated and shown to be manageable within the wider public road and active travel network.

### Flood Risk

**Comment:** Concerns regarding flooding risk, impact on the surrounding watercourses and climate change.

**Response:** A Flood Risk Assessment will be undertaken to detail accurate and up to date potential sources of flooding affecting the site. This must demonstrate to the Council's Flood Risk Management Team that the development will not increase the flood risk to adjacent land or downstream areas and properties and that the new housing will itself, be safe from flooding. A Drainage Impact Assessment will also be undertaken to inform the future drainage strategy of the site.

### Utilities

**Comment:** Current low water pressure and lack of sewerage and electrical facilities around the site.

**Response:** The Developer Partner will require to undertake pre-development enquiries with Scottish Water and SSEN to discuss the state of current utilities provision in the site area and how this can be upgraded to service the proposals without detriment to existing properties in the area.