

Essich Road, Inverness Masterplan Consent Area (MCA)

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

28 September 2026 – In-Person Meeting

Attendees

Masterplan Consent Area Facilitator (MCAF) and The Highland Council (THC)
Community Representatives: Holm Community Council (HCC) and Essich & Torbreck
Community Association (ETCA)
Development Partner: Tulloch Homes (Tulloch)

Issues Raised

The following issues were raised by ETCA and/or HCC:

- That it may be beneficial to have greenspace and less housing density around the edges of the MCA site and more density in the centre of the site;
- That new trees could be planted on the site edges and in the green corridors to soften the visual impact of the development as seen from the surrounding area;
- That taller house types would be appropriate to the site which should retain a rural village feel and use a wide variety of materials;
- Essich Road should be made safer for cyclists;
- The site isn't within a 10 minute walk of many daily needs and therefore enhanced local amenities provision is needed and better connections to existing facilities;
- That the type and amount of affordable housing should be considered reflecting likely future car ownership issues;
- Desire to match the character of the existing houses and avoid rear garden fences facing Essich Road;
- That off-street parking should be provided to alleviate congestion;
- That children walking / cycling to school will take the fastest route regardless of route signage and designation.

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

- That topography influences the type of housing chosen and access;
- That an internal loop for road access within the site was desirable;
- Providing frontage on to steeper connecting roads which join development areas (across different levels) will be challenging;
- Whether or not cottage-style flats could be used;
- That there could be potential for an outward looking edge with frontage;
- Whether there is a market for luxury flats;
- If affordable houses are too spread out and integrated, they may be more challenging to manage;
- That the previous man-made changing of the watercourse has contributed to flooding.

The following issues were raised by THC:

- That active travel routes should be safe, used, visible, and attractive;
- That character is experienced by the street - housing types and materials used should be similar on both sides of the street to contribute to this;
- Whether or not a nearby shop would have the population to support it;
- Gateways and access should be priorities - people need to be able to move in and out of the development with ease;
- Footpaths and active travel should be aligned with green networks where possible.

Actions

No.	Action	Who
1	Find out amount of affordable housing and whether the contribution is to be applied on or off-site.	THC
2	Share any collected road data / transport modelling with Highland Council	ETCA
3	Provide a tour of existing developments for community representatives	Tulloch