

Essich Road Masterplan Consent Area (MCA)

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

5 October 2026 – Online Meeting

Attendees

The Highland Council (THC)
Holm Community Council (HCC) and
Essich & Torbreck Community Association (ETCA)
Tulloch Homes (Tulloch) & Consultants

Technical Issues Raised (by Topic)

Flooding & Drainage

- Existing drainage infrastructure is present in the area because of historic agricultural works. It was suggested that the extent of this network is not always fully recognised.
- The influence of the man-made structures within the relevant parts of the catchments are being investigated and that a response will be provided to SEPA.
- The flood plain could provide for other non-housing uses such as greenspace.
- Discussion on development altering land permeability and runoff rates. Mitigation measures should retain, manage and discharge surface water at a rate no worse than existing and the Council's committee decision commits to the principle of net betterment for this MCA site.
- Topic of the unnamed burn and whether overflow from a larger watercourse could enter it during flood events – agreed to seek further comment from SEPA and Council's Flood Team.
- The drainage strategy would utilise multiple SuDS features across the site rather than a single SuDS basin, but locations may vary depending on access arrangements.

- Culvert sizes and crossings, runoff calculations, historical flooding, surface water management and flow pathways were discussed.

Safer Routes to Schools

- The discussion considered potential off-site walking and cycling links between the development, nearby schools and the wider path network.
- Potential route options were identified, including links to local primary and secondary schools and connections to existing paths in the surrounding area.
- It was noted that these routes will be considered as part of the ongoing assessment of active travel connections associated with the development.

Transport

- The timing and peak periods of the transport assessment were discussed, and it was noted that travel patterns may vary between locations.
- The discussion considered possible travel patterns and destinations that may be accessed by future residents.
- Questions were raised regarding the use of comparator areas, including Ness Castle, within the assessment.

Essich Road Options

- A proposal for Essich Road was presented which included a new shared-use path bypassing east of the Big Burn housing group.
- The proposal illustrated how active travel connections could integrate with Essich Road and the associated changes to the existing carriageway.
- These included priority narrowing features, a raised table crossing and a new active travel big burn crossing.

Actions

No.	Action	Who
1	An updated Flood Risk Assessment (FRA) will be submitted to and agreed with SEPA and THC's Flood Team	Tulloch
2	All presentations to be shared within the Project Group	THC
3	Community representatives to email any further questions / comments	HCC/ETCA
4	THC and Tulloch Consultants to offer responses to questions raised	THC/Tulloch