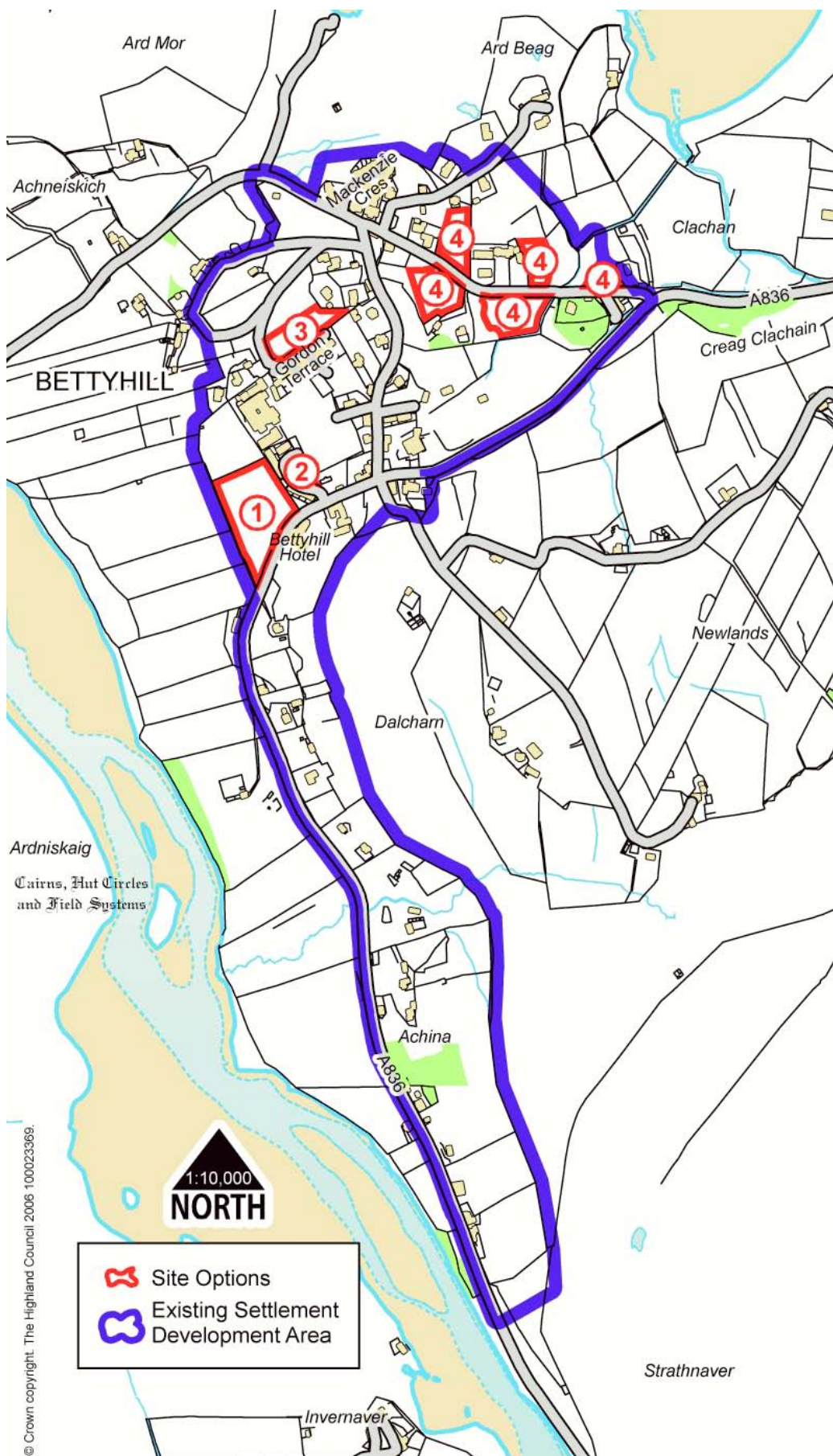




## BETTYHILL

Bettyhill commands an outstanding setting above Torrisdale and Farr Bays, reflected in the designation of significant parts of the coast as National Scenic Area/Area of Great Landscape Value. As the main service centre serving the north coast, Bettyhill supports a High School, library together with sports/swimming pool facilities, local shops and visitor attractions, including Strathnaver Museum. The Service Point/Navar Teleservice Centre hosts e-business accommodation and the North Highland College outreach facilities. The village layout is fragmented, comprising closely knit groups and a loose scatter of buildings, served by an intricate network of local roads and separated by croft and other open land, mixed trees and scrub vegetation. Important opportunities exist to identify key development sites to consolidate and contain the settlement; and are capable of being served within the capacity limits of the water and drainage systems. Higher ground on the landward side of the A836 is constrained by access and remote from the utility networks.

KEY SITES - Bettyhill		
1. west of the school	2.3 ha. - housing / business	planning permission for 6 houses and well placed for services; good design and shelter planting given location within the National Scenic Area
2. Munro Place	0.1 ha. - housing	Albyn Housing Association proposed to build 4 houses for affordable rent
3. north of Gordon Terrace	0.6 ha. - housing	common grazings, but understood to be supported locally; subject to suitable access and viability of improvements
4. Farr Bay Road	2.1 ha. - housing	croft land, agreement needed as regards availability - query sightlines for western sites



Service centre for north coast communities (top: Bettyhill)  
Public Access (bottom: Strathnaver Trail)





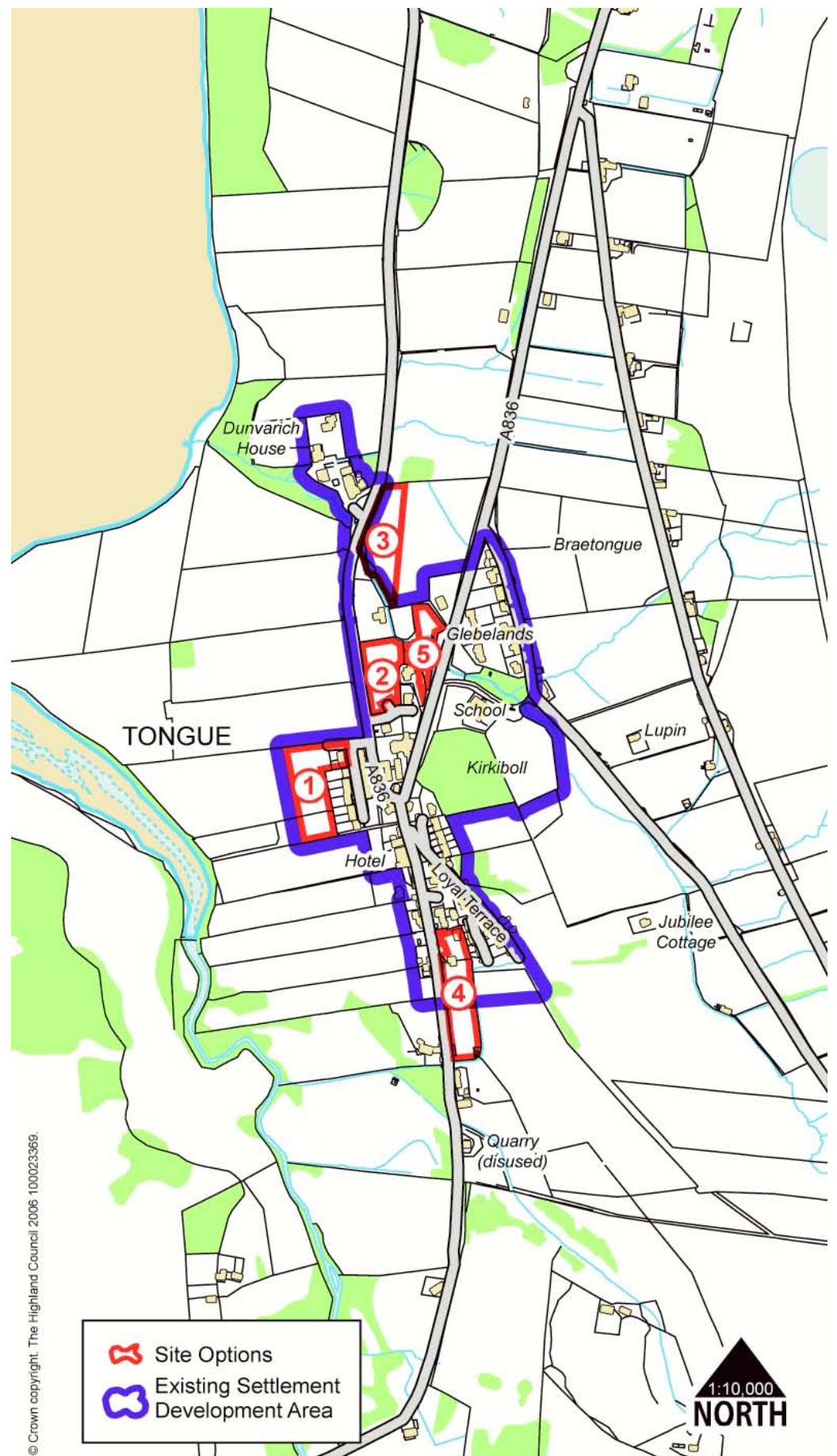
# TONGUE

Tongue straddles the A836, on a west facing slope above the Kyle, set against the spectacular backdrop of Ben Loyal. The village's position within a National Scenic Area suggests that priority needs to be given to containing the compact form, safeguarding the setting - including valuable woodland and important Listed Buildings - and promoting well designed development. Housing and business land owned by the Council is available and further key sites could be promoted to the south and east. The Waste Water Treatment Works has capacity to serve some 30 additional homes, although the potential to expand the plant should be protected.

KEY SITES - Tongue		
1. west of Varrich Place	0.9 ha. - housing	set back from Waste Water Treatment Works
2. west of the Manse	0.7 ha. - housing / business	surplus Council owned land, suitable for affordable housing/business mix; safeguard the setting of the Manse/Church
3. north of St Andrews Church	1.1 ha. - housing	outline consent for Fire Station, requiring extension of mains drainage
4. south of Loyal Terrace	0.6 ha. - housing	access constrained - previously allocated, but refinement to exclude the burn, woodland and steeper ground
5. north of Kirkiboll Burn	0.6 ha. - housing / business	application pending on proposals to renovate and convert the steading into a house



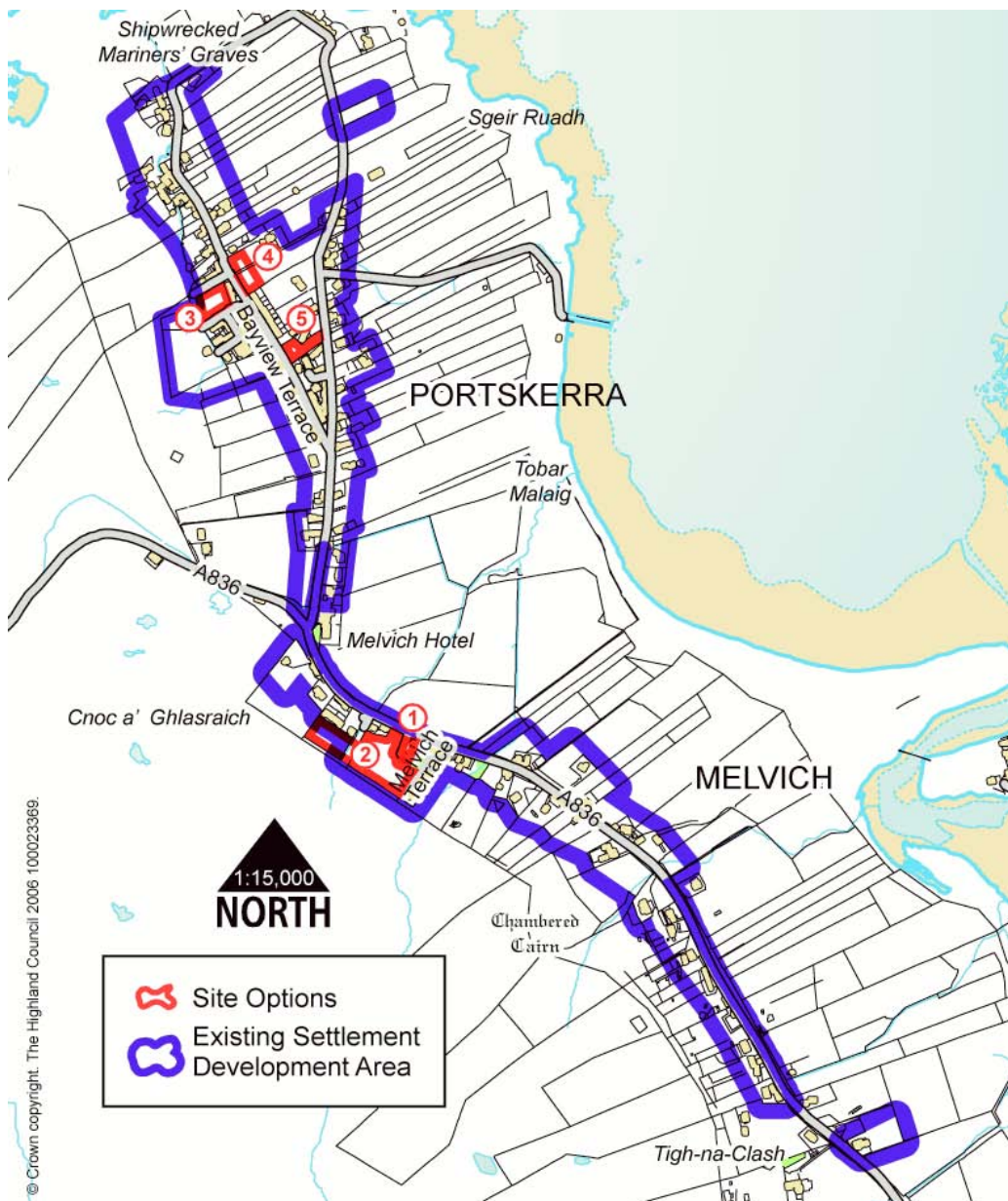
Valuable coastal environments (Kyle of Tongue)





# MELVICH/PORTSKERRA

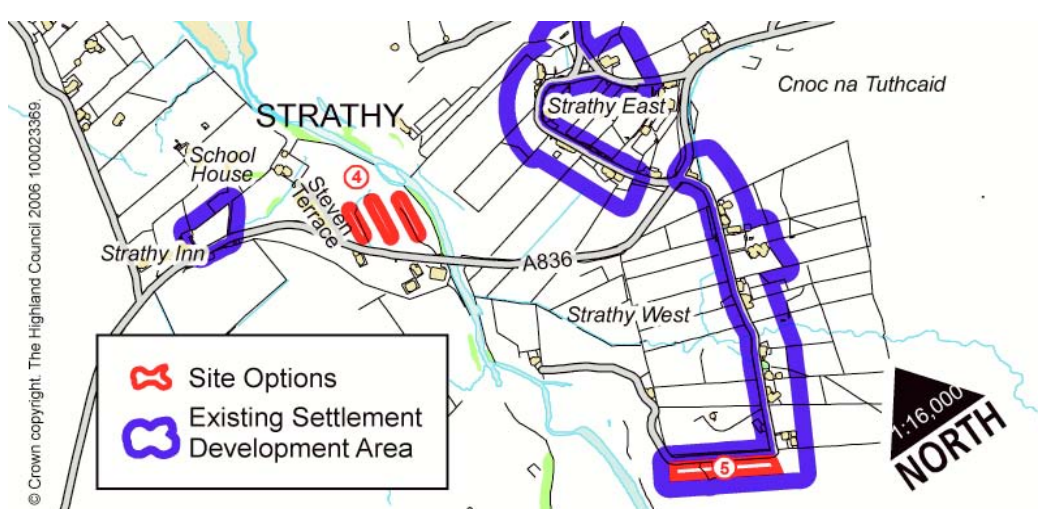
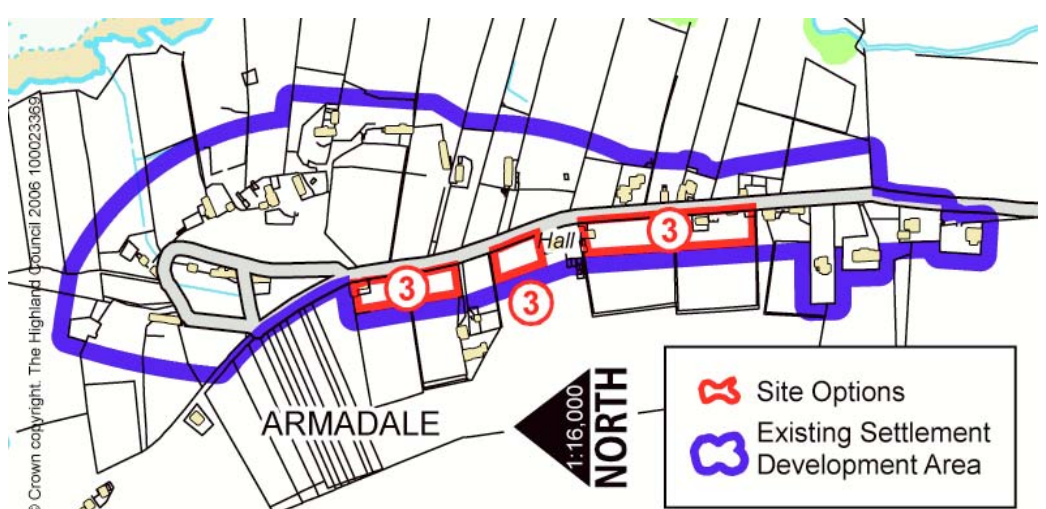
These communities sit above the mouth of the River Halladale. The surrounding landscape is dramatic, an SSSI/Area of Great Landscape Value extends across Strathy Point and the more fertile in-bye supports traditional activities. Higher and more exposed land to the south is identified as having potential for renewable energy development. Local services and amenities are shared between Melvich and Portskerra. Subject to resolving infrastructure constraints - the water and drainage systems operate close to their limits - key sites could be developed without encroaching on better land on the seaward side of the A836 or building beyond the recognised edges of Portskerra.



KEY SITES - Melvich / Portskerra		
1. east of Pentland Terrace	0.1 ha. - business	completion of the courtyard
2. west of Pentland Terrace	1.5 ha. - housing	Development Brief required; interest expressed by Highlands Small Communities Housing Trust for provision of 25 homes
3. north of Mackay Terrace	0.3 ha. - housing	good conditions, need to establish availability
4. Bayview Terrace	0.4 ha. - housing	natural extension but need to establish availability
5. south of Sutherland House	0.2 ha. - housing	need to establish availability

# MELNESS, ARMADALE AND STRATHY

These communities embrace several dispersed and largely linear townships, supporting a range of services and local businesses. At Melness, the community assumed ownership of the estate in 1995 and have promoted affordable housing and energy schemes, although the water supply needs to be augmented; at Strathy, the Scottish Executive is the principal landowner and Strathy Forest is identified as a preferred wind farm location; and at Armadale, affordable housing has been added recently. Protecting the better quality land and grazings, ensuring that "infill" accords with the settlement pattern, and that due regard is given to local heritage, access and utility services, all bear upon the suitability and availability of land for development. At least one key site should be identified in each community in order to help meet priority housing needs.



KEY SITES - Melness, Armadale & Strathy		
1. west of Joseph Mackay Court, Melness	0.6 ha. - housing	service costs
2. rear of Graggan Hotel, Melness	0.5 ha. - housing / business	existing allocation
3. Armadale	1.0 ha. - housing	various opportunities to the west of the main road - subject to availability
4. below Steven Terrace, Strathy	1.0 ha. - housing	outwith the 45 metre cordon sanitaire, croft land - subject to availability
5. south of A836, Strathy (west)	1.3 ha. - housing / business	suitable for affordable homes