



Legend

- Settlement Development Area (Policy 1)
- Settlement Development Area (Policy 1) from other inset
- Housing
- Business

NATURAL AND CULTURAL HERITAGE FEATURES

- National Importance (Policy 4.2)
- Local/Regional Importance (Policy 4.1)
- Wider Countryside (Policy 3)

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 All OS base maps are the most up-to-date available to The Highland Council at the time of the production of this Local Plan.

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	71
Housing Completions 2000-2006	0
Primary/ Secondary School Capacity	47% / 55%
Water Capacity	Sufficient capacity
Sewerage Capacity	At or close to capacity

Prospects

The Highland Renewable Energy Strategy and Planning Guidelines identifies land south of Strathy and Portskerra/Melvich as a possible area for national and major wind farm development and an application is currently under consideration at Strathy forest. Melvich and Portskerra sit at the mouth of the River Halladale with local services and amenities shared between the two communities. The septic tank which serves both Portskerra and Melvich is nearing capacity. The allocated land in Melvich has the capacity to provide for the long term growth of the settlement but there is also opportunity for infill development alongside. However this must respect the existing dispersed pattern of development.

Development factors

- Important views over open water across Melvich Bay should be protected;
- Avoid skylining development on land to the west of the road;
- Remains of the stone wall boundaries should be left as intact as possible; any alteration requires an extensive photographic record to be made recording the feature in its original setting;
- Low downward emission design street lights.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
B1	0.1ha	West of Melvich Terrace	-	Completion of the courtyard. Access should be served by the road for the existing business units. Road construction consent is required.
H1	1.5ha	West of Pentland Terrace	25	Access should be served by the road for the existing business units. Road construction consent and a design statement will be required.

(Housing capacities are indicative only and given on the basis of likely development densities.)