

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	132
Housing Completions 2000-2007	13
Primary School/Secondary School Capacity	66% / 55%
Water Capacity	Limited capacity but capital project likely 2009
Sewerage Capacity	Limited Capacity

Prospects

The communities of Melness enjoy fine views across Talmine Bay and the Kyle of Tongue. A third of the Hope and Melness estate some 10,700 acres was gifted by the private landowner to local crofters in 1995 and since then Joseph Mackay Court has been built. The community are currently pursuing small scale renewables development of three turbines. This will require substantial investment to upgrade the electricity network however grants are being sought and it would help open up potential for other commercial development in the future.

Development Factors

- The settlement pattern, better agricultural land generally lying to the east and the rising ground to the west constrains development opportunities to mainly infill;
- The area lies within the Kyle of Tongue National Scenic Area so development needs to be particularly sensitively sited and designed;
- Development proposals will have regard to the proximity of the Talmine corn mill Scheduled Monument;
- Important views over the Kyle of Tongue should be protected;
- Low downward emission design street lights;
- Support for the rebuild of the Caladh Sona;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.4 ha	West of Joseph Mackay Court, Melness	8 units	Careful siting required which allows for views to distant mountains. Access either by Joseph Mackay Court or south west end of the site. A design statement should be prepared, with particular regard to the pattern of settlement and the quality of the National Scenic Area, in consultation with SNH.
MU 1 (H/C/B)	1.1 ha	West of Craggan Hotel	4 units	Careful siting and design to ensure it fits with the strong settlement pattern. The road would need to be brought up to adoptable standards. Requirement to retain and integrate watercourses as natural features within the development.

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

