



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	71
Housing Completions 2000-2007	3
Primary School (Melvich)/Secondary School Capacity	47% / 55%
Water Capacity	Capacity
Sewerage Capacity	Unknown Capacity is currently under assessment

Prospects

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;
- Development proposals will have regard to the proximity of the North Caithness Cliffs SPA;
- 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
B 1	0.3 ha	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	1.5 ha	West of Melvich Terrace	25	Access should be served by the road for the existing business units. Road construction consent and a design statement will be required. 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.)