

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	52
Housing Completions 2000-2006	3
Primary School Capacity/Secondary School Capacity	47% / 47%
Water Capacity	Spare capacity
Sewerage Capacity	Limited spare capacity

Prospects

Rosehall lies some 12 miles to the north-west of Bonar Bridge in a heavily wooded setting. The largest concentration of development is in the vicinity of the village shop and post office; however the previous allocation of land at Cassley Drive is now complete. Allocations at H1 and H2 will concentrate development around the existing facilities in the village.

Development Factors

- Local road improvements where a network deficiency is created or worsened by a particular proposal;
- Development must be proportionate to the capacity of the mainly single track A837;
- Low downward emission design street lights;
- Safeguarding of trees;
- Proximity to River Oykel SAC and B Listed Invercassley House;
- Developments require connection to public sewerage system.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H1	1.3ha	Rear of the post office	15 units	Access must be staggered with site H2; Possible archaeological remains to be protected; Possible stone circles to be evaluated.
H2	1.6ha	Opposite the post office	5 units	Access must be staggered with site H1; Possible contamination assessment; Sensitive siting and design around River Oykel SAC; Flood risk assessment to show compliance with SPP7.

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

SETTLEMENT

- Settlement Development Area (Policy 1)
- Proposed Access
- Housing

NATURAL AND CULTURAL HERITAGE FEATURES

- International Importance (Policy 4.3)
- National Importance (Policy 4.2)
- Local/Regional Importance (Policy 4.1)
- Wider Countryside (Policy 3)

