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.

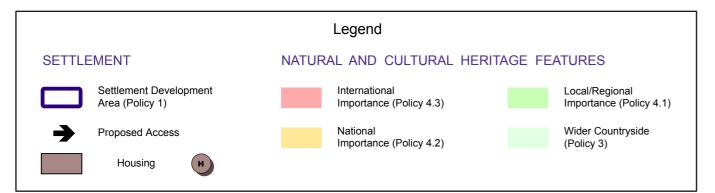
## **Development Factors**

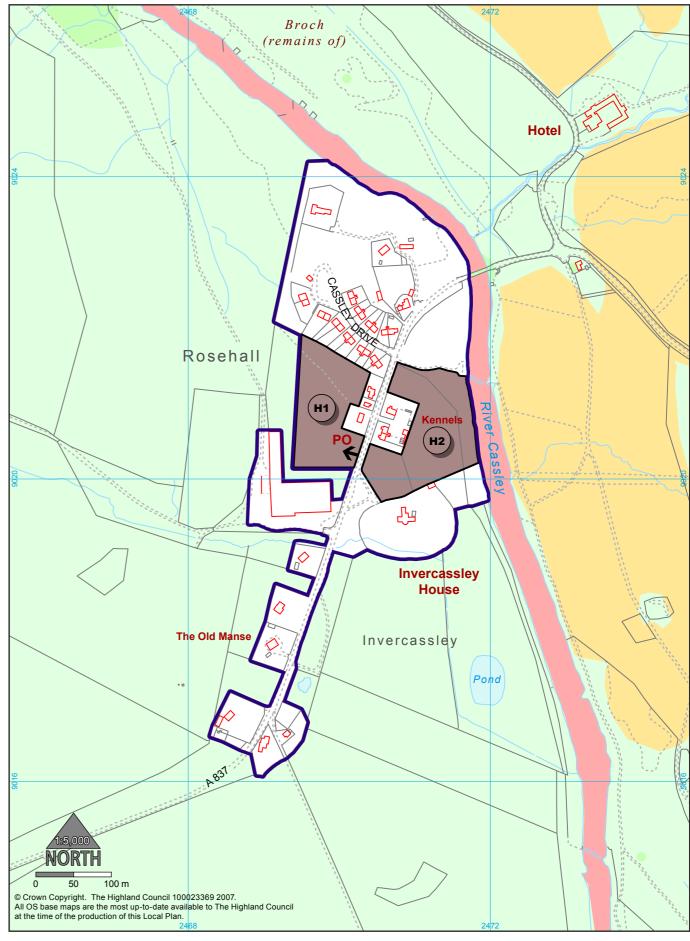
- Local road improvements where a network deficiency is created or worsened by a particular proposal;
- Development must be proportionate to the capacity of the mainly single track A837;
- Low downward emission design street lights;
- Safeguarding of trees;
- Proximity to River Oykel SAC and B Listed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





## **INSET 8.5 : ROSEHALL**

Deposit Draft October 2007