

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	52
Housing Completions 2000-2007	3
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	47% / 47%
Water Capacity	Limited 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. Allocation at H1 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
H 1	1.3 ha	Rear of the post office	15 units	Access must be maintained to Rosehall Trails Path; Possible archaeological remains to be protected; Possible stone circles to be evaluated.

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

Legend		
<b>SETTLEMENT</b>		
	Settlement Development Area (Policy 1)	
	Proposed Access	
	Housing	
<b>NATURAL, BUILT AND CULTURAL HERITAGE FEATURES</b>		
	International Importance (Policy 4.3)	
	National Importance (Policy 4.2)	
		Local/Regional Importance (Policy 4.1)
		Wider Countryside (Policy 3)

