

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. The 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;
- Development proposals will have regard to the proximity of the River Oykel Special Area of Conservation (SAC) and the B Listed Invercassley House;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the River Oykel SAC.

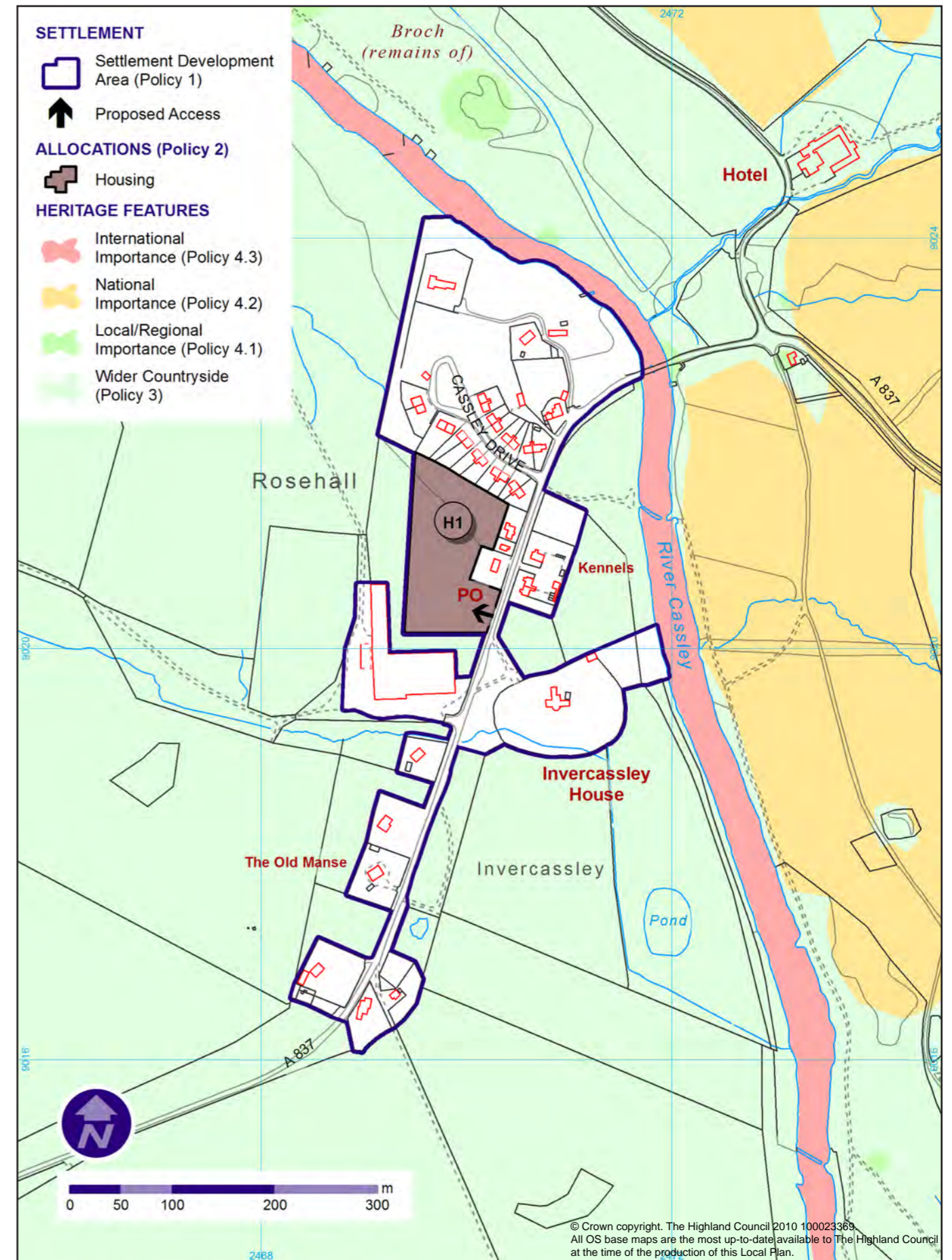
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Site Allocations









Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H1	1.3ha	Rear of the post office	10 units	Access must be maintained to Rosehall Trails Path; possible archaeological remains to be protected; possible stone circles to be evaluated. <u>Connection to public sewer required.</u>

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



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SETTLEMENT		Legend	
	Settlement Development Area (Policy 1)		International Importance (Policy 4.3)
	Proposed Access		National Importance (Policy 4.2)
	Housing		Local/Regional Importance (Policy 4.1)
			Wider Countryside (Policy 3)

