

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.

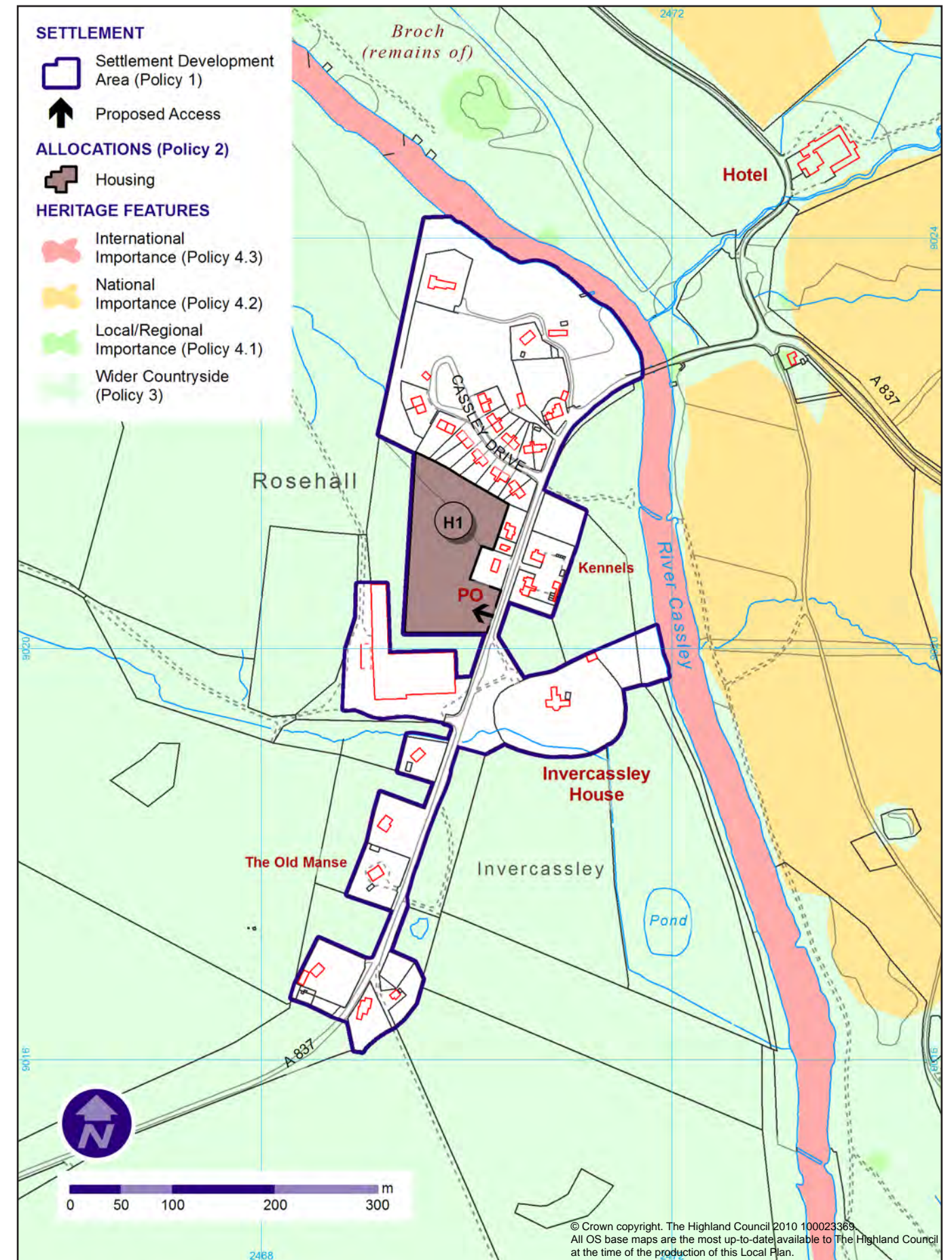
Development Factors

- 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.

Site Allocation

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.3 ha	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. Connection to public sewer required.

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



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