

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.

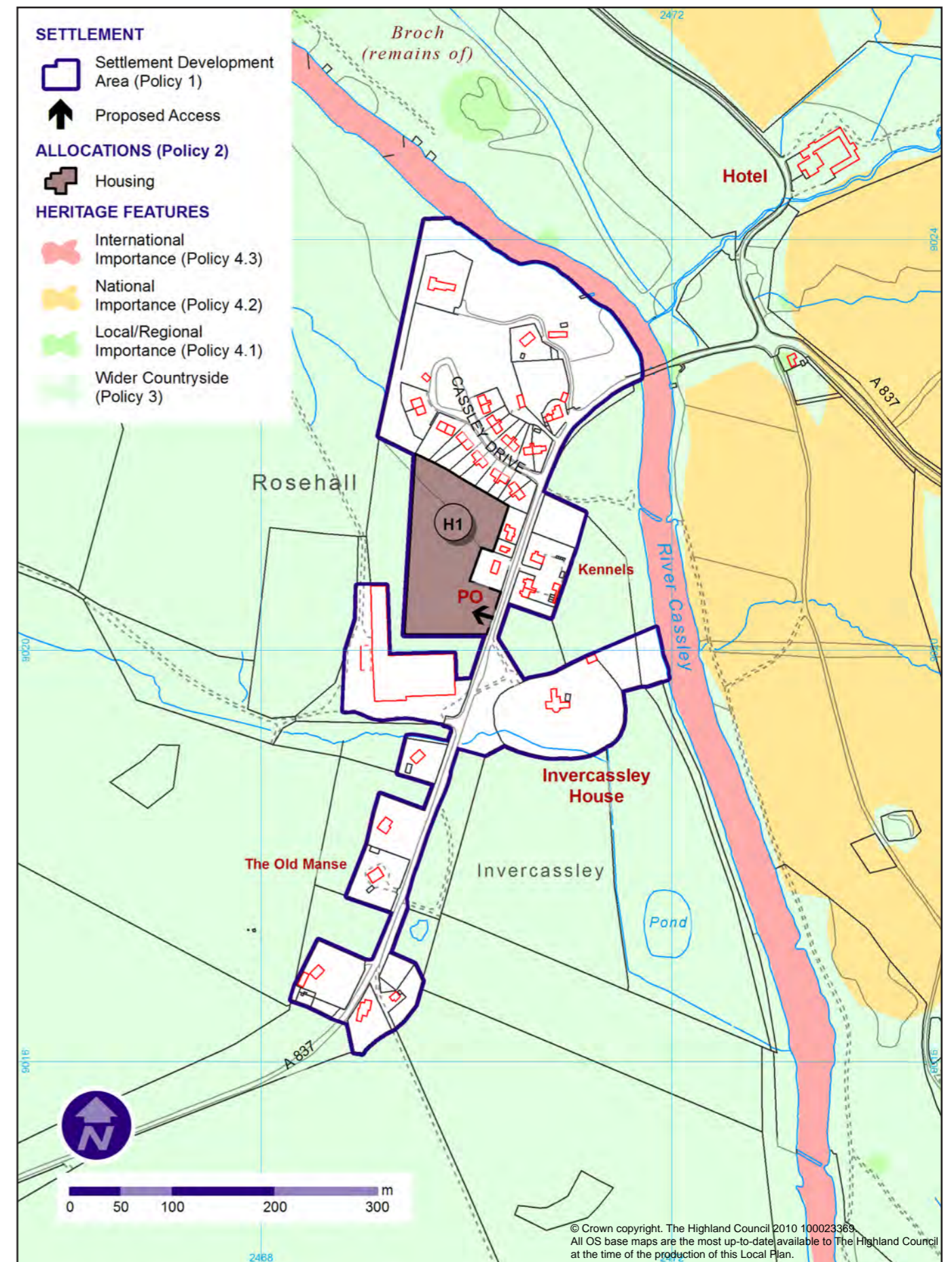
**Development Factors**

- 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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