

# THE ROSELAND PLAN

## OUR ROSELAND - OUR FUTURE

[www.roselandplan.org](http://www.roselandplan.org)

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## Planning Assessment for The Roseland Plan

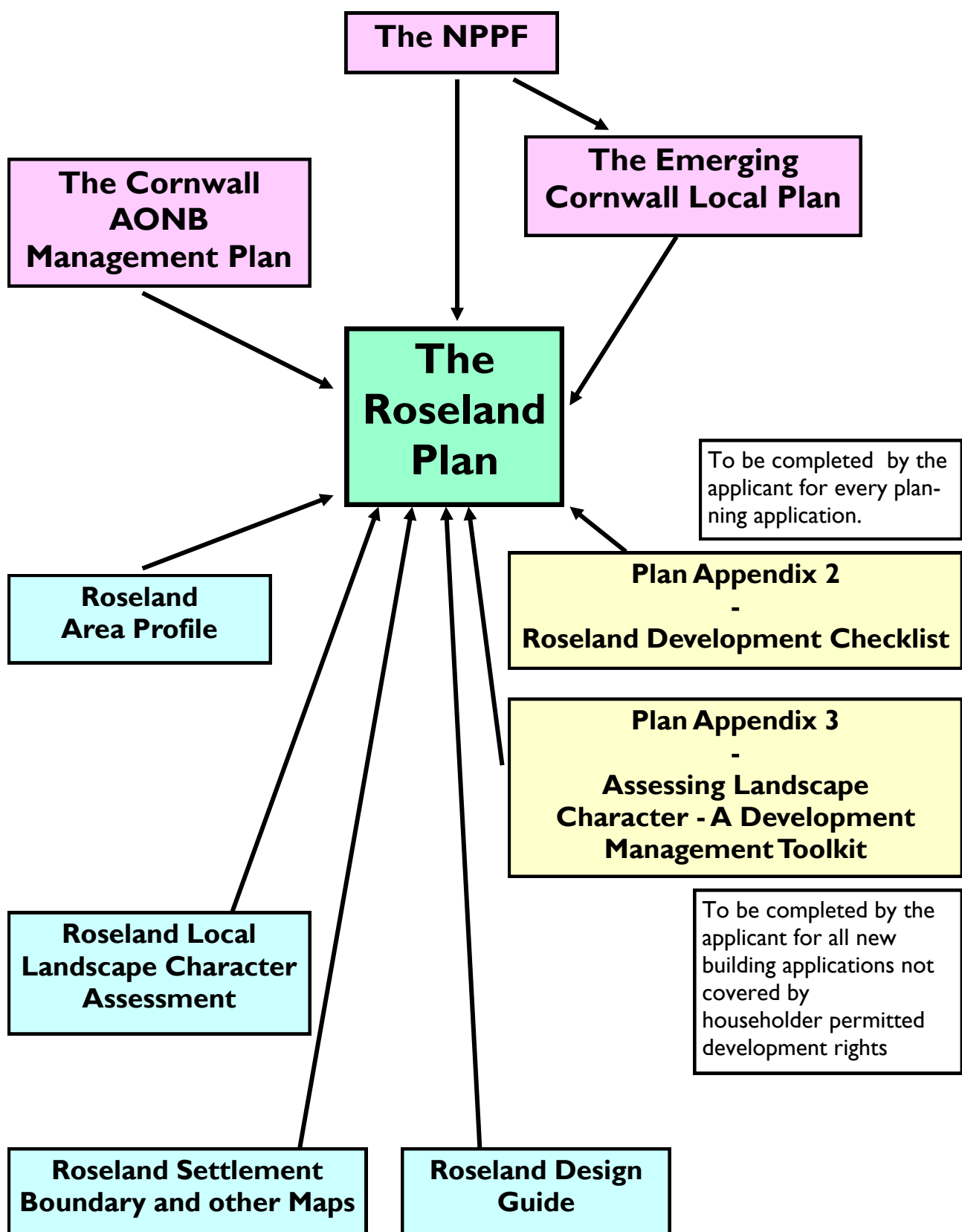


Produced by the Roseland Neighbourhood Development Plan Steering Group May 2015

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<b>A. THE ROSELAND PLAN AND RELATED DOCUMENTS</b>	<b>3</b>
This diagram shows the linkage between The Plan and other Documents that are relevant and impinge on decision making.	
<b>B. APPLICATION ASSESSMENT PROCESS FLOWSHEET</b>	<b>4</b>
This section describes the process which forms the basis of a planning assessment.	
<b>C. APPLICATION ASSESSMENT FORM</b>	<b>6</b>
This form has been designed to allow an assessment to be carried out in a structured way, following the process set out in B above.	
<b>D. APPLICATION MONITORING FORM</b>	<b>10</b>
One of these forms is used per application. The monitoring of all applications was flagged in The Roseland Plan as being an essential When undertaking reviews of The Plan's effectiveness.	
<b>E. PROFORMA LETTER OF CONFORMITY</b>	<b>11</b>
This is a an outline of the type of letter giving advice to the Statutory Consultees (and other interested parties)	
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This is a an outline of the type of letter giving advice to the Statutory Consultees (and other interested parties)	

## A. THE ROSELAND PLAN AND RELATED DOCUMENTS

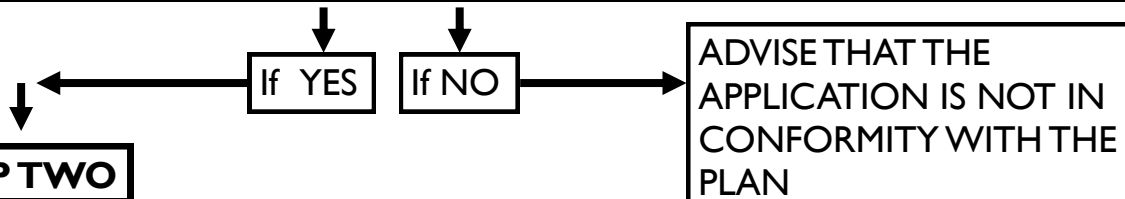


## B. APPLICATION ASSESSMENT PROCESS FLOWSHEET

### Page I

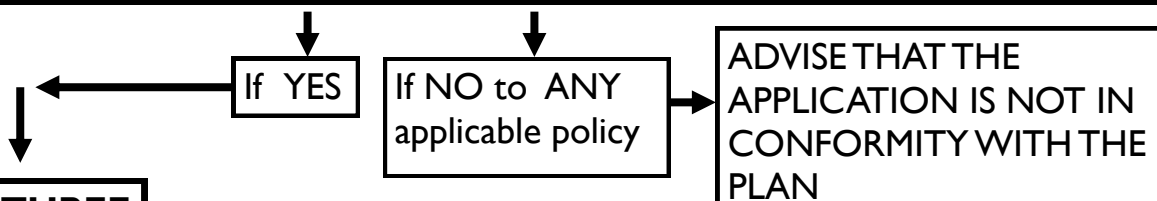
#### STEP ONE

ALL APPLICATIONS - POLICY COMPLIANCE CHECK		Page
Will the development meet Sustainable Development criteria?	<ul style="list-style-type: none"> <li>• GPI - Sustainable Development</li> </ul>	39



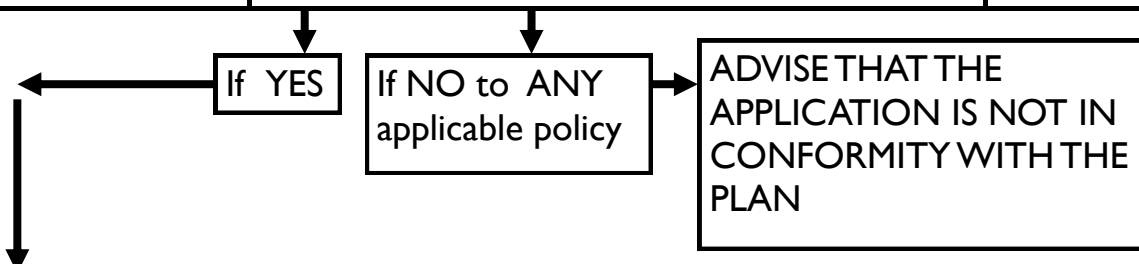
#### STEP TWO

ALL APPLICATIONS - POLICY COMPLIANCE CHECK		Page
Will the development respect the local natural and built environment?	<ul style="list-style-type: none"> <li>• GP2 - Design and Character of the Roseland</li> <li>• GP3 - Settlement Boundaries</li> <li>• LA1 - AONB Management Plan</li> <li>• LA2 - Local Landscape Character</li> <li>• LA3 - Natural Resources/Agriculture</li> <li>• LA4 - Sea Defences and Shoreline Structures</li> <li>• LA5 - Biodiversity and Geological Conservation</li> <li>• CV1 - Village Character</li> <li>• CV2 - Listed Buildings</li> <li>• CV3 - Conservation Areas</li> <li>• CV4 - Archaeological Heritage</li> <li>• CV5 - Marine Heritage</li> </ul>	42 43 30 32 32 32 33 34 35 35 35 36



#### STEP THREE

ALL APPLICATIONS - POLICY COMPLIANCE CHECK		Page
Will the development have NO negative impact on local Services and Facilities?	<ul style="list-style-type: none"> <li>• SF1 - Services/Facilities</li> <li>• SF2 - Sustainable Transport</li> <li>• SF3 - Public Car Parking</li> <li>• SF4 - Open Spaces</li> </ul>	37 37 38 38



## B. APPLICATION ASSESSMENT PROCESS FLOWSHEET

### Page 2



#### STEP FOUR

POLICY COMPLIANCE CHECK FOR SPECIFIC APPLICATION TYPES		Page
(a) Affordable Housing	• HO1 - HO6	44-47
(b) Open Market Housing	• HO3, HO4, HO7 - HO9	45-50
(c) Commercial Development	• CD1, CD2	52-53
(d) Agricultural Development	• CD2, CD3	53-54
(e) Energy Development	• CR1 - CR5	56-59

If YES to ALL  
applicable policies  
for the SPECIFIC  
APPLICATION TYPE

ADVISE THAT THE APPLICATION IS  
IN CONFORMITY WITH THE PLAN

If NO to ANY  
applicable policy  
for the SPECIFIC  
APPLICATION TYPE

ADVISE THAT THE  
APPLICATION IS NOT IN  
CONFORMITY WITH THE  
PLAN

## C. APPLICATION ASSESSMENT FORM - Page I

### STEP ONE

#### Sustainable Development Conformity Check

N/A	Y	N
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Policy GP1 - Sustainable Development (Page 39)			
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Comments:

### STEP TWO

#### Natural and Built Environment Conformity Check

N/A	Y	N
-----	---	---

Policy GP2 - Design and Character of the Roseland (42)			
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Policy GP3 - Settlement Boundaries (43)			
---	--	--	--

Policy LA1 - AONB Management Plan (30)			
--	--	--	--

Policy LA2 - Local Landscape Character (32)			
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Policy LA3 - Natural Resources/Agriculture (32)			
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Policy LA4 - Sea Defences and Shoreline Structures (32)			
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Policy LA5 - Biodiversity and Geological Conservation (33)			
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Policy CV1 - Village Character (34)			
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Policy CV2 - Listed Buildings (35)			
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Policy CV3 - Conservation Areas (35)			
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Policy CV4 - Archaeological Heritage (35)			
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Policy CV5 - Marine Heritage (36)			
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Comments:

## C. APPLICATION ASSESSMENT FORM - Page 2

### STEP THREE

#### Services and Facilities Conformity Check

N/A	Y	N
-----	---	---

Policy SF1 - Services/Facilities (37)			
Policy SF2 - Sustainable Transport (37)			
Policy SF3 - Public Car Parking (38)			
Policy SF4 - Open Spaces (38)			

Comments:

### STEP FOUR

#### Specific Application Type Conformity Check

N/A	Y	N
-----	---	---

<b>(a) Affordable Housing</b>			
HO1 - Change of Use of Holiday Lets (44)			
HO2 - Conversions of Hotels, Guest Houses (44)			
HO3 - Re-use of Redundant Buildings (45)			
HO4 - New Affordable Housing (46)			
HO5 - Local Connection (47)			
HO6 - Management of Affordable Housing (47)			

Comments:



## C. APPLICATION ASSESSMENT FORM - Page 3

<b>N/A</b>	<b>Y</b>	<b>N</b>
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### (b) Open Market Housing

HO3 - re-use of Redundant Buildings (45)			
HO4 - New Affordable Housing (46)			
HO7 - Full Time Residence Requirement (48)			
HO8 - Replacement Dwellings (49)			
HO9 - Extensions and Annexes (50)			

Comments:

<b>N/A</b>	<b>Y</b>	<b>N</b>
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### (c) Commercial Development

CD1 - Commercial Development (52)			
CD2 - Re-use of Farm Buildings (53)			

Comments:

<b>N/A</b>	<b>Y</b>	<b>N</b>
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### (d) Agricultural Development

CD2 - Re-use of Farm Buildings (53)			
CD3 - Agricultural Barns (54)			

Comments:



## C. APPLICATION ASSESSMENT FORM - Page 4

Specific Application Type Conformity Check

N/A

Y

N

### (e) Energy Developments

CR1 - Energy Saving Measures (56)

CR2 - Wind Turbines (57)

CR3 - Low Impact Solar Panels (58)

CR4 - Ground-mounted Solar Panels (58)

CR5 - Encouraging Carbon Reduction (59)

Comments:

## D. APPLICATION MONITORING FORM

### APPLICATION PROCESS

Reference		Dev Type	
Parish		Critical Date(s)	

### MONITORING PHASE

<b>Assessment by PAG</b>	
<b>Parish Recommendation</b>	
<b>Cornwall Councillor Recommendation</b>	
<b>Cornwall Council Planning Officer Recommendation</b>	
<b>Cornwall Council Decision</b>	
<b>Condition(s) Attached</b>	
<b>Condition(s) Discharged</b>	

### NOTES

<b>DATE FILE CLOSED</b>	
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## E. PROFORMA LETTER OF CONFORMITY

# THE ROSELAND PLAN

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[www.roselandplan.org](http://www.roselandplan.org)

[info@roselandplan.org](mailto:info@roselandplan.org)

Address

Address

Address

Dear ???????

RE: Ref:

The Roseland Plan Planning Assessment Group has assessed this planning application against the Roseland Neighbourhood Development Plan and notes that it is in conformity with The Plan.

Yours sincerely,

J Smith, Chair, Roseland Plan Steering Group

## F. PROFORMA LETTER OF NON-CONFORMITY

# THE ROSELAND PLAN

## OUR ROSELAND - OUR FUTURE

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Address

Address

Address

Dear ???????

RE: Ref:

The Roseland Plan Planning Assessment Group has assessed this planning application against the Roseland Neighbourhood Development Plan and notes that the proposal is not in conformity with The Plan in terms of ..... and .....

Specifically:

Proposal Characteristic	Relevant Plan Policy/Text	Reason for Non-Conformity

Yours sincerely,

J Smith, Chair, Roseland Plan Steering Group