

# **THE ROSELAND PLAN**

**OUR ROSELAND - OUR FUTURE**

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

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

# **Roseland Development Checklist**

	<b>SUMMARY OF ISSUES</b>	<b>RELEVANT PLAN POLICIES</b>
1.	<b>Will the development make an overall positive contribution to the Roseland's economic, social and environmental future?</b>	<ul style="list-style-type: none"> <li>• <b>GP1</b></li> </ul>
2.	<b>Will the development respect the local natural and built environment, enhancing character and distinctiveness?</b>	<ul style="list-style-type: none"> <li>• <b>GP2, GP3</b></li> <li>• <b>LA1 - LA5</b></li> <li>• <b>CV1 - CV5</b></li> </ul>
3.	<b>Will the development have NO adverse impact on local services and facilities?</b>	<ul style="list-style-type: none"> <li>• <b>SF1 - SF4</b></li> </ul>
4.	<b>What type of development is it?</b> <ul style="list-style-type: none"> <li>• <b>Affordable Housing</b></li> <li>• <b>Open Market Housing</b></li> <li>• <b>Commercial Development</b></li> <li>• <b>Agricultural Development</b></li> <li>• <b>Renewable Energy</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>HO1- HO6</b></li> <li>• <b>HO7 - HO9</b></li> <li>• <b>CD1, CD2</b></li> <li>• <b>CD2, CD3</b></li> <li>• <b>CR1 - CR5</b></li> </ul>
5.	<b>How will it be realised?</b> <ul style="list-style-type: none"> <li>• Conversion/renovation?</li> <li>• Demolition/replacement dwelling</li> <li>• New build</li> <li>• Extension or annexe</li> <li>• Change of use</li> </ul>	<ul style="list-style-type: none"> <li>• HO2, CD2</li> <li>• HO8</li> <li>• HO4, CD1</li> <li>• HO9</li> <li>• HO1, HO2</li> </ul>
6.	<b>Is it in a or near to a sensitive location?</b> <ul style="list-style-type: none"> <li>• Sensitive landscape sites</li> <li>• Sensitive biodiversity sites</li> <li>• Sensitive archaeological/heritage site</li> <li>• Conservation Area</li> <li>• Listed building</li> <li>• Coast, river or creek</li> </ul>	<ul style="list-style-type: none"> <li>• LA1, LA2, LA3, LA5, GP2</li> <li>• LA5</li> <li>• CV4</li> <li>• CV3</li> <li>• CV2</li> <li>• CV5, LA4</li> </ul>
7.	<b>Is it inside a settlement boundary?</b> <ul style="list-style-type: none"> <li>• Change of Use?</li> <li>• Conversion/Re-use of existing buildings?</li> <li>• Building on previously developed land?</li> <li>• Infill?</li> </ul>	See: ( <a href="#">Roseland Plan Area Profile Appendix</a> ) <ul style="list-style-type: none"> <li>• HO1</li> <li>• HO2, HO3, CD2</li> <li>• Defined in Glossary of The Roseland Plan</li> <li>• GP2, GP3, HO4</li> </ul>
8.	<b>Is it outside a settlement boundary?</b> <ul style="list-style-type: none"> <li>• Change of Use?</li> <li>• Conversion/Re-use of existing buildings?</li> <li>• Building on previously developed land?</li> </ul>	See: ( <a href="#">Roseland Plan Area Profile Appendix</a> ) <ul style="list-style-type: none"> <li>• HO1</li> <li>• HO2, HO3, CD2</li> <li>• Defined in Glossary of The Roseland Plan</li> </ul>
9.	<b>How big is it in relation to the size of the plot?</b>  <b>How big is it in relation to other buildings in the surrounding area?</b>	<ul style="list-style-type: none"> <li>• GP2, HO3, HO8, CD2</li> <li>• GP2, HO8</li> </ul>
10.	<b>What will the outside of the building look like?</b>	See: ( <a href="#">Roseland Design Guide</a> ) <ul style="list-style-type: none"> <li>• CV1, GP2</li> </ul>
11.	<b>What will the rest of the plot look like?</b>	<ul style="list-style-type: none"> <li>• GP2</li> </ul>
12.	<b>Does the design incorporate current best practice energy reduction?</b>	<ul style="list-style-type: none"> <li>• CR1</li> </ul>

# ROSELAND DEVELOPMENT CHECKLIST FOR APPLICANTS

To be submitted with Development Proposals

	Y/N	COMMENT/JUSTIFICATION
<p>1. Working closely with the community:</p> <ul style="list-style-type: none"> <li>• Have you told your neighbours and the wider community about your proposal?</li> <li>• Have you responded to comments they have made?</li> </ul>		
<p>2. If your development is not a householder development (eg a house extension):</p> <ul style="list-style-type: none"> <li>• Have you explained clearly what is the need for the development?</li> <li>• What is the scale of the development? (Note that the indicative scale of development should be of 1-5 units).</li> <li>• Has your proposal taken account of the Roseland Local Landscape Character Assessment through the Development Management Toolkit?</li> <li>• If your development is a new build, is it within the one of the defined Settlement Boundaries? (If not, the development must be 100% for Affordable Housing).</li> </ul>		
<p>3. Has your development taken account of the Roseland Design Guide in terms of:</p> <ul style="list-style-type: none"> <li>• Appearance?</li> <li>• Materials?</li> <li>• Scale?</li> </ul>		
<p>4. Have you retained a useable garden space (or, on larger developments, open space)?</p>		
<p>5. Have you been able to incorporate energy saving technology into your proposal?</p>		