



Charnwood

Leading in Leicestershire

Borough of Charnwood

Local Plan 1991-2006

Written Statement

Adopted January 2004

Design

3.8 POLICY EV/1

The Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

- i) respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;
- ii) is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;
- iii) utilises materials appropriate to the locality;
- iv) provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;
- v) safeguards important viewpoints, landmarks and skylines;
- vi) uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;
- vii) safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;

- viii) **meets the needs of all groups, including the disabled; and**
- ix) **minimises the opportunity for crime to create a safe and secure environment.**

3.9 PPG1 confirms that the appearance of proposed development and its relationship to its surroundings are material considerations in the determination of planning applications. Good design of buildings and the public spaces they define can make a positive contribution to the environment. The Borough Council will seek to ensure a high standard of design in all new developments. Within areas of distinctive or attractive character, such as Conservation Areas and Areas of Particularly Attractive Countryside, new development will be expected to respect and enhance the established urban form or the special character of the surrounding landscape. Where the traditional character of an area has been lost or diminished through inappropriate development or a key landmark site is involved, encouragement will be given to experiment, originality and initiative in the formulation of a design solution capable of achieving positive improvements to the locality. Specific guidance concerning matters of design is contained where appropriate within the relevant chapters. The Borough Council intends to produce local design guides to outline the key defining local characteristics for various parts of the Borough. These will be published as Supplementary Planning Guidance and will provide advice and guidance for applicants on design issues.

Archaeology

3.10 Charnwood is an area rich in history and as a result includes a large number of sites where some archaeological interest has been identified. These include scheduled ancient monuments, other sites of national importance and sites of more local interest. Remains include Roman Roads, historic bridges and evidence of early settlements. PPG16 emphasises that archaeological remains are a finite and non-renewable resource which contain irreplaceable information about our past and are part of our sense of national identity - valuable for their own sake and for their role in education, leisure and tourism. The Local Plan seeks to ensure that archaeological interests receive full consideration and assessment in the development process.