



Charnwood

Leading in Leicestershire

Borough of Charnwood

Local Plan 1991-2006

Written Statement

Adopted January 2004

- v) to protect the best of the Borough's open land in terms of agricultural quality, landscape and ecology;
- vi) to develop public transport potential elsewhere in the Borough and to encourage cycling and walking;
- vii) to provide for the needs of affordable housing where they occur throughout the Borough;
- viii) to develop the relationship between the Local Plan strategy and the other areas of Council activity including the cycling strategy, economic development and tourism, housing strategy, town centre promotion, environmental improvements and infrastructure investment.

Limits to Development

2.65 POLICY ST/2

Built development will be confined to allocated sites and other land within the Limits to Development identified on the Proposals Map, subject to the specific exceptions set out in this Plan.

- 2.66 The Limits to Development, identified on the Proposals Map provide clear boundaries to the various settlements and other areas of development in the Borough. They distinguish between areas of development and development potential and areas of restraint. They allow for any new development to be sensibly related to the existing pattern of settlement to ensure that development needs can be met without unwarranted harm to the countryside and other rural interests. The designation of land within the defined Limits to Development does not imply that planning permission will be granted for any particular proposal. Planning applications will still have to be considered on their individual merits having regard to all of the policies of the Local Plan.

Infrastructure

2.67 POLICY ST/3

When granting planning permission for new development which would not be acceptable without reasonably related infrastructure or community facilities, the Borough Council will seek to secure their provision by entering into a legal agreement with the owners, applicants or developers involved and will negotiate accordingly. Developers may be invited to provide and contribute towards:

- i) the provision of off-site infrastructure to ensure adequate provision for highways, public transport and storm drainage; and/or
- ii) the provision of on or off site facilities to secure necessary provision for the social, educational, recreational, sporting and community needs of the development; and/or
- iii) the provision of affordable or special needs housing; and/or
- iv) the provision of facilities or amenities to offset or mitigate the impact of the development on existing recreation resources, protected habitats and species or recognised heritage sites.

- 2.68 It is clear that in many areas improvements in provision for highways, public transport other essential infrastructure and community facilities necessary to sustain high standards in the quality of life, have often failed to keep pace with new development. The gap between need and provision has widened as the main providing agencies have had to address competing demands for diminishing resources.
- 2.69 In the face of these trends it is now commonly accepted that the provision of reasonably related infrastructure and community facilities at the expense of the development is a material consideration in the determination of a planning application for development of a substantial nature.