



## Documentation Regional development instruments

derived from DIAMONT Database [www.diamont-database.eu](http://www.diamont-database.eu)



This project has received  
European Regional  
Development Funding  
through the INTERREG III B  
Community Initiative



Federal Ministry for the  
Environment, Nature Conservation  
and Nuclear Safety



Bavarian State  
Ministry of the  
Environment,  
Public Health  
and Consumer  
Protection

Interreg III B

### General Data

<b>Name of instrument:</b>	Communal chart (Charte communale)
<b>Country / region:</b>	FR
<b>Spatial level:</b>	local
<b>Type:</b>	Spatial planning instrument
<b>Subtype:</b>	Formal planning instrument
<b>Description:</b>	<p>The communal chart is an urban planning document which can be set up in a commune which does not have a PLU (Local urban planning document). It determines the methods of implementation of the general national rules of urban planning. The communal chart can relate to whole or part of the communal territory. It can also be elaborate on the level of an inter-communal co-operation structure. Communal chart includes notably graphic documents Those define the constructible zones and the natural zones. The communal chart can comprise zones intended for activities as of the sectors where the right of pre-emption is exerted.</p> <p>By delineating the constructible zones, the communal chart makes it possible the commune to be freed from the national rule of limited constructability, which stipulates in theory that the territory of the communes without urban planning document is not buildable apart from the currently urbanized parts of the commune, except for the exceptions envisaged by the law. Communal chart can provide that the buildings destroyed by a natural disaster could not be rebuilt, for reasons of safety. It also allows the institution of a right of pre-emption on sectors of the commune with an aim of carrying out an installation or equipment. The right of pre-emption makes it possible to become purchaser of one ground at the time of his setting on sale. Finally the approval of the communal chart makes it possible the commune of obtain competence as regards authorizations of town planning instead of the State. However this transfer is not automatic, it must be decided by the town council.</p>
<b>General objectives:</b>	Efficient local spatial planning in small communities, with the objective of not letting build on all the communal territory in order to prevent spread off and not to increase the loads of the commune inconsiderately: extension of the networks, road maintenance, winter viability, school bus service etc
<b>General Objectives keywords:</b>	land development ; municipal infrastructure costs ; settlement pattern ; municipal land policy ;
<b>Responsible:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	National authority
<b>Reference:</b>	Founded by SRU law of December 13th, 2000
<b>General assessment of</b>	Main weakness is that communal chart do not create specific regulatory obligations, contrarily to PLU. No binding character, since communal charts do not establish

<b>strength and weakness:</b>	regulatory obligations (other than general national rules) and moreover are often cancelled by the administrative law court. The main advantage is that communal chart are simpler to implement than PLU
<b>Metadata:</b>	Date of entry: 2007/02/16 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
<b>Implementation</b>	
<b>Legal status:</b>	not-mandatory for responsible body AND not-mandatory for end-user
<b>Extension:</b>	rarely (< 25%)
<b>Comment:</b>	A limited number of French Alps communities have a communal chart, notably in the Alps where most communes are obliged to establish a PLU. See <a href="http://www.urbanisme.equipement.gouv.fr/IMG/pdf/cartecommunale_cle511ca5-1.pdf">http://www.urbanisme.equipement.gouv.fr/IMG/pdf/cartecommunale_cle511ca5-1.pdf</a>
<b>Type of monitoring:</b>	Qualitative / descriptive reporting
<b>Assessment</b>	
Relevance	
<b>Status:</b>	strong direct relevance
<b>Ranking:</b>	5
<b>Remark:</b>	-
Acceptance	
<b>Status:</b>	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
<b>Ranking:</b>	5
Implementation	
<b>Status:</b>	-
<b>Ranking:</b>	3
<b>Remark:</b>	-
Feasibility	
<b>Status:</b>	Staff, legislation
<b>Ranking:</b>	4
<b>Remark:</b>	Communal chart is required by law, which is why political will is not a mandatory requirement
Effectiveness	
<b>Status:</b>	Direction of effect, acceptability, perpetuity
<b>Ranking:</b>	3
<b>Remark:</b>	type of effect not clear as instrument is non-binding