



# ***SPATIAL AND REGIONAL PLANNING***

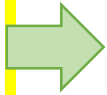
## ***Lecture 11. Planning system in United Kingdom***

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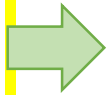
## Characteristics of UK spatial planning system:



The United Kingdom consists of: England, Wales, Scotland and Northern Ireland



The UK is a unitary parliamentary democracy and constitutional monarchy



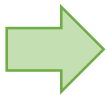
The structure of the division of the United Kingdom's territory is diverse,  
Division into the UK administrative units:

England - 9 regions, 83 county level administrative units: Metropolitan counties, Non-metropolitan counties and unitary authorities

Scotland - 32 council areas, which are the unitary authority

Wales - 22 unitary authorities (counties, cities and county boroughs)

Northern Ireland - 11 districts, which are unitarian authorities



United Kingdom also does not have a formally written and adopted constitution. The constitutional principles are regulated by various sources of law: constituted law, case law, constitutional conventions, works, treaties, law books and so-called Common law common law.



## Spatial planning in the UK

Spatial planning in the United Kingdom is implemented at the level of: **regions, counties, districts and parishes.**

This four-tier system is fully applicable only in England excluding the Greater London area.

It is common to combine levels of higher and lower level administration in units called **unitary authority.**

The competences of the administrative units of **Scotland, Wales and Northern Ireland** differ from one another and are related to the historical traditions of individual parts of the United Kingdom.

## Legal acts in spatial planning in the UK

**The Town and Country Planning Act of 1990 (TCPA)** is the basic document regulating spatial planning process in the United Kingdom.

TCPA defines the tasks and competences of the local government (districts, counties and unitary authorities) related to plans preparation as well as rules of plans controlling and interventions of the minister in the planning process.

The English system has been thoroughly modified by the 2004 Planning and Compulsory Purchase Act (PCPA).

# National level

The government unit responsible for spatial planning in England is **Ministry of Housing, Communities & Local Government**

At the national and regional level, it does not function a typical spatial planning, but planning guidelines are being developed, which must be included in the downstream plans.

Due to the lack of authority at the regional level, these guidelines are developed by the national government, with the exception of the London region.

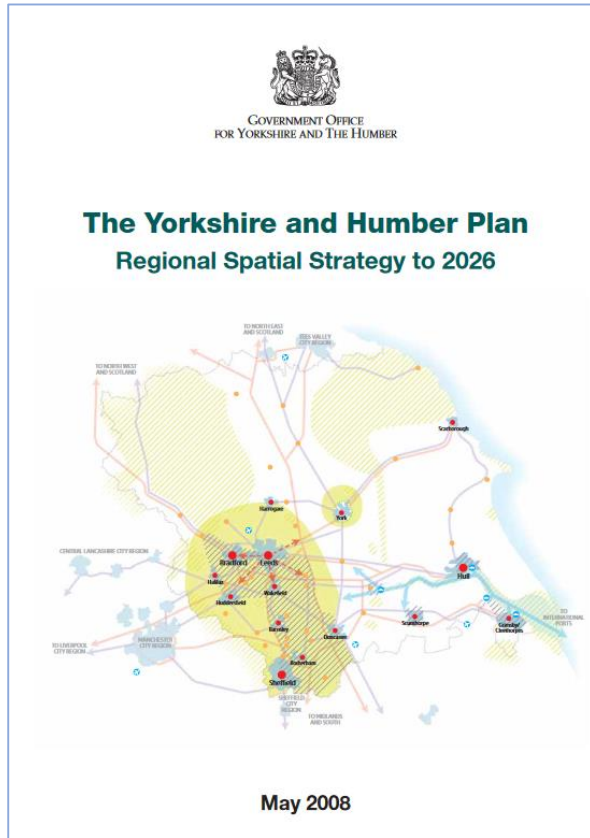
## Regional level

Regional agencies are controlled by the government and regional councils (Regional Assemblies).

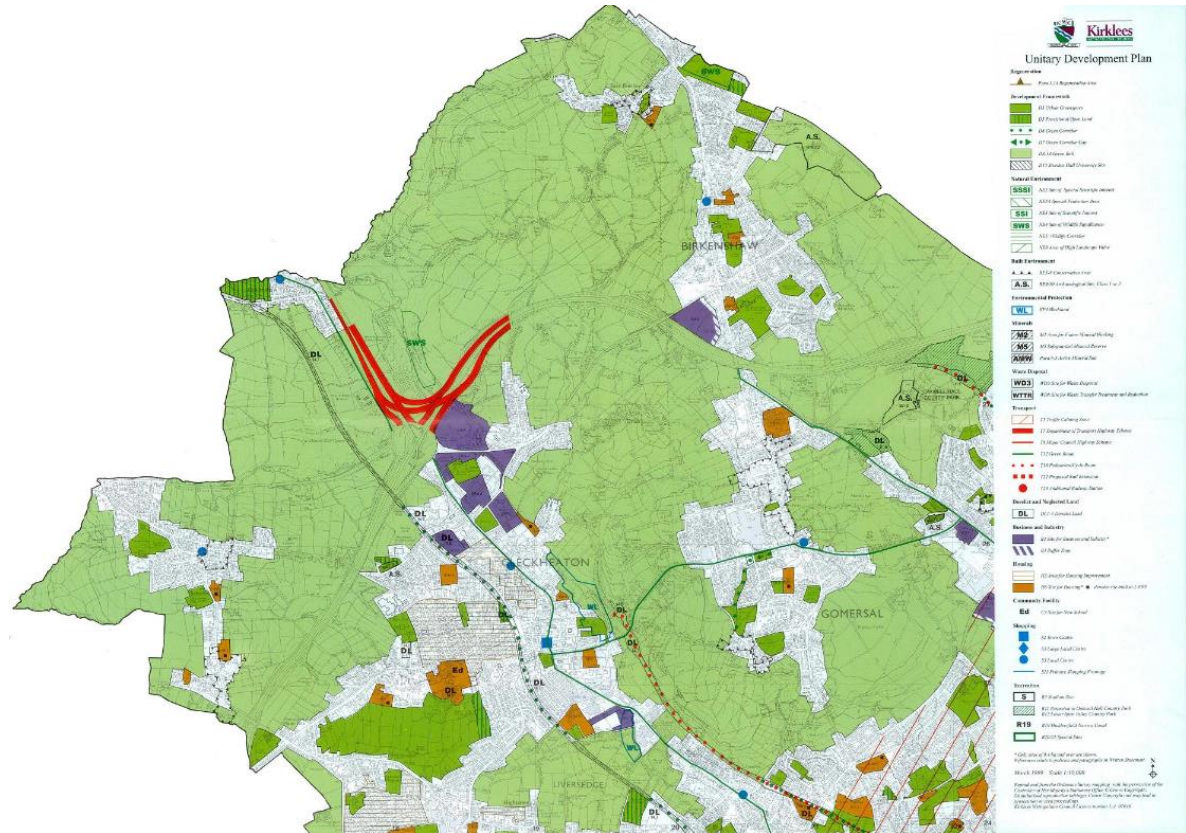
Regional spatial strategies are being developed and published by the Department of Communities and Local Government (CLG).

They do not contain any drawings, but only development strategies for the next 20 years sketching priority solutions for the environment, infrastructure, development of construction, natural resources, etc.

# Regional spatial strategies



# Unitary Development Plan (UDP)



The Unitary Development Plan (UDP) sets out the council's policies and proposals for the use and development of land and buildings.



# Local level

Local authorities are preparing **Local development frameworks - LDF**, which replaced **Local development plans**.

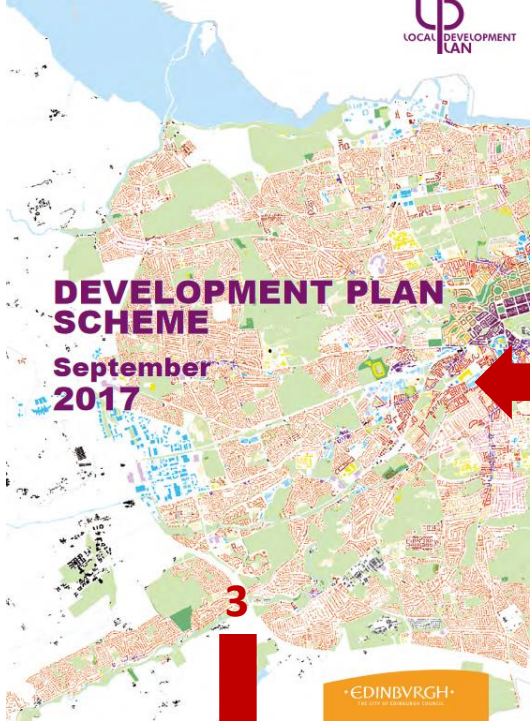
**LDF** is a collection of documents that relate to:

- strategy
- development goals
- social participation (Statement of Community involvement)
- monitoring
- **Local development scheme**

**Local development frameworks** require environmental analysis, for example, environmental evaluation (strategic environmental assessment).

Spatial plans must comply with legal regulations and formal acts of spatial policy at the national and regional level.

If a contradiction is found, the spatial plan may be repealed.



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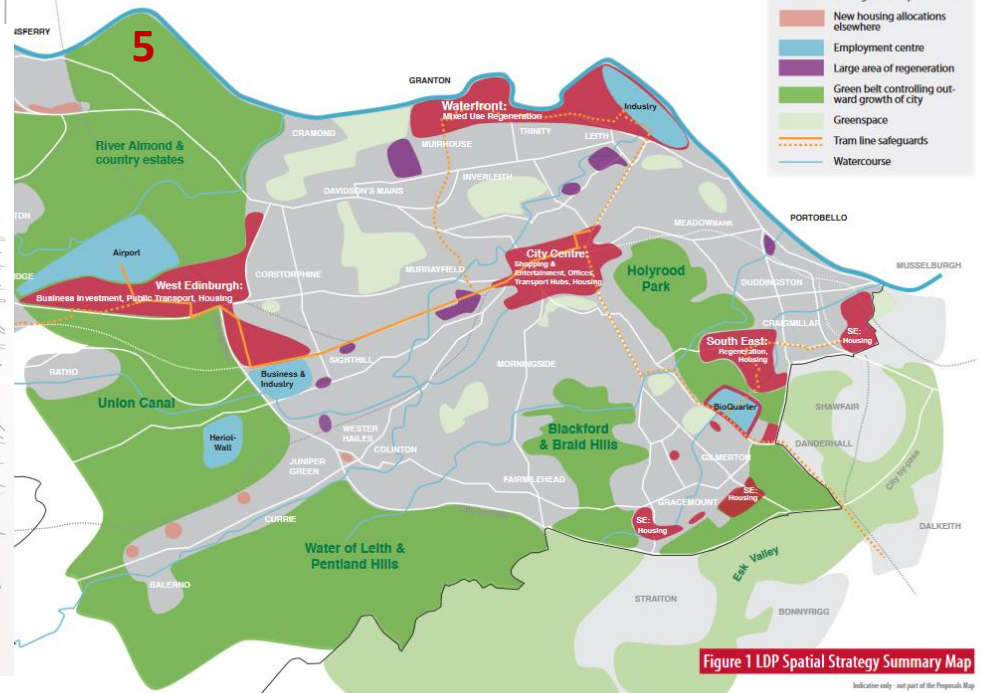


Figure 1 LDP Spatial Strategy Summary Map

Indication only - not part of the Proposals Map

[http://www.edinburgh.gov.uk/info/20013/planning\\_and\\_building/66/edinburgh\\_local\\_development\\_plan](http://www.edinburgh.gov.uk/info/20013/planning_and_building/66/edinburgh_local_development_plan)



In the UK, the most important aspects of planning belongs to the authority of an appropriate minister.

The minister is responsible for:

- Planning documents with a national scope: **National Planning Framework National Planning Guidelines**
- planning documents with a regional scope: **regional planning guidelines / regional planning strategies**
- Has the right to intervene in planning activities at the local level

The Local Planning Authority is obliged to inform the Minister of any considered application for large investments of supralocal importance, as well as to grant planning permission in a significant deviation from the plan.

Then the Minister has the authority to decide whether an application can be accepted or rejected.


Each plan is subject to control prior to adoption.  
Inspection opinion is binding for local government.

**Planning permission** is an important instrument for spatial development and its supervision.

Planning permission is issued by the lowest-level municipal authorities: districts and **unitary authorities** in order to build or change the way the land is used.

Planning permission is issued for three years and during this time the investment should be completed.

Plans and planning permits prepared by districts and **unitary authorities** are subject to substantive control by the government. The control is performed by planning inspection (**Planning Inspectorate**).



A series of exemptions from the standard has been created for the implementation of specific projects planning procedure.

Special **enterprise zones** are established by the government.

**Simplified planning zones** are determined at the local level. An investor who meets certain provisions set for such areas can be exempted from the planning permission, which simplifies the investment process significantly.

Infrastructure projects of national importance can be implemented **by a work order** issued by the minister, after it has been approval by the Parliament.

## Local level

In English law, there is the concept of **development**, which includes engineering structures, mining, construction of buildings and change of their use and land development.

This type of development requires a **planning permission** issued by the lowest level offices.

The investor can be imposed by **planning conditions** or accept **planning obligations** from it, specifying additional conditions for the implementation of the investment. It is the applicant's obligation (as a result of an agreement with the planning authority or unilaterally) to bind the proposed development with the implementation or financing of additional investments, primarily infrastructure, but also for example recreational facilities, park, school building.

In the case of construction of housing estates, often the obligation includes the construction of a specified number of moderately priced housing (affordable housing).

Planned investments are considered individually and refusal is possible on the basis of other substantive considerations.

In this way, development is not strictly delineated by the plan, but rather conducted by it (**led plan**).

## **The UK system is highly flexible.**

In the UK, a potential investor can be sure that his intention will be assessed meritorically, both in terms of compliance with the spatial plan provisions and in terms of the solution quality.

Spatial planning in United Kingdom has a high degree of complexity, nevertheless, spatial order is maintained and the pace of development remains high.

The decentralization of the spatial planning process is characteristic for the system as the most important planning decisions are taken at the local level.

One of the most important challenges in spatial planning in United Kingdom is the application of the principles of sustainable development and the preservation of spatial order. The limitation of urban sprawl and the improvement of public transport are a particularly important issue.

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ESPON 2.3.2

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