



BSR INTERREG III B Project
 "COMMIN - Promoting Spatial Development by Creating COMmon MINdscapes"
Comparison of Planning Systems

Table 4: Planning at municipal and local level

Sub-theme	1 Territorial organization		2 Local planning authority bodies		3 Forms of planning	
Question	1) Which local territorial unit(s) exist(s)?	2) Is the local planning authority also the local building authority?	1) Which are the local committees and/ or the local supreme authority for initialization and adoption/ endorsement of plans?	2) Do legally notified instruments exist to cooperate between municipalities and which are the instruments?	1) Which forms of planning for the territorial unit exist at local level?	2) Are there plans for various levels and how are they called?
Country						
BELARUS	The territorial units at municipal/ local level are the district (raion); the City of regional subordination; the Town of district subordination and the Territory of rural settlement.	No, the local planning authority is not the local building authority.	The local committee for initialization and adoption/ endorsement of plans is the Local planning authority - Committee on Architecture and Territorial Planning of the District (City) Executive Committee. The local supreme authority for initialization and adoption/endorsement of plans is the District (raion) Executive Committee ; City Executive Committee - municipality.	No, there are no legally notified instruments to cooperate between municipalities.	The forms of planning for the territorial unit at local level are Comprehensive planning, Specialized (sectoral) planning ; Detailed planning; Urban planning.	Yes, there are plans for various levels: Comprehensive plan (plan of spatial development - for the district; master plan - for the city); Specialized schemes and projects: Detailed plan.
DENMARK	The territorial unit at municipal/ local level is the municipality.	Yes, the local planning authority is also the local building authority.	The local committee for initialization and adoption/ endorsement of plans is the Standing committee for planning matters (various names, specific name depends on the organisation of the municipality). The local supreme authority for initialization and adoption/ endorsement of plans is the Municipal council.	No, there are no legally notified instruments to cooperate between municipalities.	The form of planning for the territorial unit at local level is Municipal planning.	Yes, there are plans for various levels: Municipal plan (overall plan) and local plan (detailed plan).
ESTONIA	The territorial units at municipal/ local level are the city and rural municipality.	Yes, the local planning authority is also the local building authority.	The local committee/ supreme authority for initialization and adoption/ endorsement of plans is the local council of a city or a rural municipality.	Yes, a legally notified instrument to cooperate between municipalities is the concertation of a comprehensive plan from the local governments neighbouring on the planning area.	The forms of planning for the territorial unit at local level are comprehensive planning, detailed planning, development planning.	Yes, there are plans for various levels: comprehensive plan of a city or a rural municipality (or part of it); detailed plan of a plot, several plots or a new building area.



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Country						
FINLAND	The territorial unit at municipal/ local level is the municipality.	Yes, the local planning authority is also the local building authority.	The local supreme authority for initialization and adoption/ endorsement of plans is the Municipal Council.		There is no obligatory statutory planning for the territorial unit at local level (i.e. only planning- need-based).	Yes, there are plans for various levels: Overall plan; Detailed plan.
GERMANY	The territorial units at municipal/ local level are the county and the municipality.	Yes, the local planning authority is also the local building authority.	The initialization of plans is carried out by the municipal council and the plans are approved by a higher administrative authority (state ministry or county council).	Yes, the cooperation between municipalities is regulated in state (Länder) legislations pertaining to joint local-authority functions and in the Federal Building Code §§ 204-205.	The forms of planning for the territorial unit at local level are urban/town planning, urban development planning and urban land-use planning.	Yes, there are plans for various levels: preparatory land-use plan, binding land-use plan, urban development concept and framework development plan .
LATVIA	The territorial unit at municipal/ local level is the Municipality.	Yes/ No.	The local supreme authority for initialization and adoption/ endorsement of plans is the Municipal Council.	Yes, there are legally notified instruments to cooperate between municipalities. The instruments are: planning proposals and the creation of municipal association for certain tasks.		Yes, there are plans for various levels: Overall plan; detailed plan(s).



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Country						
LITHUANIA	The territorial unit at municipal/ local level is the Municipality.	Yes, the local planning authority is also the local building authority.	The local supreme authority for initialization and adoption/ endorsement of plans is the Municipal Council.	Yes, there are legally notified instruments to cooperate between municipalities. The instruments are the County territory master (comprehensive, general) plan, the County development plan and Procedures of public participation in territorial planning.	The forms of planning for the territorial unit at local level are Master (comprehensive, general), special and detailed territorial planning.	Yes, there are plans for various levels: A. Master (comprehensive, general) plans: 1) master plans of the territory of municipality, 2) master plans of the cities and townships. B. Detailed plans.
NORWAY	The territorial unit at municipal/ local level is the municipality.	Yes, the local planning authority is also the local building authority.	The local committee for initialization and adoption/ endorsement of plans is the Standing committee for planning matters. The local supreme authority for initialization and adoption/ endorsement of plans is the Municipal council.	Yes, there are legally notified instruments to cooperate between municipalities. The instruments are planning objections and the requirement for Inter-municipal planning.	The form of planning for the territorial unit at local level is municipal planning.	Yes, there are plans for various levels: Overall plan, Detailed plan(s).



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Country						
POLAND	The territorial units at municipal/ local level are the Commune and the County.	No, the local planning authority is not the local building authority, but 65 urban communes are also counties which are building authorities.	The local supreme authority for initialization of plans is the Commune and for adoption/ endorsement of plans the Commune Council.	Yes, there are legally notified instruments to cooperate between municipalities but not in spatial planning issues. There is a legal obligation to get opinion from the neighbouring communes. The Communal Union can co-operate, but not in spatial planning issues.	The form of planning for the territorial unit at local level is Spatial Planning.	Yes, there are plans for various levels: Study of the Conditions and Directions of the Spatial Management (SCDSMC) for the whole territory of the commune, Local Spatial Management Plan (LSMP) for smaller territories defined in the Study.
RUSSIA	The only territorial unit at municipal/ local level is the City okrug (district); it comprises the municipal district and municipal settlements.	It depends on the individual decisions whether the local planning authority is also the local building authority.	For territorial planning the initialization of plans is done by the executive body and the adoption of plans by the representative body. For land (local) planning documentation, the initialization and adoption is done by the executive body.	Yes, there are legally notified instruments to cooperate between municipalities. The instruments are the approval of territorial planning schemes by adjacent municipalities; joint territorial planning schemes.	The form of planning for the territorial unit at local level is Local planning documents.	Yes, there are plans for various levels: Territorial planning scheme for municipal district; for city okrug (district) and for municipal settlement - master plan, land planning documentation, zoning ordinance.
SWEDEN	The territorial unit at municipal/ local level is the Municipality.	No, by law, the local planning authority is not the local building authority.	The local committee for initialization and adoption/ endorsement of plans is the Standing committee for planning matters (various names. Specific name depends on the organisation of the municipality) and the local supreme authority for initialization and adoption of plans is the Municipal council.	Yes, there is a legally notified instrument to cooperate between municipalities: the Regional Plan.	The form of planning for the territorial unit at local level is the Municipal comprehensive plan.	Yes, there are plans for various levels: Municipal comprehensive plan, detailed municipal comprehensive plan, detailed development plan.



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Table 4: Planning at municipal and local level

Sub-theme	4 Regulation instruments of local plans		5 Overall local plan			
Question	1) Are land use zoning categories required in local plans?	2) Which formulations are applied for giving future directions in local plans?	1) What is the name of the overall local plan(s), and is it legally binding?	2) What are the main components of the overall local plan(s)?	3) Which statutory zoning and land use categories are shown on the plan map?	4) Is the time horizon of the overall plan(s) positively limited and for how long?
Country						
BELARUS	Yes, land use zoning categories are required in local plans.	Planning provisions and planning guidelines are applied for giving future directions in local plans.	The overall local plans are the Scheme of spatial development of the administrative district and the Master plan. They are legally binding.	The main components of the overall local plan are 1. strategy for development of housing, infrastructure (engineering, social, transport). 2. protection of nature and cultural heritage. 3. zoning plan (for district) or land use plan (within the framework of master plan).	Statutory zoning and land use categories which are shown on the plan map are: Land of human settlements (cities, urban and rural settlements); land of industry, transport, communications, power engineering, defence and other purpose; land of nature protection, recuperative, recreational and historical-cultural purpose.	Yes, the time horizon for the overall local plans is positively limited: Horizons of spatial planning: short-term stage - 5 years; middle-term stage - 10-15 years; long-term stage - 25-30 years.
DENMARK	Yes, land use zoning categories are required in local plans.	Planning provisions and planning guidelines are applied for giving future directions in local plans.	The overall local plans are 1: Strategy for municipal planning and 2: Municipal plan. They are legally binding.	The main components of the overall local plans are 1: Strategy for development and revision decision (strategy for municipal planning), 2: A general structure, guidelines for land use etc. and framework for local planning and municipal planning report.	Statutory zoning and land use categories which are shown on the plan map are: Urban zones, rural zones, summer cottage area and coastal zone.	Yes, the time horizon of the overall local plan is limited to 12 years (municipal plan), and it is revised every 4. year (strategy for municipal planning).
ESTONIA	Yes, land use zoning categories are required in local plans.	Formulations for giving future directions in local plans are applied in the comprehensive plan - the general directions in and conditions for the development of the territory of a rural municipality or city; the bases for the preparation of detailed plans; land use provisions and building provisions; a detailed plan - land use provisions and building provisions; the building rights of a plot.	The overall local plan is the comprehensive plan of a city or a rural municipality. It is legally binding only for the areas where preparation of a detailed plan is not mandatory.	The main components of the overall local plan are the map of the comprehensive plan (Comprehensive example), thematic maps (Comprehensive example) and an explanatory report.	Statutory zoning and land use categories which are shown on the plan map are: the main functions of land use - agricultural land; airport land; bathing area; cemetery land; commercial land; forest management land; industrial land; land for green areas and forest parks; land for natural green areas; land for protection green zones; land for seasonal buildings; land for traffic management and service construction works; land of governmental agencies and administrative agencies; land of the centre; land under port; mining industry land; national defence land; production land; public building land; public defence land; railway ground area; recreation land; residential land for apartment buildings; residential land for one-family dwellings and "serial" dwellings; road area; utility works land; warehouse building land; waste conditioning land; waters.	Yes, the time horizon of the overall plan is positively limited. The local government shall review adopted comprehensive plans not later than within six months after regular local government council elections are held (i.e. after 4 year period).

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Country						
FINLAND	Yes, land use zoning categories are required in local plans.	Building restrictions, restrictions on action and planning provisions (planning orders, building orders, protection orders) are applied for giving future directions in local plans.	The overall local plan is the Local master plan/ Partial local master plan. It is legally binding (unless stated otherwise).		There are 11 main statutory zoning and land use categories which are shown on the plan map: housing, centre functions, services, work and production, recreation, holiday homes, transport, special areas, protection, agriculture and forestry, water areas.	The time horizon of the overall local plan is not positively limited but must be kept up-to-date.
GERMANY	Yes, land use zoning categories are required in local plans.	Requirements for land use in the form of regulations (in informal local plans only as guidelines, in preparatory land-use plans binding effects for all public planning authorities, in binding land-use plans binding effects for everyone) are applied for giving future directions in local plans.	The overall local plan is the preparatory land-use plan (special types: partial preparatory land-use plan, regional preparatory land-use plan, joint preparatory land-use plan). It has a binding effect for all public planning authorities only.	The main components of the overall local plan are a plan map and an explanatory report which sets out the municipality's proposal for future land use.	Statutory zoning and land use categories which are shown on the plan map are: land-use areas for general types of use (housing land, mixed building land, industrial and commercial land, special building land) and land-use areas for specific types of use (e.g. village areas, general residential areas, mixed areas, core areas, commercial areas, special areas), land for public amenities green space, agricultural areas, woodland areas, water areas, transport areas.	No, the time horizon of the overall local plans is not positively limited.
LATVIA	Yes, land use zoning categories are required in local plans.	Requirements for land use in the form of binding regulations are applied for giving future directions in local plans.	The overall local plan is the Municipal spatial plan. It has legally binding parts.	The main components of the overall local plan are: Present and planned (permitted) utilisation of the territory and restrictions on the utilisation of the territory both in writing and graphically.	Statutory zoning and land use categories which are shown on the plan map are: List of land uses and objects.	Yes, the time horizon of the overall local plan is limited to 12 years.



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Country						
LITHUANIA	Yes, land use zoning categories are required in local plans.	More abstract principles for urban development and also requirements for land use in the form of binding regulations are applied for giving future directions in local plans.	The overall local plan is the Master (comprehensive, general) plan of the territory of municipality. It is legally binding (all comprehensive plans are mandatory for all users, managers and owners of immovable property lying within the planning territory).	The main components of the scheme are: 1) Maps, presenting the present condition analysis, 2) Solutions (maps and explanatory report), 3) Procedural documents.	Statutory zoning and land use categories which are shown on the plan map are: 1) Principle specific purposes of land use: land designated for agricultural purposes, land designated for forestry purposes, land designated for water purposes, land designated for conservation purpose, land designated for other purposes; 2) Boundaries of the municipality territory; 3) Protected territories; 4) Water pool protection zones; 5) Territories reserved for public needs; 6) Forests; 7) Technical infrastructure communications.	Yes, the time horizon of the overall local plan is limited to 10 years at least.
NORWAY	Yes, land use zoning categories are required in local plans.	Planning provisions, provisions for consecutive ordering and planning guidelines are applied for giving future directions in local plans.	The overall local plans are the Municipal master plan and the Partial municipal master plan. They are legally binding for authorities as well as landowners and people in general.	The main components of the overall local plans are: Short-term component of the municipal master plan; Long-term component of the municipal master plan and the Land use part of the municipal master plan.	Statutory zoning and land use categories which are shown on the plan map are: Agricultural areas, Areas for extraction of raw materials, Areas for open-air recreation, Areas for special use or protection of sea and watercourses and Building areas.	Yes, there is a time horizon of the overall local plan for its revision. There is an obligation to consider the plan for updating once during the election period (every 4. year).



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Country						
POLAND	Yes, land use zoning categories are required in local plans.	Building restrictions, restriction on action and planning provisions (planning orders, building orders, protection orders) are applied for giving future directions in local plans.	The overall local plans are the Study of the Conditions and Directions of the Spatial Management and the Local Spatial Management Plan. They are legally binding for the administration only.	The main components of the overall local plans are 1: strategy for development + revision decision, 2: a general structure, guidelines for landuse and a framework for the local plans' contents and a municipal plan report.	Main categories which are shown on the plan maps are: housing, centre functions, services, work and production, recreation, transport, special areas, protection, agriculture and forestry, water areas.	No, the time horizon of the overall local plans is not positively limited.
RUSSIA	Yes, land use zoning categories are required in local plans.	Principal provisions of territorial planning documents, requirements (boundaries and land uses) for territorial zones, infrastructure location and specific land use conditions (requirements) zones are applied for giving future directions in local plans.	The overall local plan for the municipal district is the Territorial planning scheme and the overall local plan for the city okrug (district) and for municipal settlement is the master plan. They are legally binding.	The main components of the scheme are: land categories and location of districts' object (infrastructure etc.); the main components for the master plan are: functional (land use) zones and principal provisions of territorial planning document.	Statutory zoning and land use categories which are shown on the territorial planning schemes are: infrastructure and other objects of municipal district, land categories (forests, agriculture etc.); specific land use conditions (requirements) zones. Statutory zoning and land use categories which are shown on the master plan are: the same and functional (land use) zones.	The implementation horizons are not formally limited, but traditionally used.
SWEDEN	Yes, land use zoning categories are required in local plans.	In comprehensive plans guidelines and in detailed development plans legally binding regulations are applied for giving future directions in local plans concerning building and land-use.	The overall local plan is the Municipal comprehensive plan. It is not legally binding.	The main components of the overall local plan are a plan map and an explanatory report.	The following should be clear from the plan: the intended use of land and water areas, how the built environment should be developed and be preserved and how the municipality intends to provide for areas of national interest and environmental quality standards.	There are no horizon limits of the overall local plan but the plan shall be revised at least every 4th year.

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Sub-theme	6 Detailed plans			7 Development control			
Question	1) Is there a free right to initiate a detailed development plan, what categories of these plan(s) exist and are they legally binding?	2) Are time limits set for the public handling of detailed development plans and is the time horizon/ validity of these plan(s) positively limited?	3) Which statutory land use zoning categories exist in detailed development plans?	1) Which statutory density measures are implemented in addition to land use zoning categories?	2) What are the statutory categories of building permit matters?	3) What are the categories of permits for projects requiring building application and are there time limits for the permit's validity?	4) What are the statutory requirements for licensing building permission?
Country							
BELARUS	Yes, there is a free right to initiate a detailed development plan. The category of plan is detailed plan. It is legally binding.	Yes, the time limit for the public handling of a detailed plan is 1 month. The time horizon of a detailed plan is not limited: a detailed plan is valid until a new one is adopted for the area. Newly approved master plan can stipulate a detailed plan elaboration.	Land use zoning categories in the detailed development plan are: Building area; Environmental and natural resources protection zones/ areas/ beltsarable land; Area of special architectural value/for special use or protection; Zones of special state regulation; Recreation area/zone; Public and commercial zone/common area.	Statutory density measures implemented in addition to land use zoning categories are: Permitted built area ratio (foot print), Permitted floor-space for use, Build-up intensity/density (Building site exploration ratio; Density of built use/housing, room density (living space).	Statutory categories of building permit matters are: Projects notified for building works, Projects requiring building permit, Constructions requiring demolition.	Categories of permits for projects requiring building application are: Building permission documentation; Building right, permitted building volume; Building/construction permission/permit. There is a time limit for the permit's validity.	Statutory requirements for licensing building permission are a responsible applicant, a responsible contractor and a responsible designer.
DENMARK	Yes, there is a free right to initiate a detailed development plan. The category of plan is the Local plan. The plan is legally binding but a local plan solely regulates the future conditions and does not require that the property owner acts.	Yes, time limits are set for the public handling of detailed development plans. The time horizon is not positively limited: a local plan is valid until a new one is adopted for the area.	Land use zoning categories in detailed development plan are relating to the provision on development and use of an area.	There are no statutory but optional measures in addition to land use zoning categories: Permitted built area ratio, permitted floor-space for use, zoning status, design and use of land and buildings, factors related to parcellation and location of buildings.	Statutory categories of building permit matters are provisions and guidelines.	Categories of permits for projects requiring building application are provisions and guidelines.	
ESTONIA	No, there is no free right to initiate a detailed development plan - everyone may make a proposal for initiation of the preparation of a detail plan but only local governments may initiate a detail plan. The category of plan is the detailed plan. It is legally binding.	There are no time limits set for the public handling of detailed development plans, except for the duration of public display, which is for a detailed plan at least 2 weeks.	At least 59 intended uses of a plot exist, which could be prescribed by a detailed plan. These intended uses specify the main functions of land use provided in a comprehensive plan.	A statutory density measure which is implemented in addition to land use zoning categories is the share of a plot that can be occupied by buildings.	Statutory categories of building permit matters are: the erection of a construction works and of civil engineering works necessary to service the construction works; the expansion of the construction works; the reconstruction of the construction works; the demolition of the construction works; the modification of the utility systems of the construction works.	The category of permits for projects requiring building application is the building permit. A building permit becomes invalid if building is not commenced within two years as of the date of issue of the building permit.	The statutory requirement for licensing building permission is that the application for a building permit should be prepared or verified by a specialist in charge who is competent in design.



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Country							
FINLAND	No, there is no free right to initiate a detailed development plan. The category of plan is the Local detailed plan. It is legally binding.	There are no time limits set for the public handling of detailed development plans but there is an update check in certain cases after 13 years.	Main categories in the detailed plan are: housing services, public functions, centre functions, business & offices, industry & storage, recreation, holiday & tourism, transport, transport-related, buildings, special areas, protection, agriculture and forestry, water areas.	Statutory density measures implemented in addition to land use zoning categories are: Density rate (plot ratio), Permitted building volume (gross floor area) per building area (+ number of storeys), Percentage of an area that may be used for building, Percentage of an area to be reserved for play and outdoor uses.	Statutory categories of building permit matters are: A building permit, an action permit, a permit to demolish a building and a permit for landscape work.	Categories of permits for projects requiring building application are: a general building permit, Commencement notification, Start-up meeting, Quality control report, Reviews, Final inspection and approval for use. There is a time limit for the permit's validity.	Statutory requirements for licensing building permission are: a responsible party engaging in a building project, a responsible principal designer, a responsible site manager.
GERMANY	Yes, there is a free right to initiate a detailed development plan. The category of plan is the land-use plan. It is legally binding.	Yes, time limits are set for the public handling of detailed development plans at least 1 month for public participation and public authorities participation. The time horizon of the plan is not positively limited.	Main categories in the detailed plan are: 11 types of land-use areas (e.g. village areas, general residential areas, mixed areas, core areas, commercial areas, special areas), land for public amenities, green space, transport areas, areas for utilities, sites for mitigation measures, water areas, protection areas.	Statutory density measures implemented in addition to land use zoning categories are: density of built use by setting the plot ratio, floor space index, cubing ratio, height of structures and number of full storeys, permissible lot coverage by setting building lines, set back lines or coverage depths.	A statutory category of building permit matters is the building permission.	For projects requiring building application there is a general permit which depends on the relevant state building regulations. Usually there is a need to notify the building authorities before starting the building work, final building inspections and the declaration of the building control authority. There is a time limit for the permit's validity.	The statutory requirement for licensing building permission is an authorisation to submit plans.
LATVIA	Yes, there is a free right to initiate a detailed development plan. The category of the plan is the detailed plan. It is legally binding.	Yes, time limits are set for the public handling of detailed development plans. The time horizon of the plan is not positively limited.	Main categories in the detailed plan are: List of land uses and objects.	Statutory density measures implemented in addition to land use zoning categories are: Density rate (plot ratio), Permitted building volume (gross floor area) per building area (+ number of storeys), Percentage of an area that may be used for building and building line.	Statutory categories of building permit matters are: Building permit, permit to demolish a building and permit to transform land use.	Categories of permits for projects requiring building application are: Building permission documentation; Building right, permitted building volume; Building/construction permission/permit. There is a time limit for the permit's validity.	Statutory requirements for licensing building permission are: a responsible applicant, a responsible contractor and a responsible designer.



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Question	1) Is there a free right to initiate a detailed development plan, what categories of these plan(s) exist and are they legally binding?	2) Are time limits set for the public handling of detailed development plans and is the time horizon/ validity of these plan(s) positively limited?	3) Which statutory land use zoning categories exist in detailed development plans?	1) Which statutory density measures are implemented in addition to land use zoning categories?	2) What are the statutory categories of building permit matters?	3) What are the categories of permits for projects requiring building application and are there time limits for the permit's validity?	4) What are the statutory requirements for licensing building permission?
Country							
LITHUANIA	There is not absolutely a right to initiate a detailed development plan. The right to organise the detailed plans (in different situations) have: 1) director of municipal administration, 2) managers of state owned land, 3) private land owners (The Municipality can, in the manner prescribed by the Government, make a contract about the transfer of the rights and duties of the organiser of detailed territorial planning to the land owner, manager or user). The categories of plans are: 1) Detailed plan of parts of towns and detailed plans of townships; 2) detailed plans of the land plots and their groups. They are legally binding.	Yes, the time limit for the public handling of a detailed plan is 10 -20 days for public presentation of the drafted plan.	Land use zoning categories in the detailed development plans are: 40 types of development areas. For example: area for low-rise residential buildings; area for the multistorey residential buildings; area for administrative buildings; area for buildings of the professional communities; area for silence, education, culture, sport and public health buildings; area for recreational forests; area for building objects of commerce, service and recreation; area for construction works providing burial services; area for construction works of petrol stations and garages, and others.	Statutory density measures implemented in addition to land use zoning categories are: An allowable height of buildings, an allowable density of building in a land plot in percent, an allowable intensity of building in a plot in percent, a place of construction works, the conditions of installation of heating systems in buildings and connection of public or local engineering networks, organization of the system of communications, transport flows, transverse profiles of carriageway, servitudes.	Building permission is needed in all the cases except of two: 1) building of the simple buildings (there is a list of them, approved by Government), 2) simple repair of the buildings.	The category of permits for projects requiring building application is the Building permission. There is a time limit for the permit's validity.	The statutory requirement for licensing building permission is that the development should be in suit with the documents of territorial planning and planning conditions.
NORWAY	Yes, there is a free right to initiate a detailed development plan for everybody. Categories of plans are: Building development plan, Simplified zoning plan and Zoning Plan. The plans are legally binding for authorities as well as for land owners and the public in general.	Yes, time limits are set for the public handling of detailed development plans. A council decision must be taken within 12 weeks after the committee's handling. The time horizon is not positively limited: detailed plans are valid until a new plan/regulation of equal binding force is adopted for the area.	Land use zoning categories in detailed development plans are: Agricultural areas, Areas for (urban) renewal, Building areas, Common areas, Danger areas, Public outdoor recreation areas, public traffic areas, special areas.	Statutory density measures implemented in addition to land use zoning categories are: Permitted built area ratio (foot print), Permitted floor-space for use, Building site exploration ratio, Minimum outdoor stay area.	Statutory categories of building permit matters are Projects notified for building works, Projects requiring building permit, Demolition permission.	Categories of permits for projects requiring building application are: General permit, Permission to start building work, Certificate of completion. There is a time limit for the permit's validity to 3 years and a 2 years suspending limit. Furthermore, there are laps of building permission.	Statutory requirements for licensing building permission are a responsible applicant, a responsible contractor and a responsible designer.



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Table 4: Planning at municipal and local level

Sub-theme	6 Detailed plans			7 Development control			
Question	1) Is there a free right to initiate a detailed development plan, what categories of these plan(s) exist and are they legally binding?	2) Are time limits set for the public handling of detailed development plans and is the time horizon/ validity of these plan(s) positively limited?	3) Which statutory land use zoning categories exist in detailed development plans?	1) Which statutory density measures are implemented in addition to land use zoning categories?	2) What are the statutory categories of building permit matters?	3) What are the categories of permits for projects requiring building application and are there time limits for the permit's validity?	4) What are the statutory requirements for licensing building permission?
Country							
POLAND	No, there is no free right to initiate a detailed development plan. The category of plan is the Local Spatial Management Plan. It is legally binding.	There are no time limits set for the public handling of detailed development plans.	Main categories in the detailed development plan are: housing services, public functions, centre functions, business & offices, industry & storage, recreation, holiday & tourism, transport, transport-related, buildings, special areas, protection, agriculture and forestry, water areas.	There are no statutory but optional measures in addition to land use zoning categories: Permitted built area ratio, Permitted floor-space for use, Zoning status, Design and use of land and buildings, Factors related to parcellation and Location of buildings.	Statutory categories of building permit matters are conditions of Spatial Development and Management.	The category of permits for projects requiring building application is the Building License. There is a time limit for the permit's validity.	Statutory requirements for licensing building permission are a responsible designer and a responsible site manager.
RUSSIA	Formally, there is a free right to initiate a detailed development plan - but it is necessary for development. The categories of plans are: zoning plan (at zoning ordinance), land planning documentation and subdivision project. All of them are legally binding.	There are no time limits set for the public handling of detailed development plans.	Land use zoning categories in the detailed development plans are: Territorial zones, public spaces, linear objects, land plots (lots), principal permitted uses and conditional uses, land development regulation, maps of restrictions established due to specific conditions (as protection, safety).	Statutory density measures in addition to land use zoning categories are implemented with regard to the fact that density is under influence of technical regulation (as fire risk, solar illumination etc.).	Statutory categories of building permit matters are: Land property rights, state expertise act, conformity to zoning ordinance, projects requiring building permit (safe small private houses, garages).	Categories of permits for projects requiring building application are: Building permit, state construction inspectorate, putting of the building into operation. There is a time limit for the permit's validity.	The statutory requirement for licensing building permission is a professional experience of the applicant.
SWEDEN	Yes, there is a free right to initiate a detailed development plan but the municipality can without appeals refuse the initiative (Municipal Planning monopoly). The category of plan is Detailed development plan. It is legally binding.	There are no time limits set for the public handling of detailed development plans. The time horizon of the plan is positively limited: the protection of not used development rights is limited to 5-15 years.	Main categories in the detailed plan are blocks for building purposes, streets, parks and special areas (railways, waste management). Blocks then can be given different uses as residential, industry, commerce and so on.	In addition to land use zoning categories different means are used to regulate building within blocks, height of structures, number of storeys, floor space etc.	Statutory categories of building permit matters are: Building permit, Demolition permit, Site improvement permit.	There is a time limit for the permit's validity for projects requiring building application (2 years).	



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Comparison of Planning Systems

Table 4: Planning at municipal and local level

Sub-theme	8 Implementation			9 Reactions against planning decisions		10 The public costs of handling detailed development plans and building matter
Question	1) How and by which procedure is public acquisition of land implemented at local level?	2) Which particular regulations for the control of land use/ building exist?	3) Which are the particular instruments for the covering of urban development costs and who is the valuation authority?	1) Are conflicts in planning and building matters led before court and are these matters handled in special or administrative courts?	2) Can affected groups appeal against planning and building decisions, and is the appeal decided by a higher/ another authority than the authority that took the appealed decision?	Will the initiators have to pay for public handling of development plans and building matters and what is the payment called?
Country						
BELARUS	Public acquisition of land at local level is implemented by compensation and expropriation.	Particular regulations for the control of land use/ building are: the ban of changes of existing buildings and land use in contradiction with the plan; Land reserve; Easement(s).	Particular instruments for the covering of urban development costs are: republican and local budget; additional funds.	Yes, conflicts in planning and building matters are led before court. The conflicts are handled in administrative courts.	Yes, affected groups can appeal against planning and building decisions. The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	No, the initiators will not have to pay for public handling of development plans and building matters.
DENMARK	Public acquisition of land at local level is implemented by expropriation or public buying of the area.	A particular regulation for the control of land use/ building is the ban of changes of existing buildings and land use in contradiction with the local plan.	Particular instruments for the covering of urban development costs are e.g. demands on connection to common facilities.	Yes, conflicts in planning and building matters are led before court but affected groups are involved beforehand. The conflicts are handled in the Nature Protection Board of Appeal.	Yes, affected groups can appeal against planning and building decisions. The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	Yes and no: the initiators will have to pay a building permitting fee (building regulations) but they will not have to pay a planning fee. The payment is called building permitting fee (building regulations).
ESTONIA	Public acquisition of land at local level is implemented by an application of expropriation to implement the plan.	A particular regulation for the control of land use/ building is the temporary building ban.	Particular instruments for the covering of urban development costs are contracts between local governments and developers - local governments refund partially the expenditures of developers to infrastructure facilities (most often to roads and streets) and as a result these become public infrastructure facilities. There is no valuation authority.	Yes, conflicts in planning and building matters are led before court. The conflicts are handled in administrative courts.	Yes, affected groups can appeal against planning and building decisions by presenting objections during the planning process; making a proposal to the authority which adopted the plan or contesting the adoption of a plan in court. The appeal is not decided by a higher/ another authority than the authority that took the appealed decision.	Most often the developer is paying for the preparation of a detailed plan, and not the local government as the only authority who has the authority to initiate the preparation of a detail plan. The payment is called state fee for building permit.



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Country						
FINLAND	Public acquisition of land at local level is implemented by voluntary land acquisition, right of pre-emption and expropriation.	Particular regulations for the control of land use/ building are: temporary prohibition against division and construction work, reminder to build, raised tax on real property.	Particular instruments for the covering of urban development costs are: Land use agreement, development compensation, special development areas. The valuation authority is an independent expropriation committee; for development compensation = local authority.	Yes, conflicts in planning and building matters are led before court.	Yes, affected groups can appeal against planning and building decisions.	Yes, the initiators will have to pay for public handling of development plans and building matters. Compensation payable for drawing up a local detailed plan (and a local shore master plan), Permit and supervision fee.
GERMANY	Public acquisition of land at local level is implemented by expropriation, right of pre-emption and urban development measure.	Particular regulations for the control of land use/ building are: freeze on development, postponement of application for building consent, urban-development enforcement orders.	Particular instruments for the covering of urban development costs are: charge and contracts for provision of local public infrastructure, project-based local development plan, urban development contract, impact mitigation charge. The valuation authority consists of independent committees of valuation experts.	Yes, conflicts in planning and building matters are led before court. The conflicts are handled in administrative courts.	Yes, affected groups can appeal against planning and building decisions (potential of judicial review). The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	Yes and no: the initiators will have to pay a building permitting fee but they will not have to pay a planning fee. The payment is called building permitting fee.
LATVIA	Public acquisition of land at local level is implemented by expropriation or public buying of land.	Particular regulations for the control of land use/ building are: Building ban, Temporary prohibition against division and construction work, Reservation of land.	Particular instruments for the covering of urban development costs are Refunding of infra-structure costs and Development agreements.	Yes, conflicts in planning and building matters are led before court. The conflicts are handled in administrative courts.	Yes, affected groups can appeal against planning and building decisions. The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	Yes, the initiators will have to pay for public handling of development plans and building matters. The payment is called building permitting fee and planning fee.



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Country						
LITHUANIA	Public acquisition of land at local level is implemented by redemption of the land for public needs.	A particular regulation for the control of land use/ building is the building ban.	A particular instrument for the covering of urban development costs is a contract between the infrastructure owner and the developer (only in the case when the development causes the necessity to build the new communications). There is no valuation authority - the estimate of building costs is given by the infrastructure owner.	Yes, conflicts in planning and building matters are led before court . The conflicts are handled in administrative courts.	Yes, affected groups can appeal against planning and building decisions. The appeal system is stepped. First, the appeal is analysed by the authority that took the appealed decision. The appeal is analysed in the regional supervising institution in the case the complainant is not satisfied with this answer. The appeal is analysed in the governmental supervising institution in the case the complainant is not satisfied with the answer of regional institution. The last step is the court.	Yes, the initiators will have to pay for public handling of development plans and building matters. The payment is called building permitting fee (it should be noticed that in most cases, the land owner organises the preparation of the detailed plan itself. It means, he finances the drafting of the detailed plan, too.
NORWAY	Public acquisition of land at local level is implemented by expropriation and realization of property.	Particular regulations for the control of land use/ building are the building ban, the temporary prohibition against division and construction work and the reservation of land.	Particular instruments for the covering of urban development costs are: refunding of infrastructure costs, development agreements and refunding of infrastructure costs. The valuation authority is the Appraisement authority.	No, conflicts in planning and building matters are not led before court - only when administrative and political handling is ended. They are not handled in special administrative but ordinary courts.	Yes, affected groups can appeal against planning and building decisions. The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	Yes, a fee has to be paid for detailed plans and building permitting. The payment is called building permitting fee and planning fee.



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Country						
POLAND	There is public acquisition of land implemented at local level.	Particular regulations for the control of land use/ building are the building prohibition, temporary prohibition against division and construction work and the reservation of land.	Particular instruments for the covering of urban development costs are: refunding of infrastructure costs and development agreements. The valuation authority is an independent licenced real estate value estimator.	Yes, conflicts in planning and building matters are led before court. The conflicts are handled in administrative courts and in the Self-Government Appeal Board.	Yes, affected groups can appeal against planning and building decisions. The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	Yes, the initiators have to pay for public handling of development plans and building matters. The payment is called building permitting fee and planning fee.
RUSSIA	Public acquisition of land at local level is implemented by land reservation for public needs (for public land) and expropriation of property.	Particular regulations for the control of land use/ building are: List of reserved lands, notification on expropriation and court appeals.	Particular instruments for the covering of urban development costs are: capital investments address program, state and municipal budgets, development impact fee/infrastructure charge. The valuation authority is equated with an independent appraisal by the court.	Yes, conflicts in planning and building matters are led before court. The conflicts are not handled in special or administrative courts.	Yes, affected groups can appeal against planning and building decisions. The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	It depends whether the initiators will have to pay for public handling of development plans and building matters. There are some information costs, payments for state expertise and for access to infrastructures.
SWEDEN	Public acquisition of land at local level is implemented by expropriation and the right of pre-emption. There is an obligation for the municipality to acquire land for public use (streets, parks) in detailed development plans.		A particular instrument for the covering of urban development costs is that landowners with building rights in Detailed development plans are entitled to participate in financing of infrastructure. They will also give tributes to the costs for the planning process (see Agreement on cost for planning). Conflicts concerning acquisition of land are handled by administrative courts.	Yes and no. Conflicts in planning are handled by the County administrative board and the national government. In some cases they can also be taken up by the Supreme administrative court. Conflicts in building matters are handled by County administrative board and thereafter by administrative courts on 3 levels.	Yes, affected groups can appeal against planning and building decisions. The appeal is decided by a higher/ another authority than the authority that took the appealed decision.	Yes and no: the initiators will have to pay for building permitting and planning - see agreement on cost for planning, but they will not have to pay for appeals. The payment is called fee for building permit and agreement on cost for planning.