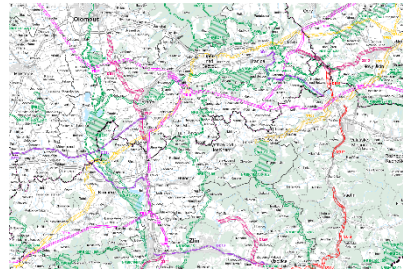
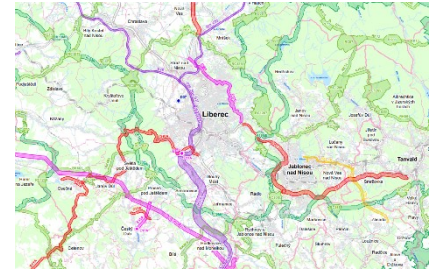


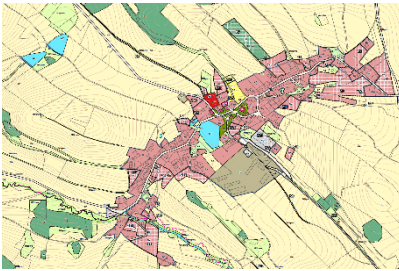
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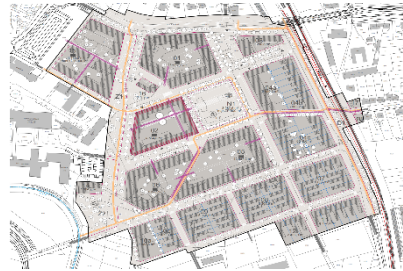
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# SPATIAL PLANNING IN THE CZECH REPUBLIC

*This leaflet contains basic information about the spatial planning system and documents in the Czech Republic. For the brevity and clarity, the given information has been simplified and does not cover all possible situations. The purpose is to provide a basic overview.*

## Act

The key legal regulation governing spatial planning in the Czech Republic is Act No. 183/2006 Coll., on Spatial Planning and Building Code (Building Act), as amended. If necessary, the selected procedures are specified in implementing decrees. A key milestone in spatial planning is 1 July 2024, when the new Act No. 283/2021 Coll., the Building Act, as amended, comes into force, bringing a number of procedural changes.

## Spatial planning objectives

Spatial planning in accordance with sustainable development directs changes in the territory and harmonises the requirements for a quality environment, economic activities and social needs. Its aim is to achieve a generally beneficial harmony between public and private interests in spatial development. Spatial planning in the public interest protects and develops the natural, cultural and civilizational values of the territory, including the urban, architectural and archaeological heritage, taking into account landscape protection. The conditions for the use of the territory are consistently specified and coordinated, focusing on the rational use of the built-up area and developable areas, with emphasis placed on the protection of the undeveloped areas and undevelopable land.

## Spatial planning tasks

The tasks of spatial planning represent authorization in the exercising of the public interest in the harmonious development of the territory. Specific tasks are aimed at identifying the state of the territory and its values, including the assessment of the impact on sustainable development. Spatial planning plays an irreplaceable role in determining the urban, architectural and aesthetic requirements for the use and spatial arrangement of the area, especially in the placement of buildings. Within the framework of reducing the risk of ecological and natural disasters, spatial planning plays a special role in creating the necessary conditions in the territory, as well as in preventing the consequences of sudden economic changes.



## Spatial planning instruments

Spatial planning instruments are used to promote the objectives and tasks of spatial planning in the territory at the national, regional and local levels. They include Spatial Development Policy, spatial planning documentation (Spatial Development Plan, Spatial Development Principles, Spatial Plan and Regulatory Plan), spatial planning documentation (Spatial Analytical Documents and Spatial Planning Study), planning decision, planning proceedings, spatial measures on building closures and land reclamation, right of first refusal and compensation for changes in the territory.

### **Spatial Development Policy (Fig. 1)**

The Spatial Development Policy is a national strategic instrument that addresses the territory of the entire country in the national, cross-border and international contexts. Its purpose is to set tasks for subsequent spatial planning activities and conditions for anticipated development plans in order to increase their benefits and minimize their negative impacts in the territory. The Spatial Development Policy development is mandatory for the entire Czech Republic territory. It is a binding instrument for the development and issuance of the spatial development principles, spatial plans, regulatory plans and the decision-making process in the territory.

### **Spatial Development Plan (Fig. 2)**

The Spatial Development Plan specifies the intentions defined in the Spatial Development Policy in accordance with the objectives and tasks of spatial planning. It also defines other plans, taking into account the requirements resulting from the strategic concepts of the Czech Republic and international commitments. The Spatial Development Plan is developed and issued for the entire Czech Republic territory. It is a binding spatial planning documentation for the development and issuance of spatial development principles, spatial plans, regulatory plans and the decision-making process in the territory.

### **Spatial Development Principles (Fig. 3)**

The Spatial Development Principles establish the basic concept of the development of the region, define areas or corridors of supra-local importance with requirements for their use, and specify and develop the objectives and tasks of spatial planning in accordance with the Spatial Development Policy and the Spatial Development Plan, and at the same time coordinate the spatial planning activities of municipalities. The Spatial Development Principles development is compulsory for the entire territory of all regions. They are binding for the development and issuance of spatial plans, and regulatory plans and the decision-making process in the territory.

### **Spatial Plan (Fig. 4)**

The Spatial Plan establishes the basic concept of the development of the municipality, its value protection, its functional and spatial layout and the concept of landscape layout. It defines, among other things, the built-up area, developable areas, areas of changes in the landscape or redevelopment areas, for which it sets the conditions of use. It is not compulsory to develop a Spatial Plan. If a Spatial Plan is developed, it always covers the entire territory of the municipality. The Spatial Plan is binding for the development and issuing of a regulatory plan and the decision-making process in the territory.

### **Regulatory Plan (Fig. 5)**

The Regulatory Plan sets out detailed conditions for the land use in the area addressed, the location and spatial arrangement of buildings, and the protection of the values and character of the area, including the creation of a favourable environment in the area addressed. A Regulatory Plan is not obligatory to be developed. If it has been developed, it addresses a selected part of the municipal or regional territory. The Regulatory Plan is binding for the decision-making process in the territory. The Regulatory Plan issued by the region is also binding for the spatial plans and regulatory plans issued by municipalities.

### **Spatial Analytical Documents and Spatial Planning Study (Fig. 6)**

The Spatial Analytical Documents represent spatial planning documentation intended to determine and evaluate the state and development of the territory, its values, limits of the territory use, plans for changes in the territory, to analyse the sustainable development of the territory and identify problems to be solved in individual spatial planning documentation. Spatial Analytical Documents are developed and continuously updated for the entire Czech Republic territory in three areas of competence - for the administrative district of the municipality with extended powers, the territory of the region and the territory of the entire state. The Spatial Study has to propose, check and assess possible solutions to selected problems in the territory that could significantly affect or condition the use and layout of the territory. Spatial studies are developed according to needs and similarly to the Spatial Analytical Documents, serve as a basis for the development of the Spatial Development Policy, spatial planning documentation and the decision-making process in the territory.

## Spatial planning system

The spatial planning system in the Czech Republic is hierarchical. Higher spatial planning documentation is binding for the development of lower spatial planning documentation. Parts of the documentation that contradict the subsequently issued superior documentation are not applicable. As a general rule, the higher spatial planning documentation must not contain details belonging in content to the lower, more detailed documentation. There is also a hierarchical arrangement of competencies in spatial planning matters from ministries to regional authorities to municipal authorities.

## Spatial planning stakeholders

Politicians participate in the spatial planning process (they initiate the acquisition of spatial planning documentation and decide on its approval), officials (e.g. municipalities with extended powers develop spatial plans with the relevant authorities commenting on them) and designers (develop the documentation). Only natural person obtaining a licence for the activity may carry out the spatial planning documentation development, as well as the documentation for the spatial decision issuance. The development process of each binding spatial planning documentation includes the participation of the public (citizens and civic associations). Property owners can submit objections to the draft documentation and anyone can comment on the draft. All comments and objections must be addressed.