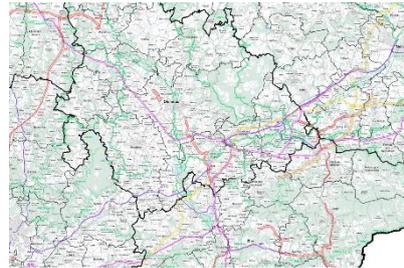


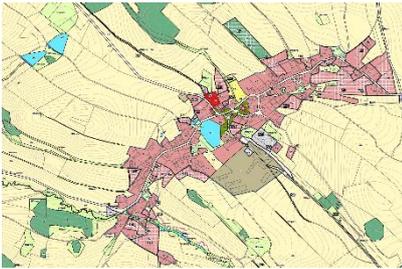
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SPATIAL PLANNING IN THE CZECH REPUBLIC

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. 283/2021 Coll., Building Act, as amended, fully applicable from 1 July 2024. Detailed requirements for spatial planning documents are specified in implementing decree No. 157/2024 Coll., on non-statutory planning materials, spatial planning documentation and a uniform standard.

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.

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 construction permitting. 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), non-statutory planning materials (Spatial Analytical Documents and Spatial Planning Study), delimitation of built-up area and spatial measures on building closures and land clearance.

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 national spatial planning priorities, settlement structure concept and tasks for subsequent spatial planning activities. It delimits development areas and development axes, specific areas and concept of transport and technical infrastructure. 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 plan, spatial development principles, spatial plans and regulatory plans.

Spatial Development Plan (Fig. 2)

The Spatial Development Plan specifies the projects defined in the Spatial Development Policy in accordance with the objectives and tasks of spatial planning. It also defines other projects of national importance, taking into account the requirements resulting from the strategic concepts of the Czech Republic and international commitments. The Spatial Development Plan is compulsorily 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 and corridors of supra-local importance with requirements for their use, and specify and develop the objectives and tasks of spatial planning, and at the same time coordinate the spatial planning activities of municipalities. The Spatial Development Principles are 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 the Regulatory Plan has been developed, it addresses a selected part of the municipal territory. The Regulatory Plan is binding for the decision-making process in the territory.

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 levels of detail - for the administrative district of the municipality with extended powers, the territory of the region and the territory of the entire state.

The Spatial Planning 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. Similarly to the Spatial Analytical Documents, they serve as a basis for the development of the Spatial Development Policy, spatial planning documentation and the decision-making process in the territory, but they are not binding.

Delimitation of the built-up area

The built-up area is delimited by the spatial plan. If the municipality does not have a spatial plan, the built-up area must be delimited using a separate procedure.

Spatial planning system

The spatial planning system in the Czech Republic is hierarchical. Superior spatial planning documentation is binding for the development of subsequent spatial planning documentation. Parts of the documentation that contradict the subsequently issued superior documentation are not applicable for permitting in the area. As a general rule, the superior spatial planning documentation must not contain details belonging in content to the subsequent, 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 issuing), officials (e.g. municipalities with extended powers develop spatial plans with the relevant authorities commenting on them) and designers (develop the documentation). Only person obtaining a licence for the activity may carry out the spatial planning documentation development. The development process of each binding spatial planning documentation includes the participation of the public (citizens and civic associations). Anyone can comment on the draft documentation and all comments must be addressed.