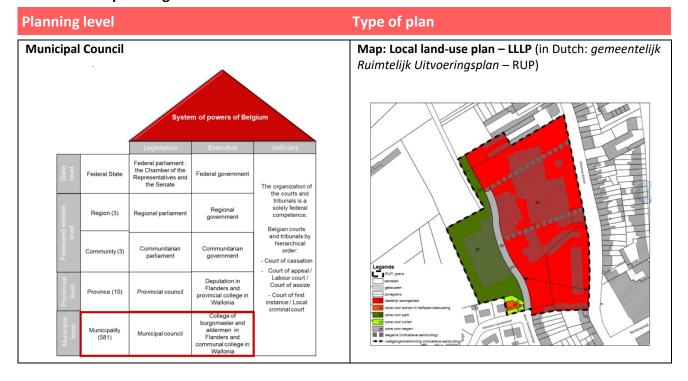


# Fact sheet for planning levels





# Facts: Characteristics of the Local land-use plan

#### **Legal basis**

- Flemish Planning Act (In Dutch: *V laamse Codex Ruimtelijke Ordening, VCRO, art. 2.2.21*), which entered into force in 2009.
- Example of a Local LLLP plan: adopted by the Municipal Council of the City of Ghent on 26 June 2012

#### Competences

 As per the Flemish Planning Act VCRO, the local authority (the municipality) has the competence to prepare, approve and modify a LLLP.

### **Binding force**

- The LLLP is a legally binding land-use plan with zoning types.
- The LLLP must be considered when determining applications for planning permission.

### Tasks and content

- The LLLP zones a part of the municipal territory according to different zoning types on a map and a set of regulations attached to them (in Dutch: *stedenbouwkundige voorschriften*).
- In addition, a LLLP contains a descriptive document map with an analysis of the site, the justification for the zoning or rezoning and the planning process explained (in Dutch: *toelichtingsnota*). A strategic environmental assessment (SEA) may be required for the plan to be approved.

#### **Process and history**

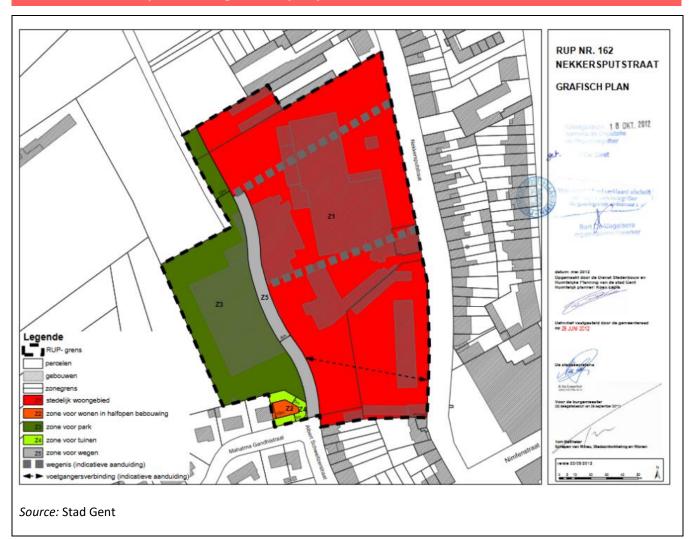
- In 2009, a new version of the legally binding land-use plan (LLLP) was introduced (from 1962 until 2009: *Bijzonder Plan van Aanleg* BPA, from 2009 *Ruimtelijk Uitvoeringsplan* RUP)
- The LLLP is one of the oldest land-use planning instruments in Belgium.
- LLLPs are drawn up on the initiative of the municipal council, but since 2009 binding land-use plans can also be drawn up at regional or provincial level. Each LLLP replaces the zoning of the old (sub)regional plans for the specific planning area. In places where there is no LLLP the (sub)regional plans remain applicable.

## **Duration of validity**

• The duration is not fixed; the LLLP is valid until it is repealed.



# Details of one example of local guidance perspective



# **Notes and links**

https://stad.gent/nl/wonen-bouwen/bouwvoorschriften/gemeentelijke-rups-en-bpas