

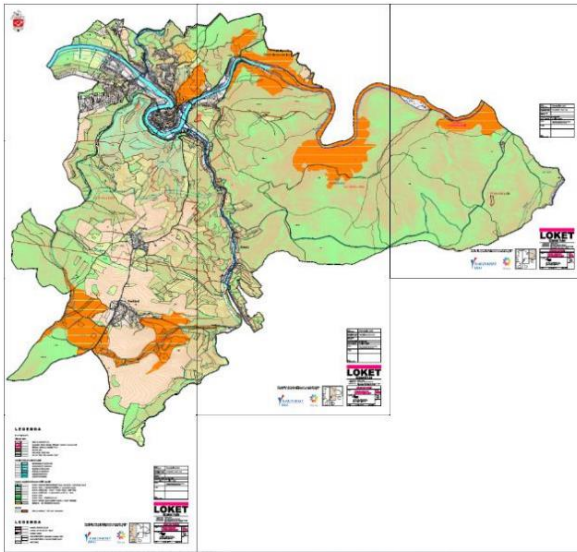
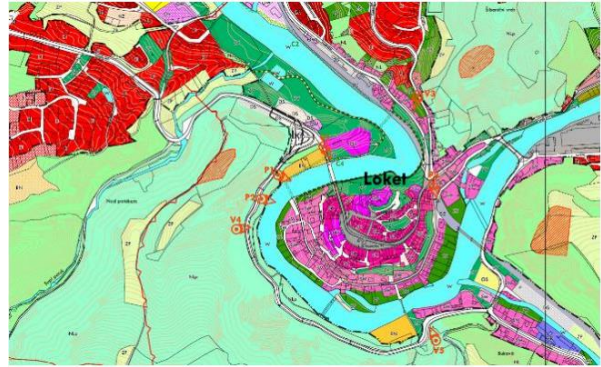
Fact sheet for planning levels

Planning level	Type of plan						
Local / Municipal – Local Plan							
	Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
	National level	Policy of spatial development (Politika územního rozvoje)	binding policies, priorities and tasks for spatial planning; development areas, development axes	Act on planning and building (Stavební zákon)	Cabinet; Ministry of Regional Development	Binding for planning on all levels	Nation-wide
	Regional level	Principles of spatial development (základy územního rozvoje)	text and maps: priorities, delineation of development areas and axes, landscape quality	Act on planning and building (Stavební zákon)	regional councils	measure of general nature – binding for all actors	Regions
	Local level	local Plan (územní plán)	text and maps: built-up area, concept of development, urban areas, landscapes, infrastructures; land-use regulations; construction and measures in public interest	Act on planning and building (Stavební zákon)	municipalities, communities	measure of general nature – binding for all actors	jurisdiction area of a municipality / community
	Local level	detailed Regulation Plan (regulační plán)	text and maps: detailed conditions for delineation of land parcels; detailed regulation of use and shape of buildings	Land use and building act	municipalities, communities	measure of general nature – binding for all actors	ad hoc delineation, mostly by local plan
Local Plan: Loket – Basic division of the territory							
Local Plan: Loket – Main drawing							
Local Plan: Loket – Public works and public benefit measures							

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Loket Local Plan – Landscape**Locket Local Plan – Detail of the Main Drawing**

Source: http://mu.loket.cz/?section_id=7685

Facts: Local Plan (*Územní plán, ÚP*)

Legal basis

Planning and Building Act (*Zákon o územním plánování a stavebním řádu*) of 2006); numerous amendments, Sections 43-57.

Competences (*official translation of the Czech Planning and Building Act*)

The plan determines the basic concept of the development of the municipality, protection of its values, its areal and spatial arrangement ("urban planning concept"), arrangement of the landscape, and the concept of the public infrastructure; delimits the developed area, areas and corridors, especially the areas with development potential and the areas delimited for the alteration of the existing development, for redevelopment or repeated utilization of the depreciated area ("redevelopment area"), for public works, for public benefit measures, and for the territorial reserves and determines the conditions for utilization of these areas and corridors (Planning and Building Act, § 43 (1)).

Binding force (*official translation of the Czech Planning and Building Act*)

The plan is binding for procurement and issuance of the regulatory plan of the local council, for the decision-making within the area, especially for the issuance of the planning permission. Granting the means from public budgets pursuant to special regulations for making changes in the area must not be in contradiction to the issued plan (Planning and Building Act, § 43 (5)).

Tasks and content

- Delimitation of the built-up area
- Basic concept for the development of the municipality, and for the protection and development of its values
- Urban concept, including the urban structure, the delimitation of areas with different uses, buildable areas, areas for reconstruction and the system for residential green areas
- The concept for public infrastructure, including the conditions for its location, the delimitation of areas and corridors for public infrastructure, including the determination of the conditions for their use
- The concept for the layout of the landscape, including the delimitation of areas with different uses, areas of changes in the landscape and the conditions for their use, the territorial system for ecological stability, landscape permeability, anti-erosion measures, flood protection, recreation, mining and mineral deposits, etc.
- Determination of conditions for the use of areas with different uses and of the predominant purpose of use (main use), if it can be determined, and permissible and impermissible uses
- Delimitation of public benefit constructions, public benefit measures, constructions and measures to ensure the defence and security of the state and areas for remediation, for which the rights to land and buildings can be expropriated

Delimitation of public benefit buildings and public spaces for which the right of pre-emption can be exercised (Decree No. 500/2006, on spatial planning documentation and spatial planning data)

Process, duration, participation (*official translation of the Czech Planning and Building Act*)

Upon the decision of the community council on the plan procurement the procurer in cooperation with the nominated municipal representative elaborates the draft of the plan specifications. Procurer sends the draft of the plan specifications to the respective authorities, neighbouring municipalities and the regional office, s/he ensures publication of the draft of the plan specifications and its putting up for the public inspection. The plan specifications are approved by the community council of the municipality, for whose territory the plan is procured.

On the plan before approval, the procurer organizes the joint negotiation with the respective authorities, regional office, the municipality, for which the plan is being procured and the neighbouring municipalities. The respective authorities are to submit their assessments and neighbouring municipalities may submit their remarks within the period of 30 days from the date of the debate.

Before the amended plan can be approved, the planning officer organises a public consultation and debate on the amended plan within 30 days of the public notice of the amended plan. The procurer invites to the public debate separately the municipality, for which the plan is being procured, respective authorities and the neighbouring

municipalities. At the latest at the public debate anybody may submit their remarks and the affected persons their objections.

Procurer submits to the community council of the appropriate municipality the motion to issue the plan with its reasoning (Planning and Building Act, § 52-54).

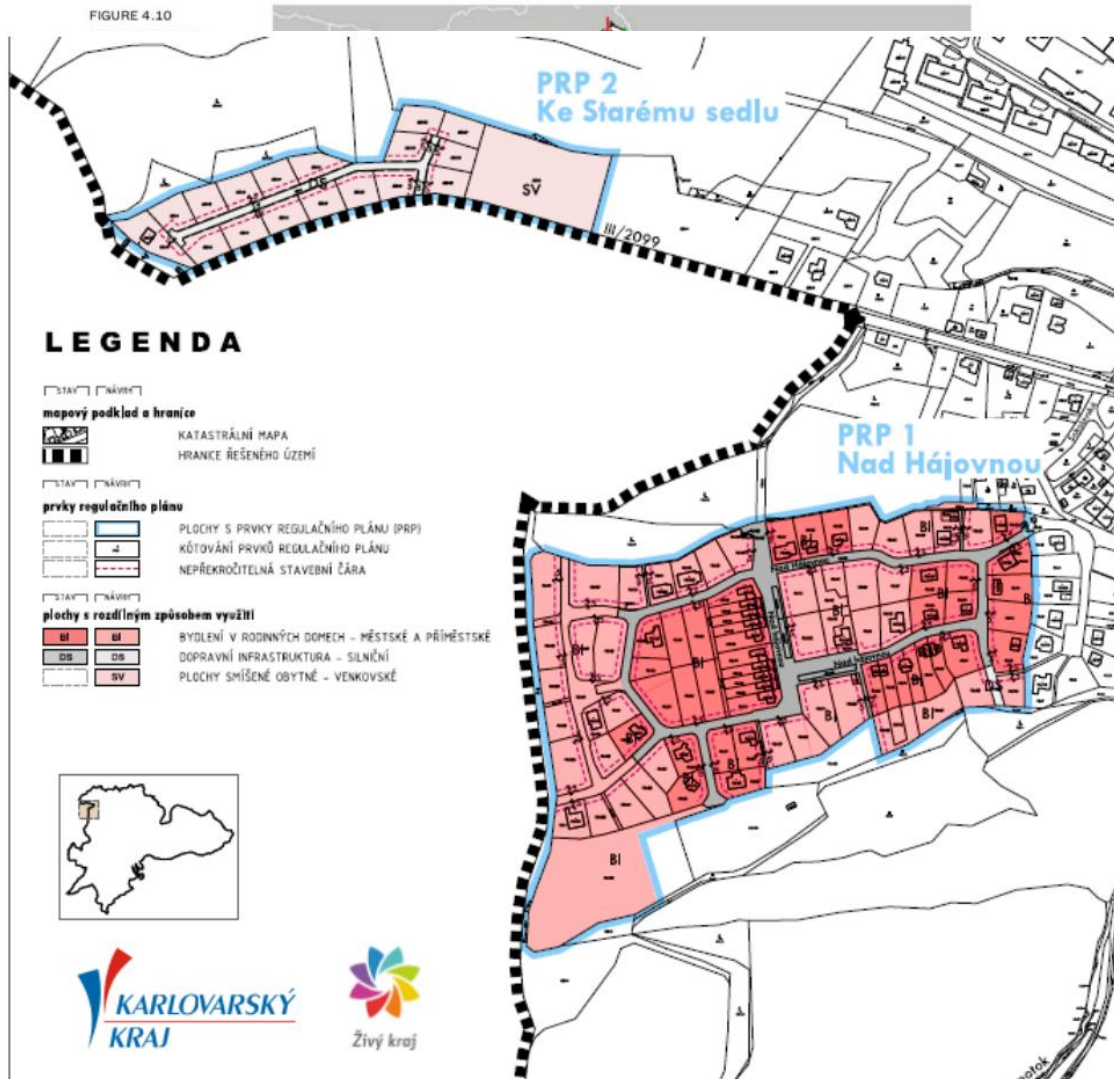
Duration of validity (*official translation of the Czech Planning and Building Act*)

After the issuance of the plan, procurer submits the community council of the municipality at the latest within every 4 years the report on application of the plan within the past period.

(Planning and Building Act, § 55)

Details of the plan

The Local Plan contains a drawing within the details of the regulatory plan.



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Characteristics

Location of the area

The municipality of Loket is situated in the Karlovy Vary region and falls within the territorial administration of Sokolov, a municipality with extended powers (which also provides the services of the planning officer). It has a stable population (3079 inhabitants in 2019) and covers an area of 26.73 km². The historical core of the town with its Gothic castle is listed as an Urban Monument Reservation (městská památková rezervace). It is located on the rocky promontory surrounded by the river Ohře (Eger).

The population works mainly in services (hotels and boarding houses, restaurants, hairdressers, etc.); there are no large companies due to the limited area and its listed status.

Plan summary

The new local plan (pending) was elaborated in 2021 by Ivan Kaplan at AGORA STUDIO. The elaboration was commissioned in February 2017; the plan specifications were approved by the Loket Local Council in December 2017. A public consultation session on the plan before approval was held on 26 January 2021. A few of the main points of the plan can be summarised as follows:

- The concept of development of the built-up area of the city – The needs and possibilities for extensive development are in principle exhausted. Extensive development is permitted only within the bounds of the original strategy of the previous local plan. Greater space for gardens on the edges of the municipality to create an effective transition to the countryside.
- Concept for the development of city tourism – Maximum emphasis on opportunities, transport connections and comfort and convenience for tourists. Three main parking areas with provision for additional parking areas during events. Vehicle parking to be shifted away from key areas of the city. Support for residents' parking in residential areas.
- Concept of public green areas – The backbone green axis consists of public, private and landscaped green areas on both banks of the Ohře. Additional public greenery can be found in green ribbons along the walls of the historical city, garden areas situated at breaks in the terrain and along watercourses.
- Concept of economic base – Existing areas for production activities are to be stabilised while new ones are not deemed to be necessary, as the city has other priorities.
- Concept of technical infrastructure – Major engineering infrastructure has already been implemented in the city. New connections for utilities are needed for development sites; the water supply and sewerage facilities are to be developed in spatially separated locations.

Particularities of the process

This is a typical local plan for a small town, and the plan-making process proceeded smoothly. The concern for the value of historical assets and attractiveness for tourists necessitated the SEA procedure.

Notes and links

<https://www.zakonyprolidi.cz/cs/2006-183>

https://www.mmr.cz/MMR/media/MMR_StaryWeb_angl.pdf

<https://www.zakonyprolidi.cz/cs/2006-500#cast3>

http://mu.loket.cz/?article_id=12924