

## The planning policy framework in England – Il quadro della pianificazione in Inghilterra

### UK PARLIAMENT

#### PRIMARY LEGISLATION

Town & Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

#### Secretary of State for the Environment

**SECONDARY LEGISLATION**  
Statutory Instruments eg: T&CP (General Development Procedure) Order 1995; T&CP (General Permitted Development) Order 1995; T&CP (Use Classes) Order 1987

**PLANNING POLICY GUIDANCE NOTES**  
(Listed at the end of the book)

**MINERALS PLANNING GUIDANCE NOTES**  
(Listed at the end of the book)

**REGIONAL PLANNING GUIDANCE**  
Provides a framework for structure plans and context for UDPs and local plans for 20 year period or longer

**Circulars**  
Elaboration of procedural matters

Overall power to call-in

#### County Councils

**STRUCTURE PLAN**  
Authority-wide; mandatory; broad framework; 15 year horizon, but longer for some policies, eg green belt; cover complete; prepared jointly with unitaries in some cases

*The Department of the Environment consults all planning authorities and relevant organisations on draft guidance*

*Local authorities prepare 'advice' to the SoS on regional guidance, through a conference of constituent authorities*

**MINERALS PLAN**  
Authority-wide; mandatory; safeguard sites and ensure environmental protection

**WASTE PLAN**  
Authority-wide; mandatory; policies for treatment and disposal of waste and land use implications

#### District Councils

**LOCAL PLANS**  
Authority-wide; mandatory; detailed policies and proposals to guide development control; 10 year horizon, but longer for conservation and 'phased development' policies; 43% cover by end 1996

*may be combined*

**SIMPLIFIED PLANNING ZONE**  
Small area; discretionary; gives planning permission for designated uses subject to conditions. Seldom used

#### Unitary Authorities

**STRUCTURE PLAN**  
joint with adjacent county

#### Metropolitan district councils; London boroughs; Isle of Wight and Herefordshire unitaries

**UNITARY DEVELOPMENT PLAN**  
Authority-wide; mandatory  
  
PART I : Framework of general policies

PART II : Detailed policies and proposals to guide development control; 10 year horizon but longer for some policies, e.g. green belt

#### SUPPLEMENTARY PLANNING GUIDANCE

Discretionary; limited to supplements to statutory plan policy and to be clearly cross-referenced to it

Fig. 1