

LEVEL	DEPARTMENT	PLANNING OBJECTIVE	PLANNING TOOL	KEY POWER	CURRENT POLICY OBJECTIVE
national level United Kingdom	DCLG (Department for Communities and Local Government)	<ul style="list-style-type: none"> establishes guidance to local authorities on the government's planning policies establishes guidance for regional development strategies initiates programmes to achieve sustainable communities and urban regeneration 	<ul style="list-style-type: none"> Planning Policy Guidance Notes (PPGs), to be replaced by Planning Policy Statements (PPSs) Regional Planning Guidances (RPGs), to be replaced by Regional Planning statements (RPSs) specific programmes e.g. Neighbourhood Renewal Strategy (NRS), Sustainable Communities Plan 	<ul style="list-style-type: none"> definition of procedures by which planning permissions are granted or refused sets requirements for public consultation can call in applications that are considered to be in contradiction to national policies assists planning for projects of national importance, e.g. Thames Gateway 	<ul style="list-style-type: none"> achieving sustainable communities accommodating uneven development between North and South East England social inclusion and equality reform of local government
	Parliament	<ul style="list-style-type: none"> facilitates and accelerates projects of national importance 	<ul style="list-style-type: none"> Urban Development Corporations (UDCs), e.g. London Docklands Development Authority, Olympic Delivery Authority) 	<ul style="list-style-type: none"> establishes UDCs by Act of Parliament UDCs can bypass political processes of boroughs 	<ul style="list-style-type: none"> on-time delivery of Olympic Games coordination of Thames Gateway
	GRO Government Regional Office, representative of national government on regional level	<ul style="list-style-type: none"> controlling instance 	<ul style="list-style-type: none"> public hearings deployment of planning inspectors 	<ul style="list-style-type: none"> can overrule planning decisions of lower tiers and revise local land use plans (UDPs/LDFs) 	-
regional level England	-	-	-	-	-
<p>powers of the second tier second tier lie at the national tier (UK Parliament) or city tier (GLA)</p>					

city level London	Mayor of London GLA (Greater London Authority)	<ul style="list-style-type: none"> planning guidance on social, economic and environmental issues statutory obligation to promote equal opportunity, a healthy population and sustainable development (GLA Act 1999) 	<ul style="list-style-type: none"> Spatial Development Strategy SDS (“London Plan”), to be approved by national government 	<ul style="list-style-type: none"> can appeal against a borough’s land use plan if non-compliant with London Plan 	<ul style="list-style-type: none"> accommodating London’s economic and demographic growth, thus strengthening London’s status as a world city whilst ensuring sustainable and socially equal development
	Design for London (within the GLA, former Architecture and Urbanism Unit)	<ul style="list-style-type: none"> improving London’s public realm, non-statutory guidance on major design projects 	<ul style="list-style-type: none"> involvement in and initiation of individual projects 	<ul style="list-style-type: none"> advice, works in partnership with other agencies such as the London Development Agency (LDA) and Transport For London (TfL) 	<ul style="list-style-type: none"> implementing the Mayor’s urban renaissance vision
borough level	local planning authority of each borough (LPA)	<ul style="list-style-type: none"> conceives land use strategy reflecting council’s political objectives grants planning permissions 	<ul style="list-style-type: none"> Local Development Plan (LDP) as part of Local Development Framework (LDF) Unitary Development Plan (UDP), gradually replaced by LDP/LDF Supplementary Planning Guidances (SPGs) on major developments 	<ul style="list-style-type: none"> executive function- decides on planning permissions for specific developments 	-