

Global Planning: A Comparative Review of Planning and Building Systems in Selected Countries

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ABSTRACT

This article presents a comparative review of the formal planning and construction systems in five developed countries, with the aim of identifying patterns of structure and operation that can serve as a means of comparison for the Israeli planning system. The article begins with a historical overview of the key milestones in the development of the Israeli statutory planning system from the British Mandate period to the present day. A description of the planning systems in England, the Netherlands, Germany, Greece and South Africa follows, with reference to a number of parameters relevant to the structure and operation of these systems in each country.

The review of the planning systems for development and construction shows that in the countries surveyed there is a similar typical pattern, characterized by a hierarchical structure with three institutional levels (national, provincial and local) with a varying degree of flexibility, according to the planning level, including control and supervision systems for the quality of the plans and their implementation at the permitting stage. A unique feature was observed in Britain, where there is an obligation for the local public to participate (on the developer's side) in the planning principles as a condition for its submission, and also in the Netherlands, where there is a government system for carrying out environmental assessments of plans on its behalf, and not with the developer's funding, as is the case in other countries and in Israel.

Keywords: Planning and Building System; Planning and Building Legislation; Planning History; Environmental Impact Assessment (EIA)

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