

English Abstract

The thesis describes and analyzes municipal land-use planning from the perspective of municipalities, following the adoption of a new Spatial Planning Act and its extensive amendment effective from January 1, 2013. The land-use plan is the most important tool of special planning from municipal perspective. However, the land-use plan is not the only spatial planning tool. Governmental and regional spatial plans are superior instruments, concept plans and locational plans are inferior to land-use plan.

Land-use plans are strongly linked to environmental protection. Three levels of the protection can be found in land-use planning procedure. The first one is the involvement of environmental authorities as respective authority. The respective authority issues an opinion. The opinions are binding, with some exceptions, and land-use plan preparatory needs to find out mutual compromise within them to be able to issue the land-use plan. The second level is an assessment of impacts on sustainable development. Land-use planning is about to find compromise between the pillars of assessment of impacts on sustainable development, i.e. development environmental protection, economic development and social development. The environment protection is a fundamental pillar of the land-use plans. Finally, the third level is public participation, especially communities in the protection of the environment. The goal of the communities is, among others, undeveloped land protection. It is on the edge of interests of the other participants, although undeveloped areas need the highest protection. The land-use plans are the instruments which ensure the development of communities without major negative impact on the environment.