**The Italian planning system**

The Italian planning system consists of four tiers, corresponding to four levels of government: national, regional (19 and 2 autonomous provinces), provincial (110 of which 10 with the status of metropolitan city) and local (7.998). At the **national level**, the government proclaims the planning law and provide guidelines for territorial development with competencies on the infrastructural system, heritage sites and landscape. Nowadays, the planning law in force was released in 1942 with the aim to govern the expansion of urban areas. Subsequently, different reforms were adopted shifting the power at local level assuming the Local Development Plan as the central planning instrument. In the last years, different proposals for a new national framework law were proposed, but none were adopted.

In this normative lack, **Regions** have approved divers planning law varying from each other. Regional administrations have to produce the Regional Territorial Plan (RTP) and the Regional Landscape Plan (RLP), the latter according to the National Ministry of Cultural Heritage and Activities and Tourism. In Lombardy region, the article 19 of the Planning Law n. 12/2005 disciplines the Landscape planning introducing the RTP that that is composed of a specific side, which is dedicated to landscape prescriptions (the RLP).

At the **provincial level**, the related institutions have to prepare the Provincial Territorial Coordination Plan including land use decisions and infrastructural projects. Land use competencies are coordinated across municipalities considering that land use decisions are taken through the Territorial Development Plan (PGT) elaborated at scales between 1: 2 000 and 1: 1 000 (OECD, 2017) In the Lombardy Region, the **urban planning** discipline is defined by the Regional Law n. 12/2005 that fixes a regional framework for integrated planning and programming at different administrative levels (regional, provincial and municipal) requiring a strong inter-institutional collaboration. Law 12/2005 introduced significant changes in the planning approach giving self-regulation of local administration on their planning tools with subsidiarity principles and inter-institutional cooperation.

According to the Law n. 12/2005, The PGT consists of three separate tools: 1) “Documento di Piano” (Planning document - DdP): it contains the general framework of strategies, analysis, objectives and guidelines for the territorial, social and economic development of the entire municipality. It is valid for five years (this time is strictly related to the local Mayor’s electoral period), is always editable and contains indications that do not have direct effects on the land use rights. Moreover, there are new areas identified and renovation zones to be implemented with local plans (Piani Attuativi Comunali - PAC), consisting of all the implementation tools provided by national and regional legislation. 2) “Piano dei Servizi” (Services delivery Plan - PdS): includes qualitative and quantitative analysis of the public city. It is drawn up to achieve the requirements of habitability and urban quality through the concept of public service. It has no temporal validity, is always editable and deals specifically with the planning of public facilities (such as social housing, green areas and other public services), and 3) “Piano delle Regole” (Rules Plan - PdR): sets the rules of the existent city (previously urbanised land) fixing the discipline of land use and the regulation of building activity. It does not concern the areas subjected to specific transformation interventions (Transformation area - TA) identified in the DdP. It has no temporal limit, is always editable with direct effects on the land use rights and property effects.

References:

OECD, 2017. Land-use Planning Systems in the OECD Country Fact Sheets: Country Fact Sheets. https://doi.org/10.1787/9789264268579-en