

Introduction to Urban Planning
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Lecture - 32
Evolution and Growth of Planning Legislation - I (UK)

Welcome to the course introduction to urban planning. In today's lecture we are going to cover growth and evolution of planning legislation and walk-through key acts and dates from UK. Our coverage would be the timeline. So, we would look at the following;

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Coverage	
1	1800 -Public Health Reform
2	1842 Edwin Chadwick Report
3	1848 Public Health Act
4	1854 John Snow Cholera Map
5	1858 Great Stink of London
6	1941 Uthwatt Committee on Compensation and Betterment Charges

We will look at the public health reforms which were taking place in 1800. We have also seen this before during our lectures in contextualizing cities as well as when we dealt with public health issues. Further we look at what was Edwin Chadwick's report in 1842 then thereafter we look at the public health acts which came up and then key research of John Snow's work for cholera then we will look at Uthwatts committee on compensation and betterment charges.

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Coverage	
7	1867 Working Men Could Vote
8	1870 Law against Poisoning food and Polluting River
9	1890 Housing of the Working Classes Act
10	1906 Hampstead & Town Planning Act
11	1909 Addison's Housing Act
12	1919 House and Town Planning Act
13	1930 Housing Act
14	1931 Town & Country Planning Act

Thereafter we look at the reform of how Working Men Could Vote in 1867, thereafter will look at law against poisoning food and polluting river. Thereafter we look at the housing of the working class act which came in 1819. Thereafter we look at the Hampstead and town planning act and then likewise we look at the Addison housing act house and town planning act of 1919, 1930 housing act then we will also look at the 1931 town and country planning act.

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Coverage	
15	1937 Barlow Commission
16	1941 Scott Committee of Land Utilization in Rural Area
17	1946 New Town Act
18	1947 Town and Country Planning Act
19	1968 Town and Country Planning Act
20	1871 Town and Country Planning Act

We will look at the Barlow committee, will look at the Scott committee of land utilization rural area, we will look at the new town act then we look at series of town and country planning act from 1947 to 1971. So, these will be our coverage for today.

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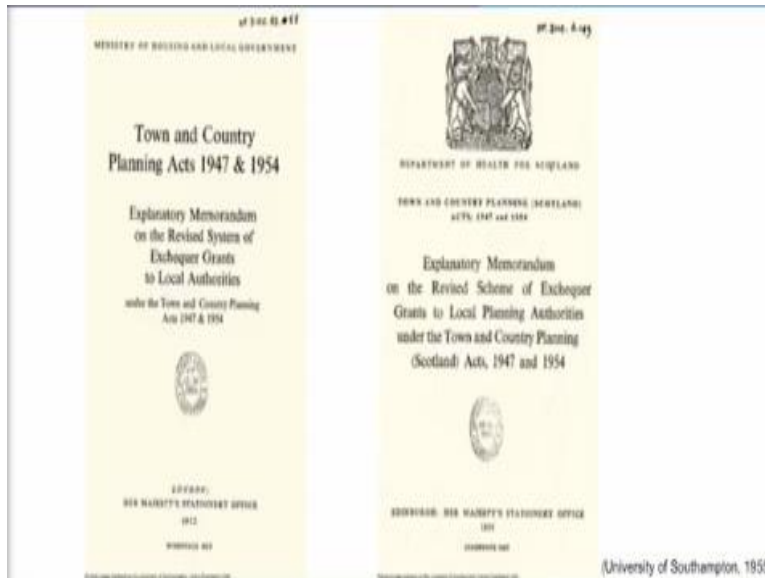
Learning Outcomes

- 1 Identify the key legislation and describe them
- 2 Review the legislative experience and transformation
- 3 Compare the current global and Indian context and direction

The major learning outcomes which we are looking at are that you should be able to identify these key legislation and you should be able to describe them. Further you should be able to review the legislative experience and transformation. So, you should be able to sequentially see what context we were going through and then how our understanding was developing and how each players were playing in this and then what kind of legislative changes were taking place.

Further you should be able to compare the current global and Indian context and you should be able to see the direction which we are taking. So, looking at the firsts our context in 1800 and looking at where the planning legislation we stand. I shared Judge Aluwalia in her writing in planning for urban development in India published in 2011 states that the current urban planning regime in India is rooted in the town.

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And country planning act of United Kingdom of 1947 which we are going to see, and is primarily focused on detailed land use zoning. So, we see that our Indian context is majorly rooted in the planning legislation act from United Kingdom. So, that is why we are looking at all these evolution and growth what is happening here. Further she states that this practice was followed by many developed as well as developing countries.

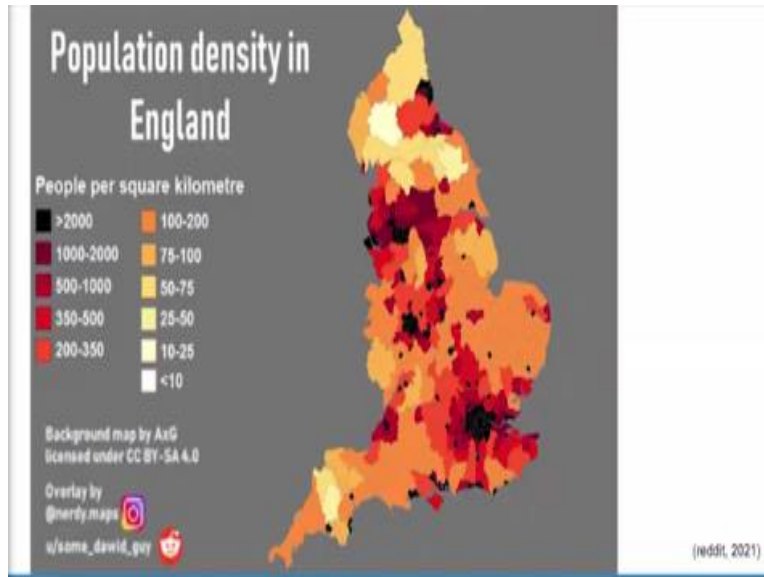
But for some years now there has been a move away from the rigid master plan in many countries including the United Kingdom and we are moving towards much more flexible planning. So, if you will recollect, we discussed about this during our contextualization of cities series. Cities all over are now exploring more flexible ways to accommodate changes in land use and density pattern over the time.

If you will recollect, we also saw this flexibility aspect coming in Bhopal development plan. Moreover, she suggests that the earlier approaches in planning, we treated urban transportation as the results of land use planning. However now we see two-way relationship as we saw in while we discussed TOD in our contextualization of cities. Indian legislations are largely guided by the British law and there has been shift in the way we have been planning keeping the shift in mind.

We shall review the UK evolution of planning legislation and then review the Indian context in the next session. The journey of legislation, will also show that how we evolved our process and

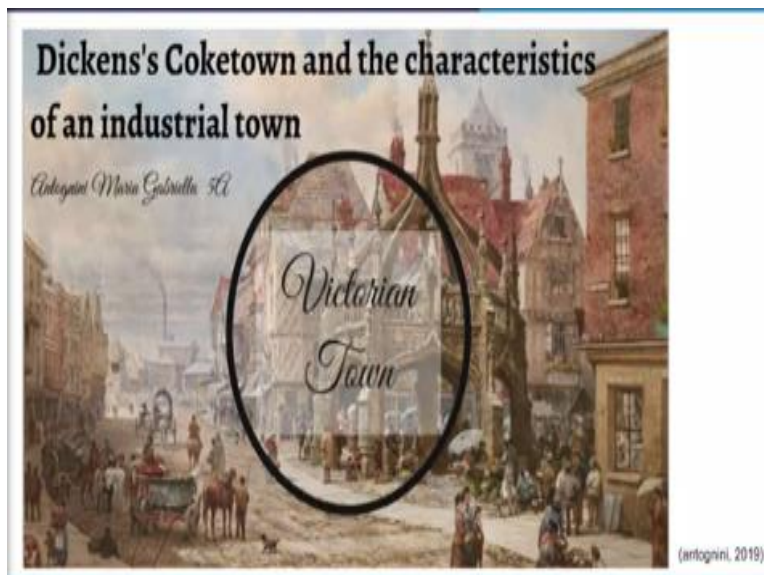
understanding of our processes, power and responsibility. Planning legislation and United Kingdom is considered to be more comprehensive and progressive in its scope than in any other country in the world.

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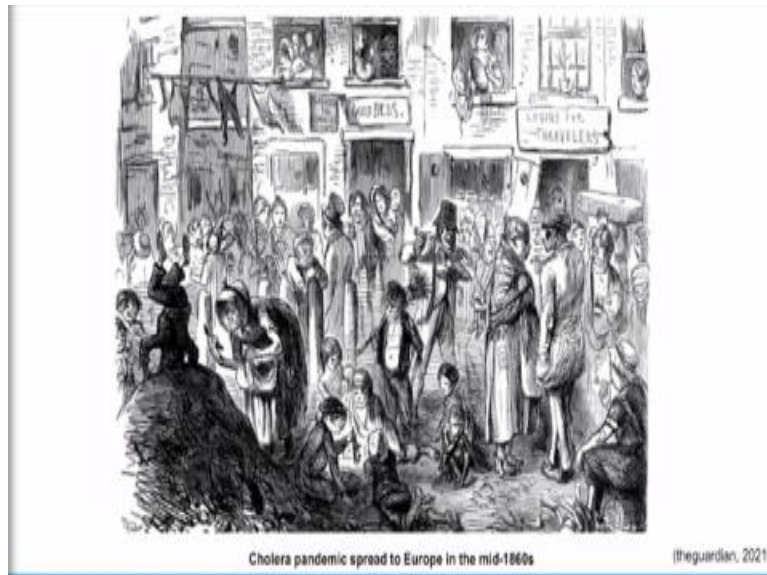


Looking at the landscape of Britain, we see that there is challenge of land in Britain. Most of the area are densely populated areas of the world. Reflecting back, before public health reform of 1800 we had seen and heard narratives of industrialization period read about Charles Dickens, condition of England novel creating Coke town in his novel hard times based on the Liverpool Manchester and London cities.

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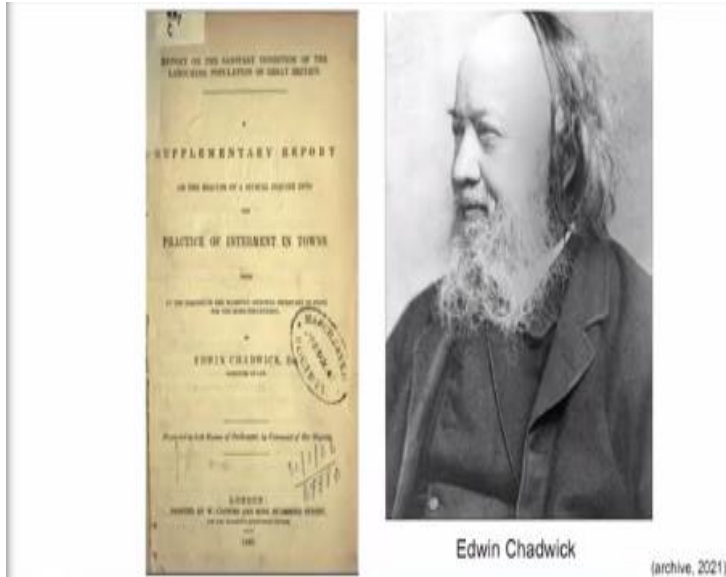
We witnessed overcrowding, shared water pump, privies which is shared toilets and open sewers.
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We also see there was frequent outbreak of disease we have discussed this a lot in our public health series. There were outbreak of cholera, diphtheria, tuberculosis until that time germs were not discovered. Each time there was an outbreak nearly 26 to 53000 people died. Further we see there was laissez faire system which meant the government would not interfere or there would be no intervention from the government side and market would dominate.

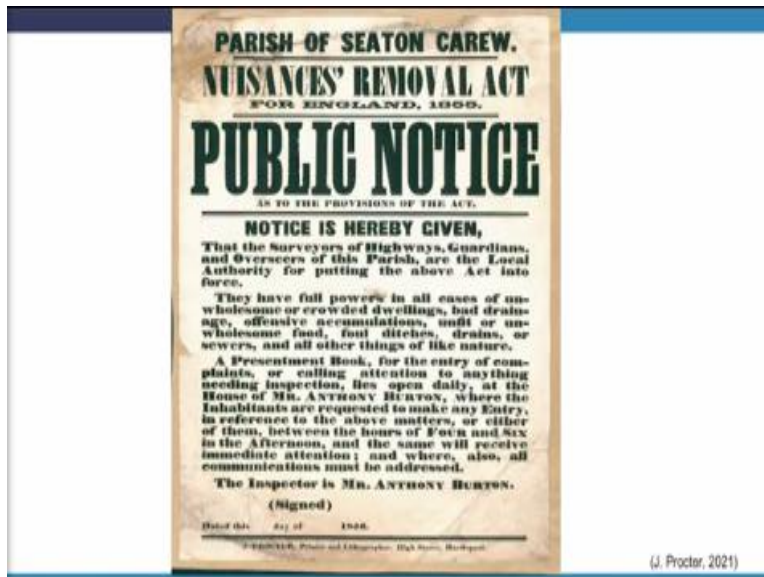
At this time also we see that germ theory took some time to come up. Germ theory by Lewis Pasture it came up in 1861.

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In 1842, we see Edwin Chadwick report on the sanitary condition of the labouring population. His major claim in this direction was save money by improving health and by providing sewers water supply and public health facilities and team for taking care of this. We are looking at the report published by him. For few years hardly anything happen even despite his report.

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We see in 1846 nuisance removal act came in which where we started to defining conditions considered unfit for human habitation and living accommodation. In fact, Chadwick's report was strongly opposed by many MPs of that time who were nicknamed as the dirty party. So, Chadwick's recommendation meant that council would have to increase the rates. So, in order to

take care of all the health infrastructure or all these services to be provided people might have to tax.

And this would be unpopular with the well to do citizens so there was resistance in this regard. At the time there was strong belief of laissez faire, it was the cholera epidemic of 1848 which led to a change of mind by the government. So, it took another epidemic to really realize the importance of the sanitation facility. We see that in 1848, a major attempt to improve public health was undertaken following the epidemic. In this we see 1848 Public Health Act came.

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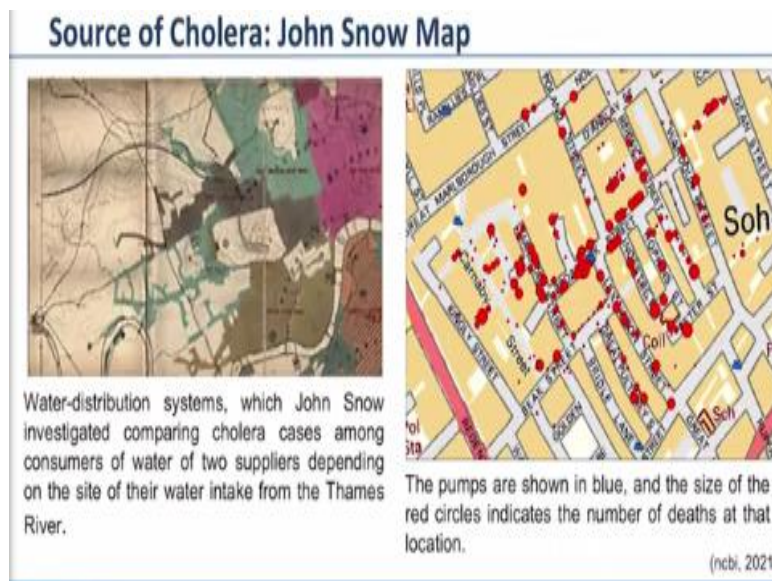
However, this was not compulsory. The 1848 public health set up the local board of health which would take care of improving and checking the sewers and water supplies. But this board had limited powers and had no money. So, you may realize how they would really execute on ground. It was the first time that government had legislated on health issues. So, it was a key key development here.

Local authorities were given the power to appoint an officer of health who had to be legally qualified medical practitioner and to improve sanitation in their areas. And he would be responsible for collection of rubbish build sewers and provide clean water supply. So, you can see here the notice for the recruitment of the public health service. While all this progress was taking place. We see 10% of the population really agreed to pay the tax.

The act as it was passed was not perfect, but was an important step forward. As per the UK parliament document the main limitation of the act was that it provided a framework that could be used by the local authorities, but did not compel actions. So, it was not compulsory for authorities to really adopt it. We see that hundred and three towns used it was unpopular as people had to pay for the services it eventually was abolished in 1854.

If you can recollect around the same time Dr John Snow, the physician when he was investigating cholera's spread in Soho in 1854 inferred that the cause for cholera was contaminated water. His evidence included the 70 workers in the local brewery who only drank beer and oil survived yet public health officials were slow to be convinced. They stubbornly believed in the miasma theory, miasma theory that disease were caused by noxious vapours in the air. We have seen this image before.

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You can see Dr John Snow's schematic mapping to indicate the established relationship between contaminated water and cholera. At the same time 1858 London experienced great stink, we have touched upon this before also as per the stories of cities by the guardian by the mid 1800s the river Thames had been used as a dumping ground for human excrement for centuries.

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At last; fear of its evil order led to one of the greatest advancement in urban planning. You may recollect Joseph Basil gates severe system was designed in 1865. So, you can see here the picture of the construction of the secret system here.

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As per the description in the steaming hot summer of 1858 the hideous trench of human excrement rising from the river Thames and seeping through the hallowed holes of the houses of parliament. Finally got; too much of Britain's politicians those who had not already fled in fear of their lives to the countryside. Clutching hankies to their noses and ready to abandon their newly built houses for fresher air upstream.

The lawmakers agreed upon when this happened lawmakers agreed urgent action was needed to purify London of the evil order that was commonly believed to be the cause of disease and death. The outcome of the great stink as that crisis was coined was one of the history's most life enhancing advancement in urban planning. It was a monumental construction project that despite being driven by doubtful science we did not have that kind of engineering at that time.

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And the political self-interest dramatically improved the public's health and laid the foundation for modern London. By 1861, it was realized that Chadwick and Snow were write the scientific evidences which they gave it was right some were more than willing to pay for reform for health as now there was scientific proof. The heavy investment they made in the city also proved to be of great worth.

In 1866 most of London was saved from the Cholera outbreak which hit part of east end the only section which was not yet connected to the new system had the problem. Further we see in following all this in 1872.

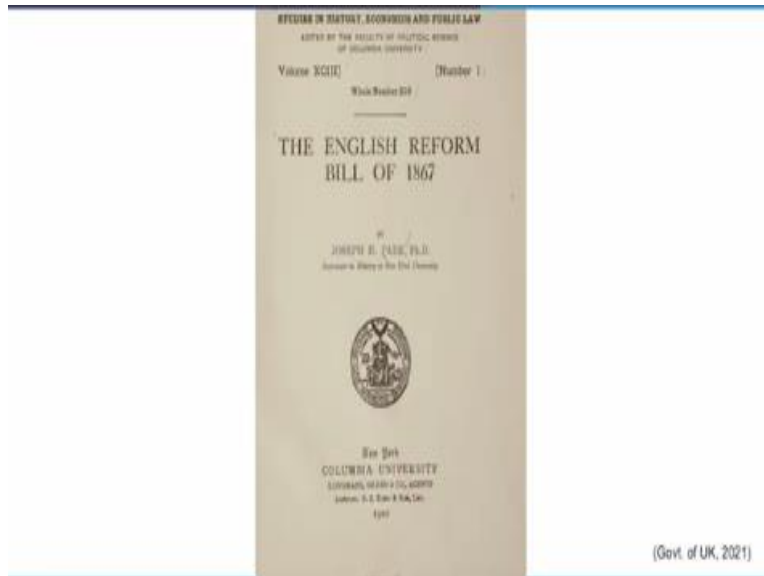
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We see public health act came in where appointment of medical officer was made compulsory in urban areas. In 1875, public health which was compulsory unlike before in this sewers and water supply and inspector’s position was created. Further we see in 1875 public health, this particular public health act became compulsory unlike the act before in the sewers and water supply and inspectors position was created. So, you can see here the public health act from the archival.

In 1867, we further see working men could vote. So, this kind of reform was also parallelly going on. So, when working men were able to vote then it brought in lot of change. So, you would see that attention to their requirement was important. So, this was done at the time of liberal government of Leon George.

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We see that the reform act 1867 effectively doubled the number of men in the United Kingdom who could vote. The passage of this bill came after lengthy and vociferous discussion in the parliament and out. As a result, every male adult householder who lived in a borough constituency now had the vote as did men who rented and paid 10 pound in rent to the electoral votes were added 1.5 million voters.

Further we see in 1875 artisan dwelling act so, now you can see that men could also what more number of working men could vote. So, now we are seeing emphasize being given here. We see that artisan dwelling act came in which focused on housing condition pavement and lighting. It gave local authorities power to buy up and redevelop slum areas also known as cross act of 1875. This act is also known as the cross act.

And you see that it empowered municipalities to buy and demolish slums and to build housing for rental. The so, called second cross act 1879 also dealt with housing. Also, in 1875 cross carried through parliament the factory act regulating the employment of women and children in textile mills, the public health act, a comprehensive sanitary code and two statutes reinterpreting Gladstone's trade union legislation of 1871 in a sense more favourable to the union.

So, you see that now the workers the unions were getting stronger and the attention was paid to their requirements and the living conditions.

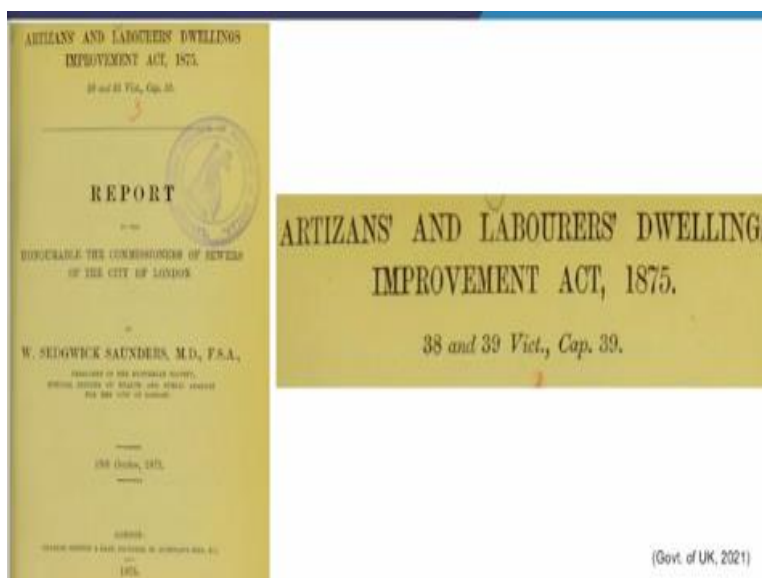
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As per Dr Ian Morley's publication in 2005 titled death and life in industrial settlement. The British model of dealing with urban developments from the 1830 to 1914 acts such as these were precursors to the development in England and deals that from the mid 1870s permitted the clearance and rebuilding of large-scale urban district. So, you see lot of slum clearance happened at that time.

By the mid 1870s, municipal responsibility for the urban environment had been shaped by the artisans and labourers dwellings improvement.

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Act of 1875 and by another public health act which encouraged the removal of insanitary localities by empowering municipalities to make by laws relating to street widths, building heights and other matters affecting layout and structure. Within the public health act 1875, England and Wales was divided into urban and rural sanitary districts which were clearly defined and supervised by the local government both.

At the same time, we see in 1870 law against poisoning food and polluting rivers also came up. You can see that how efforts were made to clean the river so this act was also in place to protect the river and also to take care of the food stuff. Further we see in 1890, housing of the working class act came. This act extended the artisan act of 1875 by offering greatly increased loans to the local authorities.

So, now local authorities could acquire loan to do the work for the working class people or to provide housing for the working class. Further we see in 1903 work began on the Lech Worth based on the garden city. So, if you recollect, we did this in contextualizing cities, we talked about the garden city coming up. So, in 1903, those that work started and based on that in 1906 Hampstead Garden suburb act came in.

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So, here you can see the Letchworth created at that time.

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Laws and Acts

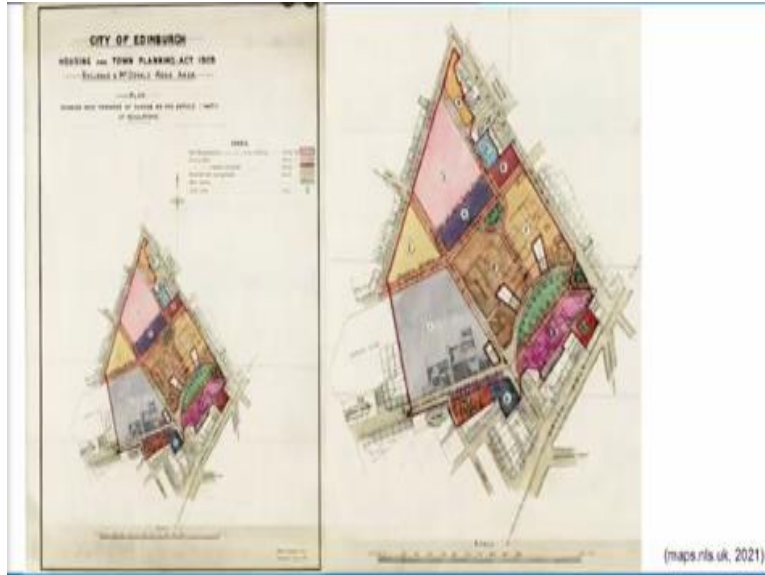
- 1870 Law against poisoning foods and polluting rivers
- 1890 Housing of the Working Classes Act
- 1906 Hampstead Garden Suburb Act
- 1906 Free school meals
- 1907 Medical check ups in school and help for new mums
- 1908 Old age pension
- 1909 Housing reforms
- 1912 Free medical treatment in schools

Simultaneously we see that what was parallely happening at that time. In 1906, free school meals were served then we seen 1907 medical check ups in school was also undertaken and help for new mums was also extended. For the movie scene 1908 old age pension was also started then in 1909 housing reform happened and in 1912 free medical treatments in school was also initiated. So, you see parallely how the social reform has been also gaining momentum here with the change in the voting rights.

Looking into the nineteen 1909 housing and town planning act, it was the first enactment to deal with town planning. So, here we started dealing with town planning. The act empowered local authorities to prepare town planning schemes in respect of any land likely to be used for building purpose with general object of securing proper, sanitation condition, amenities and convenience. But this act did not apply to already build up areas.

So, which was already there that could not be really be considered under this. But the new construction which was happening under that they had to follow all these provisions. This act compel local authorities to tackle substandard housing, new housing development encouraged on garden city principles, back to back housing was made illegal at this time.

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You can see the map of city of Edinburgh from national library of Scotland. We further see that in 1918 Addison housing act came in.

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Through this act construction of 5 lakh new homes were planned. However, only more than somewhat around 2 lakhs could be completed. If you will see it is almost 100 years now. So, Addison act made working class housing a responsibility of the state and paved the way for the construction of hundreds of thousands of council homes. And if you will connect with the Indian scenario what we studied in the public health segment where the Bombay plague was also happening.

And emphasize was also given to the working class housing in Indian context as well. So, in the image you can see the massive construction which was taking place. Moving on, we see the act of house and town planning of 1919. This was the first time where it was made obligatory for certain local authorities with more than 20000, population to prepare and submit planning schemes. So, now we see that now they have started identifying the threshold population.

So, wherever the population would be 20000 or above they have to prepare a planning scheme and they have to submit the planning scheme, the local authority has to submit it. So, thereafter we see housing act in 1924 where extensive grants were given to local council for new housing. So, we see that for first they were given the responsibility to submit the plans, later on they were also given resources in terms of grants to undertake the housing projects.

Further in 1930s we see housing act came which required clearance of all remaining slum accommodations and rehousing.

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In the image you may see Victorian terrorists housing due for demolition.

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1930s Back Of Tenement Housing With Laundry Hanging Out On Clothesline
Image: Mary Evans/Classic Stock/H. Armstrong Roberts

In the image you may see the backyard of the tenement house in 1930. Moving forward we see town and country planning act of 1931. In this particular act, you can see the term country was introduced. It was an act to authorize the making of schemes with respect to the development and planning of land. Whether; urban or rural and in that connection to repeal and re-enact with amendments the enactments relating to town planning.

So, to provide for protection of rural amenities and the preservation of buildings and other objects of interest or beauty. To facilitate the acquisition of land for garden cities and to make other provisions in connection with the matter which was concerned with this. So, we see that even now if you may recollect in the contextualizing cities aspects, the concern was also going towards how to counterbalance the shift from the rural to the urban areas.

So, now we are seeing that how we are taking care of town and country planning act and also looking at how we can really give amenities at the rural areas as well.

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Barlow Commission 1937

- The Commission was appointed by **White Paper** dated 8 July 1937 under the Chairmanship of the **1st Viscount Montagu of Beaulieu** (later known as Sir Anderson Montague Barlow)
- To investigate the causes of the existing distribution of the industrial population, future trends and the social, economic and strategic disadvantages of concentration and to propose remedies.
- The immediate stimulus for the enquiry came from the Third Report of the Commissioner for the **1936 Census** published in 1936.
- This report related the Special Areas to the problems of the **concentration of industry, housing conditions, the incidence of unemployment**



(Janani Mari, 2019)

Moving on, we see in 1937 we see Barlow's commission for the distribution of industrial population under the chairmanship of sir Montego. So, we see we are at the verge of the World War 2 and then also we are seeing rapid urban industrialization here and then also a misbalance between the rural and the urban context. So, this committee was formed which was required to see the socio-economic or the strategies.

This advantage arises from the concentration of industry in large towns and measured to be taken in the national interest.

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Barlow Commission 1937

Observation made by the committee

1. Heavy unemployment in some regions where people were out migrating.
2. Growth of slums of working housing without essential amenities.
3. Chaotic unplanned growth of the cities.
4. Heavy burden on concerned local authorities with services
5. Emphasis on dispersal of population, restriction on further growth on cities.
6. Redevelopment of blighted areas / discourage too much industrial specialisation in any district.

The observation included that there was heavy unemployment in some regions where people were out migrating. Further we see growth of slums of working housing was happening without essential amenities, intrusion of factories and go downs into the built up residential areas, traffic bottlenecks during the peak cars in the industrial cities. Further we see the description includes chaotic unplanned growth of the cities without adequate open agricultural land.

Further we see heavy burden on the concerned local authorities with regards to services. Likewise, we see emphasis on the dispersal of population was also laid restriction on further growth on cities, redevelopment of blighted areas. We also remember the term blighted which came in and then discouraged too much industrial specialization in any district and there was instruction for guidance of new industrial development to areas suffering from unemployment. So, diversification decentralization was also thought of at that time.

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Barlow Commission 1937

The recommendation included for the distribution of industrial population

1. Redevelopment of congested urban areas.
2. Decentralisation of industries and population from industrial conurbations .
3. Reasonable balance of distribution of industries and population in the various regions of the country.
4. The powers to refuse consent to the establishment of new or expansion of industries in the over grown cities.

So, the recommendation by the Barlow commission included to redevelop the congested urban areas. Further decentralization of the industries and population from the industrial conservation then the recommendation included achieving a reasonable balance of distribution of industries and the population in the various regions of the country. The central authority should have the powers to refuse consent to the establishment of new or expansion of industries in the overgrown cities unless some overriding reasons exist for allowing it.

So, now authority would have the power to decline it. So, that was the suggestion made. So, the outcome of this particular committee's recommendation was that it created board of trade under the distribution of industry act of 1945. We later see constitution of Uthwatt committee on compensation and betterment in 1941.

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Uthwatt Committee

- Constitution of Uthwatt Committee on Compensation and Betterment in 1941.
- The chairmanship of Mr Justice Uthwatt.
- Subject of payment of compensation and recovery of betterment in respect of the public control of the use of land and to advise as a matter of urgency.

Simultaneously you may reflect it was the war period as per the discovery national archives government of UK. The committee was set up by the minister of works and building in 1941 under the chairmanship of Mr. Justice Uthwat to make an objective analysis of the subject of the payment of compensation and recovery of betterment in respect of public control of the use of land. To advise as a matter of urgency what step should be taken now or before the end of the war to prevent the work of reconstruction thereafter being prejudiced.

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Barlow Commission 1937

Considerations

1. Possible means of stabilizing the value of land acquired for re-development.
2. Extension or modification of powers to enable such land to be acquired by the public on an equitable basis.
3. To examine the merits and de-merits of the methods considered.
4. To advise what alterations of the existing law would be necessary to enable them to be adopted.

In this connection the committee was asked to consider a possible means of stabilizing the value of land acquired for redevelopment as well as any extension or modification of powers to enable such land to be acquired by the public on an equitable basis. Further to examine the merits and demerits of the methods considered of acquisition and to advise what alterations of the existing law would be necessary to enable them to be adopted.

So, now we are looking at how the land could be taken from the public and what kind of process and system has to be created here.

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Barlow Commission 1937

Statement

1. Ownership of land does not carry with it an unqualified right of the user.
2. Restriction based on the duties of neighbourliness may be imposed without liability of payment of compensation .
3. Extend restriction beyond the obligations of neighbourliness, the owners should have a right to compensation.

Outcome: Town and Country Planning act 1946 and 1947

So, looking at their statements of what bases they created for their observations. They said that ownership of land does not carry with it an unqualified right of the user. And there for restriction based on the duties of neighbourliness may be imposed without liability of payment of compensation. So, you may recollect our initial talk about why do we really need legislation because there is conflict with the rights of the people.

So, we see here how we are justifying or what argument we are putting here. Further in the statement it is said that but where the restriction imposed are such in scope that they extend beyond the obligation of neighbourliness. That means my obligation I am supposed to take care of the neighbourliness but then my obligation is going beyond that then the authority is obliged to pay to the owner. The owner should have the right to compensation.

So, the owner of the property is entitled for the compensation. So, it that was a statement made here regarding the compensation. So, now we are seeing how from the beginning we started looking at the importance of sanitation and providing the services. Later we looked at how those things were getting strengthening and then we realized that in order to undertake lot of things we need land.

And once we need land then we need to compensate people. So, you see how during the evolution of legislation our understanding of this regard is improving.

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Barlow Commission 1937

The Recommendation included

1. The compensation payable in respect of compulsory acquisition of land or development rights would not exceed value as determined.
2. In case of approved development the state should lease the land to the person for undertaking the development.
3. The state would have the right to purchase the land if required for public or private development.
4. Fair compensation being paid and that central fund should be set up.
5. Extend powers of compulsory purchase to be made available in respect of built up areas.
6. For lands in urban areas 75 % of annual increase in land values should be collected as a quinquennial levy.

So, the recommendation made by the committee included the government should announce its intention that compensation payable in respect of compulsory acquisition of land or development rights would not exceed value as determined. In case of approved development, the state should lease the land to the person for undertaking the development. So, even the person can take the development and it could be the land could be leased to the person.

The state would have the right to purchase the land if required for public or private development. So, the state would also have the right to purchase it from the private owners. Further we see that the recommendation included fair compensation being paid and that central fund should be set up for this purpose. So, for this now you see how the central fund is being set up and then fair compensation to be paid to the private parties.

Further we see extend powers of compulsory purchase to be made available in respect of built up areas. So, the authority would also have compulsory purchase power. Further we see that recommendation included for lands. In urban areas 75% of annual increase in land value should be collected as five years levy tax. Simultaneously we see that constitution of Scott committee of land utilization in rural areas was also formed.

So, we were looking at the urban context. Now we see that the review was also made for the rural areas under the chairmanship of Mr. Justice Scott appointed in 1941 the rural areas was reviewed.

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Scott Committee of Land Utilisation in Rural Areas

The constitution of Scott Committee of Land Utilisation in Rural Areas Under chairmanship of Mr Justice Scott appointed in 1941.

The Purpose was

1. To consider the conditions which should govern building and other constructional development in country areas consistently with the maintenance of agriculture and in particular the sectors affecting the location of the industry.
2. The well being of the rural communities and the preservation of rural amenities.

The purpose was to consider the condition which should govern buildings and other constructional development in country areas, country meaning the rural areas consisting with the maintenance of agriculture and in particular the sectors affecting the location of the industries. So, further the purpose included to take care of the well-being of the rural communities and the preservation of the rural amenities.

So, you may also recollect that we really fancied and liked the countryside, we appreciated the rural life. Because of the grain and the quality of life what was there in the urban area.

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Scott Committee of Land Utilisation in Rural Areas

Statement:

Living condition in rural areas " thousand of cottages have no piped water supply , no gas or electric light , no third bed rooms and often only one living room with no separate cooking and scullery accommodation. For the great majority of rural workers a bathroom is a rare luxury"

We see here also the committee issued the statement which described the living conditions in the rural areas. It said that thousands of cottages have no piped water supply, no gas or electric light, no third bedrooms and often only one living rooms with no separate cooking and scullery accommodation meaning kitchen. For the great majority of rural workers, a bathroom is a rare luxury.

So, lot of people did not even had access to bathroom. So, this was the condition at that time in the rural area. And the purpose of this particular committee was to look into how agriculture can be improved maintained.

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Scott Committee of Land Utilisation in Rural Areas

Objectives

- Prosperous agriculture to be maintained.
- Drift population to town arrested.
- Improvement of rural areas comparable to urban areas.
- Avoid loss of fertile land.

Recommendation :

Extension of supplies of gas , water and electricity / declaration of national park.

And also, to arrest the drift of the population from rural to the urban areas. And then how the rural area could be improved compared to the urban areas and then also how to avoid the loss of fertile land. The recommendation of the committee included extension of supply of gases, water and electricity as well as also declaration of national park in the countryside. Moving on we see in 1946, New Town Act came.

This led to the creation of new towns at Stevenage, Hamill, Hampstead, Basildon, cracknel, cubby Crowley and so on.

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In the image you can see the BBC news of 2016 which highlights the Stevenage in Hartford shire which was designated the UK's first new town devised as a radical solution to London's post-war housing crisis.

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**Town and Country Planning
Act, 1947.**
10 & 11 Geo. 6. Ch. 8.

ARRANGEMENT OF SECTIONS.

PART I.
CENTRAL AND LOCAL ADMINISTRATION.

Sections

1. The Minister.
2. The Central Land Board.
3. General provisions as to functions of Central Land Board.
4. Local planning authorities, etc.

PART II.
DEVELOPMENT PLANS.

5. Surveys of planning areas and preparation of development plans.
6. Amendment of development plans.
7. Additional powers of Ministers with respect to development plans.
8. Incorporation in development plans of orders relating to trunk roads and new towns.
9. Modification of development plans in relation to land designated as subject to compulsory acquisition.
10. Supplementary provisions as to development plans.
11. Validity and date of operation of development plans.

(legislation.gov.uk, 2021)

Moving on, we see in 1947 town and country planning Act which establishes procedure to control the growth of towns and cities. Now we see that now from laissez faire we are going on moving on to having more control over the land and how the land has to be used and how and where the places uses have to be planned. So, we see that by 1947 town and country planning act started establishing those procedure.

Here we see that it was more control oriented and made provision for development plan which we follow currently. In the beginning what we talked about Aisha publication what it said that we follow 1947 town and country planning act. So, here we reached that 1947 town and country planning act. You would see that in the town and country planning act of 1947 the main purpose was to replace the former system of planning control.

(Refer Slide Time: 37:10)

Town and Country Planning Act 1947

Objective :

1. To replace the former system of planning control through rigid planning schemes by a new system of control through flexible development plans based on up-to-date survey to review once in every 5 years.
2. The planning administration simplified by reducing the number of planning authorities to one tenth of their former number .
3. Right to change land/ nationalizing development value and Development charge.
4. To make existing use value as the basis for compensation for compulsory acquisition of land instead of 1939 value according to 1944 act.
5. Regional planning started here since the constitution of Joint planning board for preparing regional schemes covering the jurisdiction of more than one local authority.

So, you saw series of planning control systems. So, it the intention was to replace the former system of planning, control through rigid planning schemes by a new system of control through flexible development plans based on the up-to-date survey to review once in every five years. So, a review would be done in every five years so there would be no rigid planning. But then they would be reviewing things.

Every five years the; planning administration simplified by reducing the number of planning authorities to one tenth of their former number. So, there were a lot of planning authorities so, that reduction was also made. There was right to change the land nationalizing development values. So, one could also get the right to change land use. Further we see there was input on how the development charges can be taken.

Further we see that to make existing use value as the basis for compensation. Further we see there was improvement in compensation for the compulsory acquisition which was earlier done based on the 1939 value. But then it would be revised according to 1944 act. Furthermore, means we see that regional planning started here. Since the constitution of joint planning board for preparing regional scheme covering the jurisdiction of more than one local authority.

So, we also see that regional planning started here. Now we are seeing the country as well as the; urban areas were seen in perspective. So, regional planning also started here.

(Refer Slide Time: 39:00)

**Town and Country Planning
Act, 1947.**
10 & 11 Geo. 6. Ch. 31.

ARRANGEMENT OF SECTIONS

PART I.
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So, in this you can see the town and country planning act of 1947 and this you can see the provision for development plan. It is providing how to control the land use then it you can also see the enforcement of planning control, orders for preservation of trees and woodlands.

(Refer Slide Time: 39:19)

PART III.
CONTROL OF DEVELOPMENT, ETC.

Permission to develop land.

12. Obligation to obtain permission for development.
13. Development orders.
14. Applications to local planning authorities for permission.
15. Reference of applications to Minister.
16. Appeals to Minister.
17. Applications to determine whether permission required.
18. Supplementary provisions as to grant of permission.
19. Obligation to purchase land on refusal of permission in certain cases.

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i

Sections

20. Compensation for refusal of permission in certain cases.
21. Revocation and modification of permission to develop.
22. Supplementary provisions as to revocation and modification.
23. Enforcement of planning control.
24. Supplementary provisions as to enforcement.
25. Agreements regulating development or use of land.

Additional powers of control.

26. Powers relating to authorised uses.
27. Provisions supplementary to s. 26.
28. Orders for preservation of trees and woodlands.
29. Orders for preservation of buildings of special architectural or historic interest.
30. Lists of buildings of special architectural or historic interest.
31. Control of advertisements.
32. Provisions supplementary to s. 31.
33. Power to require proper maintenance of waste land, etc.

Supplemental.

34. Delegation of functions to councils of county districts, etc.
35. Application to local authorities and statutory undertakers.
36. Temporary provisions pending approval of plans.

(legislation.gov.uk, 2021)

You can see here how those development controls are being specified.

(Refer Slide Time: 39:27)

PART IV.
ACQUISITION OF LAND, ETC.

Acquisition and disposal of land for planning purposes.

37. Compulsory acquisition of land by Ministers, local authorities and statutory undertakers.
38. Compulsory acquisition of land for development.
39. Power to expedite completion of purchase under s. 38.
40. Acquisition of land by agreement for development.
41. Power to acquire buildings of special architectural or historic interest.
42. Power of local authorities to appropriate certain land for planning purposes.
43. Acquisition of land by Central Land Board.
44. Incorporation of certain provisions of Act of 1944.
45. Amendment of 9 & 10 Geo. 6. c. 49 in relation to acquisition of land under Part IV.
46. Acquisition of land by development corporations under New Towns Act, 1946.

Powers relating to highways.

47. Construction of highways on land acquired under Part IV
48. Construction and improvement of private streets.

ii

(legislation.gov.uk, 2021)

Further it provided details on land acquisition. How the land can be acquired? Furthermore, we see it provide details on compensation on compulsory land acquisition. Likewise, we say it provided details on the development charges, how the development charges have to be taken here. After this we see town and country planning law of 1968 which further improved upon the limitation of this act as per the Victor Moore's writing in planning in Britain the challenging scene published in 1972.

He writes that in 1947 the town and country planning act introduced a comprehensive system of planning and planning control based on development plans prepared by local planning authorities and approved by the central government. These plans had to indicate the manner in which local planning authorities proposed that land in its area should be used and stages by which and development was to be carried out.

So, it was very control oriented and 21 years later the system was found to be in need of substantial change. So, we saw that there was need for flexibility. So, this particular act took care of that development plan prepared under the town and country planning act of 1947 were subjected to increased criticism. So, there was a lot of criticism to that and the original plan soon became outdated.

So, whatever plans were being drafted they were becoming outdated and they were rigid. So, the understanding of flexibility was coming. The town and country planning act of 1968 brought in these corrections and made the fundamental changes in form and content of the development plans. So, we see here that structural plan came into existence. So, if you will recollect, we talked about the flexibility and structural plan and the perspective plan coming in.

So, here the realization came that how we have to really move towards the structural plan which will be approved by the central government and then the detailed plan would be done by the local authorities. It is intended that the structural plan will deal purely with policies applicable to major land uses such as housing, education, recreation and transportation and the plan will not allocate particular parcel of land to particular purpose.

This will be done by the local plans which will deal with detailed planning of any area as we had seen in different types and levels of plans. So, we see that the structural plan came here and furthermore we see that it also highlighted the need for conservation of areas especially which were of heritage importance. Further we see even public participation was highlighted here in this observation for this act.

Moreover, we see that under this particular act we see even greater London council came into picture and that allowed review and interference and inquiry into the planning process. So, after when we reached at this point there was need for reviewing the town planning practice. It was felt that there was urgent need for review of these practices and there was need for flexibility rather than being very rigid.

And further the important understanding which came here was that physical planning was also becoming integral part of the social economic planning as well as we saw the need for public involvement was the realization for public involvement was also coming in here. So, based on that there were lot of reviews like people and planning, local government in England, they were government proposal for reorganization in 1971.

We further see that there were planning advisory group which made their observation and it made the observation that 20 years of planning is very rigid and it is very cumbersome and it has too many details. So, because of that lot of revisions were required. And later the town and country planning act 1971 took care of all these flexibility and the concept of reviewing people's participation as well as the structural plan concept came in finally here.

So, this was what we looked at today. We looked at the sequential the key dates and key interventions which took place in UK. And we saw that how it was beginning from how we started looking at what kind of public facilities has to be given and then how land has to be acquired for that and how the planning has to be done and then how land has to be acquired and what kind of compensation has to be given.

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Summary	
1	1800 Public Health Reform
2	1842 Edwin Chadwick Report
3	1848 Public Health Act
4	1854 John Snow Cholera Map
5	1858 Great Stink of London
6	1941 Uthwatt Committee on Compensation and Betterment Charges

And further how we need to be flexible, further how the structural plan has to be done and then we came to the understanding of how people have to be involved in the process. So, we looked through all these act today we looked at the public health reform. We looked at the Edwin Chadwick's report then John Snow's called cholera map then great stink of London.

(Refer Slide Time: 45:20)

Summary

- 7 1867 Working Men Could Vote
- 8 1870 Law against Poisoning food and Polluting River
- 9 1890 Housing of the Working Classes Act
- 10 1906 Hampstead & Town Planning Act
- 11 1909 Addison's Housing Act
- 12 1919 House and Town Planning Act
- 13 1930 Housing Act
- 14 1931 Town & Country Planning Act

Various committees we looked into today. And then we also talked about how men working men's voting also changed the landscape of legislation as well as we saw related to that lot of acts came in such as housing of working class and then we also see Hampstead and town planning act a decent housing act and housing and town planning act. We also saw that how regional perspective came in town and country planning act.

(Refer Slide Time: 45:52)

Summary

- 15 1937 Barlow Commission
- 16 1941 Scott Committee of Land Utilization in Rural Area
- 17 1946 New Town Act
- 18 1947 Town and Country Planning Act
- 19 1968 Town and Country Planning Act
- 20 1871 Town and Country Planning Act

Then various committees which reviewed. Then we also had new town act as well as we look at the town and country planning act series of act coming in and our understanding improving with that. So, this was our coverage today. We are going to look at Indian landscape in the next class.

(Refer Slide Time: 46:13)

Suggested Reading and Watch

(to contemplate different layers of planning legislation)

- https://www.youtube.com/watch?v=Say7pKaPeS8&t=41s&ab_channel=PlanetizenCourses
- https://www.youtube.com/watch?v=qOJXOzwUYIA&ab_channel=DavidBell
- https://www.youtube.com/watch?v=9xf1Lsy4CZ8&ab_channel=HistoryHub
- https://www.youtube.com/watch?v=XAOBXb46wmo&ab_channel=StudyQeducation
- https://www.youtube.com/watch?v=GYln_52PVYA&t=11s&ab_channel=BBCDocumentary



Our coverage was limited with the scope to make you aware of the topic. There are enormous readings and movies available to explore, few are suggested here. This is not an extensive list you may feel free to suggest more from your experience.

(Refer Slide Time: 46:27)

? Please feel free to ask Questions.
Let us know about any Concerns you have
Do share your Opinions, Experiences and Suggestions.
Looking forward to Interacting and
Co-learning with you while exploring Cities and Urban Planning.

A collection of icons: a question mark in a speech bubble, a person with a lightbulb above their head, a person with a speech bubble, two people talking, and a person with a megaphone.

Please feel free to ask questions. Let us know about your concerns. You have do share your opinion experiences and suggestions looking forward to interacting and co-learning with you while exploring cities and urban planning. Thank you so much.