

# ACT



## THE NATIONAL COUNTRY PLANNING ACT, 2025

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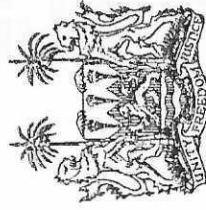
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SIGNED this 18<sup>th</sup> day of September, 2025.

DR. JULIUS MAADA BIO,  
*President.*

LS



No. 16

2025

Sierra Leone

**THE NATIONAL COUNTRY PLANNING ACT, 2025** Short title.

Being an Act to repeal and replace the Town and Country Planning Act 1946 (Cap81), to promote sustainable development, establish a framework for national physical planning policies that will enhance resilience to disasters, adapt to and mitigate climate change, encourage public participation, ensure effective enforcement, support the development of infrastructure, housing, and public amenities that contribute to improving the living standards of the people in both urban and rural areas, establish mechanisms for the continuous monitoring, evaluation, and improvement of planning policies and practices, harmonize country planning efforts with national development objectives and international commitments, including those related to sustainable development, climate change, and human rights and to provide for other related matters.

[ ]

ENACTED by the President and Members of Parliament in this present Parliament assembled. Date of commencement.

PART I - PRELIMINARY

1. In this Act, unless otherwise requires-

"Act" means the National Country Planning Act, 2025.

"Authority" means the Department of Country Planning, or any other entity appointed by the Minister to perform functions under this Act.

"blight" means the presence of conditions in an area that are detrimental to public health, safety, and welfare, including -

- (a) dilapidated structures - buildings or other structures that are abandoned, significantly deteriorated, or in a state of disrepair;
- (b) unsafe conditions - areas characterised by unsanitary conditions, overcrowding, or environmental hazards that pose risks to residents;
- (c) economic decline - a decline in economic activity, evidenced by vacant properties, business closures, and a decrease in property values;
- (d) inadequate infrastructure - the lack of basic infrastructure such as roads, sanitation, water supply, and other essential services;
- (e) environmental degradation - the presence of pollution, contamination, or other environmental factors that render land unusable or hazardous;

"development" includes construction, engineering, or other operations carried out on the land, as well as substantial alteration in the use of buildings or land;

"Environmental Impact Assessment" means the assessment required pursuant to section 24 of the Environment Protection Agency Act 2022;

"Fund" means the National Planning Fund established under section 11;

"Minister" means the Minister responsible for Country planning in Sierra Leone and "Ministry" shall be construed accordingly;

"planning area" means a region or locality identified by the Authority for planning purposes under this Act.

"planning permission" means the formal approval required for a development or significant change in land use, under this Act.

"sustainability" means development that meets the needs of the present without hindering future generations from meeting their own needs;

"conservation" means the preservation, protection, or restoration of the natural environment, ecosystems, and biodiversity.

"natural resources" includes but is not limited to land, water, minerals, forests, and other environmental assets found within the jurisdiction of Sierra Leone.

"stakeholder" means an individual, community, group, or organisation with an interest or stake in the planning processes under this Act.

"zoning" means the classification of land into zones where specific land uses are either permitted or restricted, under this Act.

Application of Act.

2. (1) This Act shall apply to -

- (a) land and water resources within the national boundaries, including urban, peri-urban, and rural areas, ensuring that land use planning and development are consistent across all regions of Sierra Leone;
- (b) public and private entities, individuals, and organisations involved in or proposing to undertake any development activities or land use changes within Sierra Leone.

for the purpose of regulating -

- (i) all forms of development, including residential, commercial, industrial, agricultural, and infrastructural projects, irrespective of their scale or ownership, ensuring that development aligns with national and local planning policies, including provisions for zoning, subdivision, land reclamation, and the protection of critical natural resources such as forests, wetlands, and watersheds;
- (ii) the identification, designation, and regulation of planning areas, as determined by the Directorate of Country Planning or any other entity appointed by the Minister to perform the functions under this Act, in line with existing legislations.
- (iii) the sustainable management and utilisation of natural resources within the planning areas, ensuring that development is consistent with national conservation goals;

- (iv) coordination between national and local planning authorities, disaster management agencies, environmental bodies, and other relevant institutions;
- (v) preparation, review, approval, and implementation of physical plans at all levels (national, regional, and local);
- (vi) the identification and protection of disaster-prone areas, including floodplains, coastal zones, and areas vulnerable to landslides and other hazards.

3. (1) This Act shall not apply to a development or activity Non-application of Act.

- (a) undertaken by the State for national security or defense purposes, as determined by the Minister, where compliance with this Act is deemed impractical or counterproductive to such purposes;
- (b) deemed necessary to safeguard public interest and environmental integrity as the Minister may, by statutory instrument, prescribe.

4. This Act shall come into force on such date as the Minister Commencement. may, by Statutory Instrument, appoint.

#### PART II - INSTITUTIONAL FRAMEWORK

5. (1) There shall be a Directorate of Country Planning, Directorate of Country Planning, which shall be responsible for the administration of this Act.

(2) There shall be a Director of Planning who shall be the Country head of the Directorate under subsection (1) and responsible for -

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- (a) developing and implementing national physical planning policies, guidelines, and standards that align with sustainable development,
  - (b) promoting disaster risk reduction, and climate change adaptation goals in line with existing policies and legislations;
  - (c) coordinating the preparation of national, regional, and district master plans;
  - (d) collaborating with the Local Council to employ Chief Planning Officer and other staff to perform the functions of planning department in the councils;
  - (e) overseeing the implementation of local physical development plans, ensuring compliance with national standards, and coordinating planning activities between the council and the Directorate;
  - (f) overseeing the preparation, implementation, and monitoring of national, regional and district physical development plans, ensuring they are consistent with national priorities;
  - (g) coordinating planning activities across various regions and sectors, ensuring coherence and integration in land use and development;
  - (h) coordinating development done in space and water;
  - (i) providing training, technical assistance, and capacity-building programs to local councils to enhance their planning capabilities;

- (j) developing tools, manuals, and resources to guide local councils in implementing planning policies and practices;
- (k) developing national planning laws, including zoning laws, building codes, and environmental standards;
- (l) integrating planning efforts with broader national development initiatives, in coordination with other government ministries, agencies, and international partners;
- (m) monitoring and evaluating the performance of local councils in executing spatial planning functions, ensuring compliance with national, regional and district standards;
- (n) ensuring compliance with this Act and regulations made under it;
- (o) monitoring the implementation of local plans and request progress reports from councils, highlighting successes, challenges, and areas requiring additional promotion of public awareness and education on the importance of physical planning, disaster risk reduction, and sustainable development practices, engaging citizens in the planning process in line with existing policies and legislations;
- (p) providing a platform for resolving disputes related to land use, zoning, and development control, particularly those that exceed the jurisdiction of local councils.

(q) periodically reviewing and updating national planning frameworks and guidelines to reflect evolving challenges and opportunities, such as urbanisation, climate change, and disaster risks;

(r) providing expert advice and guidance on planning aspects of major national infrastructure projects, ensuring they align with national planning objectives;

(s) defining the qualification and experience of persons required to do planning work under this Act.

Local Council.

6. A local council shall be responsible for -

(a) the preparation and implementation of the approved local plans;

(b) development control at the local levels;

(c) the generation of funds; and

(d) ensure that local needs are reflected in their spatial plans.

National Planning Committee.

7. (1) There is hereby established a National Planning Committee and shall consist of -

(a) the Permanent Secretary of the Ministry, who shall serve as the Chairperson;

(b) the Director of Country Planning, who shall serve as the Secretary;

(c) the Chairman of the Council of Paramount Chiefs;

(d) one representative each from the Ministries responsible for environment, planning and economic development, tourism, finance, works and agriculture;

(e) 2 representatives from the Association of Local Councils;

(f) 2 representatives from civil society organisations with expertise in land use and environmental management;

(g) one representative from the private sector, nominated by the Chamber of Commerce;

(h) one representative from academia with expertise in urban planning or related fields;

(i) co-opted Ministers from relevant Ministries, Departments and Agencies to aid the full implementation of this Act.

(2) The National Planning Committee shall be responsible for advising the Minister on -

(a) national planning policies, regulations and strategies;

(b) the process of development (reviewing and approving the National Land Use Master Plan);

(c) revenue generation for effective implementation of policies, regulation and plans;

(d) inter-ministerial and inter-sectoral coordination in planning.

8. (1) There is hereby established a Regional Planning Committee for each region of Sierra Leone.

(2) A Regional Planning Committee under subsection (1), shall consist of -

- (a) the Resident Minister of the region, who shall be Chairman;
- (b) the Provincial Secretary;
- (c) the Head of Regional Country Planning shall serve as the Secretary to the Committee;
- (d) the Mayors and Chair Persons;

(e) the Regional Chairman of the Council of Paramount Chiefs;

(f) one representative from each relevant sectoral ministry at the regional level, including environment, agriculture and works;

(g) 2 representatives from civil society organisations related to spatial planning, operating within the region, at least one of whom shall be female; and

(h) one representative from the private sector within the region.

(3) The Regional Planning Committee under subsection (1), shall be responsible to advise the National Planning Committee -

- (a) in the preparation and reviewing of the Regional Land Use Master Plan;

(b) in the coordination of the preparation of local land use master plans within the region;

(c) on consistency between regional, district and local plans and the National Land Use Master Plan;

(d) on regional planning issues and needs;

(e) on revenue generation from activities related to this Act.

9. (1) There is hereby established a District Planning Committee for each District of Sierra Leone.

District  
Planning  
Committee.

(2) A District Planning Committee under subsection (1), shall consist of -

(a) the District Council Chairman, who shall be Chairman, where applicable;

(b) the Mayor, who shall be Co-Chairman, where applicable;

(c) the Senior District Officer or District Officer;

(d) the District Chairman of the Council of Paramount Chiefs;

(e) the Chief Administrators of Local Councils;

(f) one representative each from relevant Ministries, Department and Agencies within the District;

(g) 2 representatives from civil society organisations operating within the district, at least one of whom shall be female;

(h) one representative from the private sector within the district; and

(i) the Head of District Planning shall serve as secretary to the committee.

(3) The District Planning Committee shall be responsible to advise -

(a) on the Preparation and reviewing of the District Land Use Master Plan;

(b) on the Coordination of the preparation of Local Land Use Master Plans within the district;

(c) on the consistency between District and local Land Use Master Plans.

(d) the Regional Planning Committee on district planning issues and needs;

(e) on revenue generation from activities related to this Act.

Local Planning Committee.

10. (1) There is hereby established a Local Planning Committee for each Local Council area.

(2) The Local Planning Committee under subsection (1), shall consist of -

(a) the Chief Administrator of the Local Council, who shall serve as the Chairman;

(b) the Chairman or representative of the District Council of Paramount Chiefs;

(c) Chief Planning Officer as the secretary of the Committee;

(d) one representative from the Directorate of Country Planning;

(e) one representative from each relevant sectoral directorate within the Local Council, including environment, public works and housing;

(f) 2 representatives from local civil society organisations, at least one of whom shall be female; and

(g) Councilors within the Local Planning Area.

(3) The Local Planning Committee under subsection (1), shall be responsible to advise the Council on-

(a) the preparation, publication, and adoption of the Local Land Use Master Plan;

(b) the Reviewing and updating of the Local Land Use Master Plan every 5 years;

(c) the coordination of local development activities to ensure consistency with district, regional and national plans;

(d) public participation in the local planning process;

(e) revenue generation from activities related to this Act.

PART III - COUNTRY PLANNING FINANCE

11. (1) There is hereby established a special fund to be known as the National Planning Fund, which shall be utilised exclusively to finance activities, projects, and initiatives undertaken under the provisions of this Act.

(2) The sources of financing the planning fund shall consist of, but not limited to-

12. The Fund shall be utilised for the following purposes - Application of Fund.

- (a) city/town planning projects including the design of infrastructure, transportation, housing, utilities, public amenities and any other services in line with National Country Planning Agenda;
- (b) landscaping and beautification of cities and towns including sanitation, waste management, minor maintenance and creating of green spaces and so on;
- (c) capacity building and training including funding programs and activities that enhance the capacity of planning authorities, local governments, and other stakeholders involved in the planning process, including training, workshops, and technical assistance;
- (d) public participation and awareness including financing public consultations, stakeholder engagement initiatives, and awareness campaigns to ensure active participation and informed decision-making in the planning process;
- (e) preparation and implementation of structure plans including supporting the Directorate of Country Planning in the review of laws, regulations, standards and design of structure and spatial plans;
- (f) conduct research, and pilot projects that advance the knowledge, tools, and

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(a) monies appropriated from time to time by Parliament to support the functions and objectives of this Act;

(b) monies contributed to the Fund by way of gifts, endowments, bequest, grant or other contributions by persons or organisations;

(c) income, dividends, or interest earned from investments made by the Fund, provided such investments align with the objectives of the Fund and are approved by the Minister;

(d) any other lawful source of funds or income acquired for the purposes of this Act.

(3) Internally generated funds obtained from the issuance of permits, collection of penalties, approval of structural plans, and any other revenue generated under this Act shall be retained as follows-

- (a) Fifty percent (50) by the Local Council
- (b) Ten percent (10) by the Ministry
- (c) Five percent (5) by the Chiefdom Administration for the day-to-day administration of the Chiefdoms
- (d) Thirty five percent (35) by the National Planning Fund to finance capital projects in the localities

techniques for effective country planning, including the adoption of innovative and sustainable practices;

- (g) providing resources for continuous monitoring and evaluation of planning activities, projects, and initiatives to ensure compliance with approved plans and objectives;
- (h) administrative expenses including operational and administrative costs associated with managing the Fund, including personnel, equipment, and other related expenses; and
- (i) enforcement of spatial planning laws and regulations by the Local Councils.

Accounts and audit. 13. (1) The Ministry shall keep proper books of account and other records in relation to the activities, property and finances of the fund in a form approved by the Auditor-General, and shall prepare in respect of each financial year, a financial statement which shall include -

- (a) balance sheet accounts;
- (b) income and expenditure accounts; and
- (c) source and application of funds;

(2) The accounts of the fund kept under subsection (1) shall, not later than two months after the end of each financial year, be audited by the Auditor-General or an auditor appointed by him.

(3) For the purposes of subsection (2), the Auditor-General or the auditor appointed by him shall be entitled to have access to all books of account, vouchers and other financial records of the fund and to require such information and explanation thereon as he may think fit.

(4) The Ministry shall provide the Auditor-General or the auditor appointed by him with all necessary and appropriate facilities for the examination of the accounts and records of the Fund.

(5) The Auditor General or the auditor appointed by him shall submit to the Ministry a report on the audited accounts and the financial statements referred to in subsection (1) and shall, in his report draw attention to-

- (a) any irregularities in the accounts;
- (b) any matters that are likely to adversely affect the operations of the Fund; and
- (c) any other matter which, in his opinion, ought to be brought to the notice of the Ministry.

14. The financial year of the Fund shall be the same as the Financial year of the Government.

15. (1) The Chairman shall, within three months after the end of the financial year, submit to the Minister a report on the performance of its functions during that year and on its policy and programmes.

(2) The annual report shall include the accounts and annual financial statement prepared under section 13 and the report of the audit thereon.

(3) The Minister shall lay copies of the annual report before Parliament within two months after he has received the report.

(4) The Ministry shall make copies of the report available to all stakeholders once it has been laid before Parliament.

16. (1) There is hereby established a Fund Committee which shall be responsible for overseeing the administration and utilisation of the Fund, including -

- (a) overseeing the strategic management of the Fund to ensure alignment with the purpose for which the fund is established;
- (b) reviewing and approving the annual budget and financial plan prepared by the Ministry and the Local Councils;

- (c) monitoring the utilisation of the Fund to ensure compliance with the purpose of the funds;
- (d) reviewing and approving financial reports and audits of the Fund; and
- (e) advising the Minister on matters related to the effective and efficient use of the Fund.
- (2) The Fund Committee under subsection (1), shall comprise of-
- (a) the Minister as Chairperson;
  - (b) the Minister of Finance;
  - (c) the Minister of Local Government and Community Affairs;
  - (d) the Chairman of the Association of Local Councils;
  - (e) the Minister of Planning and Economic Development; and
  - (f) the Permanent Secretary who shall serve as secretary to the committee.

#### PART IV - STRUCTURE OF PLANNING SYSTEMS

- Operational structure.
17. (1) The planning system operates in a hierarchical structure with the National Planning Committee at the top, followed by Regional, District, and Local Planning Committees, each level having clearly defined roles and responsibilities that contribute to a consistent planning framework.

(2) A Committee under subsection (1), shall have autonomy to manage planning within its jurisdiction, subject to the guidance and supervision of the Committee above it, such that a Local Planning Committee shall operate under District Planning Committee, while a District Planning Committee is overseen by the Regional Planning Committee and a Regional Planning Committee reports directly to the National Planning Committee.

(3) A Committee shall have a dedicated secretariat responsible for its day-to-day operations, including the preparation of plans, reports, and coordination of activities.

18. (1) The National Planning Committee shall provide overarching supervision, ensuring that all lower-level Planning Committees adhere to national policies and standards and shall intervene if regional, district or local plans deviate significantly from the national master plan.

Supervision  
of planning  
systems.

(2) A Regional Planning Committee shall oversee a District Planning Committee, ensuring that its plans align with regional plans and contribute to national goals, conduct regular reviews of district activities and provide feedback to the National Planning Committee.

(3) A District Planning Committee shall oversee Local Planning Committee, ensuring compliance with district plans, offer technical support and monitor the implementation of local plans and report to the Regional Planning Committee.

(4) A Local Planning Committee shall oversee the implementation of physical development plans at the community level, ensuring compliance with local regulations and addressing any planning issues that arise.

Vertical  
coordination.

19. (1) The National Planning Committee shall provide the Regional Planning Committee with national planning guidelines, frameworks, and priorities and Regional Planning Committee is required to incorporate these directives into their regional development plans, ensuring alignment with national objectives.

(2) The Regional Planning Committee shall transmit national and regional policies to the District Planning Committee ensuring that district plans reflect both regional priorities and national goals.

(3) The District Planning Committees shall guide Local Planning Committees in developing local plans that contribute to district-wide development objectives, while also addressing specific community needs.

Horizontal collaboration.

20. (1) The Regional Planning Committees shall collaborate with one another to address issues of mutual concern, such as infrastructure projects that cross regional boundaries or environmental conservation efforts requiring multi-regional cooperation.

(2) The District Planning Committees within the same region are encouraged to work together on projects of regional significance, sharing resources and expertise to enhance project outcomes.

(3) The Local Planning Committees may form partnerships with neighboring localities to jointly address common challenges, such as water management, waste disposal, or shared economic opportunities.

Technical coordination between planning systems.

21. (1) The National Planning System shall be responsible for providing technical assistance to the Regional Planning System, District Planning System, and Local Planning System, including the provision of planning tools, methodologies, data planning resources, and capacity-building initiatives necessary for effective planning and implementation at all levels.

(2) The Regional Planning Committees shall facilitate technical coordination among District Planning Committees including the organisation of regional workshops, the establishment of technical working groups, and the sharing of best practices and serve as a conduit for the dissemination of technical guidelines and innovations developed at the national level.

(3) The District Planning Committees shall provide technical support to Local Planning Committees, ensuring that local plans are developed using sound planning principles and are based on accurate data and assist Local Planning Committees in addressing technical challenges that arise during the implementation of local projects.

(4) The National Planning Committee, in collaboration with international development partners, shall organise capacity-building programs aimed at enhancing the technical skills of personnel within the Regional, District, and Local Planning Systems and these programs shall focus on areas such as geographic information systems, environmental impact assessments, urban planning, and sustainable development practices.

22. (1) The National Planning Committee shall establish and maintain a centralised repository of planning data, accessible to all Planning Systems including demographic data, environmental studies, economic indicators, and other relevant information.

(2) The Regional Planning Committees shall maintain regional databases that aggregate district-level data, which shall be periodically updated and submitted to the national repository.

(3) The District and Local Planning Committees shall be responsible for the collection and initial analysis of data within their respective jurisdictions which shall be used to inform local and district planning processes and shall be shared with higher planning levels to support broader planning efforts.

(4) A Planning System shall be subject to regular monitoring and evaluation processes to assess the effectiveness of planning and implementation activities and the National Planning Committee shall develop standardized monitoring and evaluation frameworks, which shall be adopted by Regional, District, and Local Planning Committees to suit their specific contexts and findings from monitoring and evaluation activities shall be reported upwards, from Local to District, from District to Regional, and from Regional to National levels, ensuring continuous feedback and improvement in planning processes.

PART V - LAND USE PLANS

23. (1) The Directorate of Country Planning, under the guidance of the National Planning Committee, shall prepare and adopt a National Land Use Master Plan within 5 years of the commencement of this Act.

(2) The National Land Use Master Plan shall provide comprehensive spatial framework for land use and development across Sierra Leone including -

- (a) a national spatial vision;
- (b) identification of national growth corridors and nodes;
- (c) population projections and infrastructure requirements;
- (d) guidelines for the sustainable management of natural resources;
- (e) strategies for climate change adaptation and mitigation;
- (f) designation of environmentally sensitive and protected areas;
- (g) identification of national heritage sites and cultural assets.

(3) The National Land Use Master Plan shall be reviewed and updated every 5 years.

24. (1) The Directorate of Country Planning in consultation with relevant stakeholders, shall prepare and adopt a Regional Land Use Master Plan within 5 years of the commencement of this Act.

(2) The Regional Land Use Master Plan shall translate the objectives of the National Land Use Master Plan into regional contexts and priorities including -

- (a) a regional spatial vision consistent with the National Land Use Master Plan;
- (b) identification of regional growth areas and economic zones;
- (c) guidelines for land use zoning and development control;
- (d) strategies for regional environmental management and disaster risk reduction;
- (e) coordination of local planning activities within the region.

(3) The Regional Land Use Master Plan shall be reviewed and updated every 5 years.

25. (1) The Directorate of Country Planning, in consultation with all relevant stakeholders, shall prepare and adopt a District Land Use Master Plan within 5 years of the commencement of this Act.

(2) The District Land Use Master Plan shall translate the objectives of the Regional Land Use Master Plan into District contexts and priorities including -

- (a) a district spatial vision consistent with the National Land Use Master Plan;
- (b) identification of district growth areas and economic zones;
- (c) guidelines for land use zoning and development control;
- (d) strategies for district environmental management and disaster risk reduction;
- (e) coordination of local planning activities within the district.

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(3) The District Land Use Master Plan shall be reviewed and updated every 5 years.

Local Area Plan. 26. (1) A Local Council shall prepare, adopt and publish, Local Area Plan within 5 years of the commencement of this Act.

(2) The Local Area Plan shall provide a detailed framework for land use and development within the Local Council's jurisdiction.

(3) Local Plans shall be detailed land-use plans designed to guide the development, use, and management of specific neighborhoods, villages, or smaller-scale development areas within district or region. The primary objectives of Local Plans shall be to

- (a) provide a framework that supports the sustainable development of local communities, reflecting their unique needs, priorities, and aspirations;
- (b) prevent unregulated and haphazard development, ensuring that land is used efficiently and in a manner that promotes the orderly development of the area;
- (c) protect and enhance the distinctive character of local areas, including cultural heritage sites, natural landscapes, and other features of local significance;
- (d) facilitate active participation by local communities in the planning process ensuring that Local Plans are responsive to the needs and concerns of residents.

Contents of Local Area Plan. 27. (1) A Local Plan shall include -

- (a) detailed maps and descriptions of land use designations for residential, commercial, agricultural, recreational, and conservation purposes within the local area, with corresponding regulations governing land use and development;

(b) detailed plans for the subdivision of land into individual plots, including guidelines on plot sizes, building lines, street layouts, and other factors necessary to ensure the orderly development of the area;

(c) detailed provisions for the development and maintenance of local infrastructure, including roads, water supply, sanitation, electricity, telecommunications, and waste management services;

(d) designation of land for the development of community facilities and amenities, such as schools, health clinics, markets, recreational areas, and other public services that contribute to the well-being of the local population;

(e) strategies for the protection and management of natural resources and environmental features within the local area, including the preservation of green spaces, waterways, and biodiversity;

(f) local building codes and development regulations that govern the design, construction, and use of buildings within the area, ensuring that development is consistent with the objectives of the Local Plan;

(g) detailed schedule for the phased implementation of the Local Plan, identifying priority projects and stages of development to ensure that land use and development activities are carried out in an orderly and sustainable manner.

(3) The Local Land Use Master Plan shall be reviewed and updated every 5 years.

28. (1) A Local Council shall prepare, publish, and adopt a Land Use Scheme within 5 years of the commencement of this Act.

(2) The Land Use Scheme shall regulate the use and development of land within the Local Council's jurisdiction.

(3) The Land Use Scheme shall include -

- (a) categories of land use zoning;
- (b) procedures and conditions relating to land development in any zone;
- (c) maps indicating land use zones;
- (d) a register of all amendments to the Land Use Scheme;
- (e) identification of land for community facilities and public spaces;
- (f) identification of high-risk areas and planning standards to mitigate risk.

(4) The Land Use Scheme shall be reviewed every 5 years.

29. (1) A Local Plan shall be prepared by the Local Planning Committees, in close collaboration with local residents, community groups, and other stakeholders, ensuring that the plan reflects the needs and aspirations of the community.

(2) A comprehensive public participation process shall be conducted, allowing community members and stakeholders to review and provide feedback on the draft Local Plan before it is finalised.

(3) The finalised Local Plan shall be submitted to the District Planning Committee for review to ensure consistency with district, regional, and national planning frameworks, and thereafter approved by the appropriate authority.

(4) A Local Plan shall, upon approval, be formally adopted by the local authority and implemented in accordance with the phasing and implementation plan, ensuring that development activities are carried out in an orderly and sustainable manner.

30. (1) A development activity shall comply with the relevant Enforcement of Land Use Plans and Schemes.

(2) The Local Council shall be responsible for issuance of planning and building development permits.

(3) The Local Council shall be responsible for enforcing compliance with the approved Local Area Plans and Schemes.

(4) An unauthorised development or land use shall be subject to enforcement actions, including -

- (a) issuance of compliance notices;
- (b) imposition of fines or penalties;
- (c) demolition or removal of unauthorised structures;
- (d) legal proceedings against offenders.

(5) A compliance notice-

- (a) shall specify-
  - (i) the offending activity;
  - (ii) the steps required to be taken; and
  - (iii) the time within which the steps shall be taken; or
- (b) may, direct immediate cessation of the offending activity

(6) The Director of Country Planning shall ensure effective supervision of local councils to guarantee proper development control.

## PART VI - NATIONAL ADDRESSING SYSTEM

National Addressing System.

31. (1) There shall be a comprehensive, standardised system to be known as the National Addressing System, for the identification, numbering, and naming of properties, streets, and other geographical features throughout Sierra Leone.

(2) The National Addressing System is integral to the systematic and lawful regulation of land use, spatial development and the accurate identification of properties, thereby facilitating orderly development and efficient service delivery throughout the country and shall be used to -

- (a) improve the efficiency and accuracy of service delivery by government agencies, emergency services, utility providers, and other service providers through the use of a standardised addressing system;
- (b) facilitate effective land registration, property management, and spatial planning by providing clear and consistent addressing information for all properties and locations;
- (c) support businesses, logistics, and transportation services by ensuring that all locations are accurately and reliably identified through the addressing system;
- (d) ensure that all residents, including those in informal settlements and rural areas, have recognised and accessible addresses, thereby promoting social inclusion and equitable access to services.

Components of National Addressing System.

32. The National Addressing System shall comprise -

- (a) Street Naming and Numbering System-

standardised system for naming streets, roads, and public thoroughfares, and assigning sequential property numbers to all buildings and parcels of land;

- (b) Property Addressing System-a unique address for each property, including plot numbers, building numbers, unit numbers (where applicable), and other relevant identifiers, to ensure that every property can be accurately located;
- (c) Geospatial Integration - the integration of the addressing system with geospatial mapping technologies, providing accurate and up-to-date geographic information for all addresses within the system;
- (d) Address Database - a centralised database of all addresses, maintained by the National Planning Committee, and accessible to government agencies, service providers, and the general public for reference and verification purposes;
- (e) Public Signage and Information - the installation and maintenance of street signs, property numbers, and other relevant signage to ensure that all addresses are clearly visible and accessible;
- (f) Updating and Maintenance - a system for the regular updating and maintenance of the National Addressing System to reflect changes in land use, new developments, and modifications to existing properties, ensuring that the system remains accurate and up-to-date.

Street Naming and Numbering System. 33. (1) The implementation and oversight of National Addressing System shall be the primary responsibility for the National Planning Committee, in coordination with Regional, District, and Local Planning Committees, and in collaboration with relevant government agencies and service providers.

(2) The National Planning Committee shall collaborate with the Ministry, the Ministry of Works, the postal services, and other relevant entities to ensure the effective implementation and operation of the National Addressing System.

(3) A public awareness campaign shall be conducted to inform and educate citizens, businesses, and service providers about the National Addressing System, its importance, and how to use it effectively.

Legal recognition.

34. Addresses assigned and registered under the National Addressing System shall be legally recognised for all official purposes, including land registration, property transactions, utility connections, postal services, and emergency response, and shall be used as the official reference for identifying and locating properties within the Republic of Sierra Leone.

#### PART VII - BLIGHT AND BLIGHTED AREAS

Identification and designation of blighted areas. 35. (1) The Local Councils in consultation with the relevant institutions shall be responsible for identifying areas within the country that meet the criteria for blight.

(2) A Local Council shall, upon identification, conduct a thorough assessment of the area, including consultations with local authorities and stakeholders and compile its findings in a detailed report, which shall be made available to the public and relevant governmental bodies.

(3) The Council may, where an area is found to be blighted, officially designate it as a blighted area through a public declaration.

36. (1) The Council in a blighted area may, with the approval of the District Committee, acquire property within a designated blighted area, either through voluntary purchase or compulsory acquisition, to facilitate redevelopment.

(2) The Council shall formulate and implement a comprehensive development plan for each blighted area, detailing the objectives, proposed land use, and infrastructural improvements.

(3) A property owner within a blighted area may be required to redevelop or rehabilitate their properties in accordance with the development plan, failing which the Directorate may take action as necessary.

(4) The Council shall oversee the remediation of environmental hazards within a blighted area, including soil decontamination and waste removal.

37. (1) Property owners and developers who invest in the redevelopment of blighted areas may be eligible for tax reductions, incentives, or other related benefits.

(2) The Council may enter into partnerships with private entities to facilitate the redevelopment of blighted areas, leveraging private investment for public benefit.

38. (1) The Council shall, in consultation with the Directorate of Community Planning, ensure that the local community is actively involved in the planning and redevelopment of blighted areas through regular public consultations and meetings.

(2) Activities related to the redevelopment of blighted areas, including financial transactions, acquisition processes, and development plans, shall be conducted with full transparency and made accessible to the public.



(3) The following categories of protected areas shall be established in line with existing laws under this Part-

- (a) national parks - areas reserved for the protection of ecosystems and biodiversity, with restricted human activity;
- (b) nature reserves - areas dedicated to the preservation of specific species or natural features, with minimal human interference;
- (c) forest reserves - areas designated for the sustainable management and conservation of forests, including reforestation and afforestation initiatives.
- (d) community conservation areas - areas managed collaboratively with local communities to allow for sustainable resource use while ensuring conservation.
- (e) marine protected areas - specific marine zones where activities are regulated to protect marine life and habitats;
- (f) cultural and historical sites - areas preserved for their cultural, historical, or archaeological value;
- (g) touristic development area - areas designated for tourism and tourism related activities.

(4) Designated areas shall be accurately mapped, documented, and incorporated into national, regional, and local land use master plans, with such documentation gazetted.

44 (1) Areas designated shall be vested in the relevant Management and protection of designated areas.  
government ministry, department or agency for development and public use.

(2) The relevant Government ministry, department or agency shall, subject to subsection (1), develop management plans to address the following -

- (a) conservation objectives and strategies
- (b) zoning and land use regulations;
- (c) guidelines for permissible activities and restrictions.

(3) Buffer zones shall be established around designated areas to provide additional protection against external threats, including but not limited to urban expansion, agriculture, and industrial activities.

(4) Activities within these buffer zones shall be strictly regulated.

45 (1) The following activities shall be prohibited within designated areas unless expressly permitted under the management plan:  
Prohibited activities.

- (a) unauthorised hunting, fishing, or resource extraction;
- (b) deforestation or land clearance;
- (c) industrial activities, including mining or large-scale agriculture;
- (d) construction of permanent structures not aligned with conservation objectives;
- (e) pollution of any kind.
- (f) any other activities prohibited under existing laws.

(2) Exceptions may be granted for activities necessary for conservation management, scientific research, or sustainable forestry, subject to approval by the Ministry.

(3) A person who contravenes subsection 1 commits an offence and is liable on conviction to a fine not less than Nt\$100,000 or to a term of imprisonment of not less than 2 years or to both such fine and imprisonment.

Community involvement and co-management.

46. Local communities shall be involved in the management and protection of designated areas as prescribed in the relevant laws and regulation.

Environment impact assessment.

47. (1) A proposed development or activity within or in proximity to an impact designated conservation area, national park, protected area, or forest reserve shall require the completion of an Environmental, Social and Health Assessment to evaluate potential impacts on the area's ecological and cultural integrity in line with the relevant environmental laws of Sierra Leone.

(2) Approval for an activity within or near a designated area shall be contingent upon adherence to Environmental, Social and Health Impact Assessment recommendations.

(3) Continuous monitoring shall be conducted by the relevant Government ministry, department or agency to ensure compliance with environmental safeguards and management strategies.

Enforcement and penalties.

48. (1) The Directorate of Country Planning, in collaboration with relevant enforcement agencies, shall be responsible for enforcing this Part, including conducting inspections and patrolling designated areas.

(2) A person or entity who contravenes this Part shall be subject to-

- (a) fines commensurate with the severity of the violation;
- (b) revocation of permits or licences;
- (c) restoration orders to mitigate environmental damage;
- (d) imprisonment for severe violations, including poaching or illegal deforestation.

49. A person shall not be personally liable for action or Protection from personal liability

#### PART X - SUSTAINABILITY AND RESILIENCE

50. (1) A planning and development activity under this Act Principles shall adhere to the following principles of sustainable development - of sustainable development.

(a) ensuring that development activities do not compromise the ecological balance and biodiversity of the region;

(b) promoting inclusive development that benefits all segments of society, including vulnerable and marginalised groups;

(c) supporting economic growth that is sustainable and does not deplete natural resources for future generations;

(d) encouraging the efficient use of resources, minimizing waste, and promoting recycling and renewable energy sources.

(2) The Directorate shall, in collaboration with other relevant authorities, develop guidelines to ensure that these principles are integrated into all land use master plans, development projects, and infrastructure planning.

51. (1) National, regional, and local Land Use Master Plans shall incorporate climate change adaptation and mitigation strategies, including - Climate change, adaptation and mitigation.

(a) Identifying and mapping areas vulnerable to climate change impacts, such as flooding, drought, and sea-level rise;

(b) promoting the design and construction of infrastructure that can withstand extreme weather events and other climate-related challenges;

- (c) encouraging developments that reduce carbon emissions, including the use of green building techniques, energy efficiency measures, and renewable energy sources.

(2) A development project shall include a Climate Impact Assessment to evaluate potential climate risks and propose measures to mitigate these risks.

Promotion of green infrastructure.

52. (1) Green infrastructure, including urban forests, green roofs, and sustainable drainage systems, shall be integrated into all land use and development plans to -

- (a) increase the capacity of urban areas to absorb and recover from climate impacts;
- (b) reduce pollution through natural filtration processes;
- (c) create habitats for wildlife within urban settings.

(2) Local councils shall develop green infrastructure plans that align with their Land Use Master Plans, ensuring that green spaces are preserved and enhanced.

Disaster risk reduction and management.

53. (1) Land use planning and development activities shall include disaster risk reduction strategies, ensuring that -

- (a) development in areas prone to natural disasters, such as floodplains and landslide-prone areas, is minimised;
- (b) construction standards are adapted to withstand natural hazards, including earthquakes, floods, and storms;

- (e) infrastructure projects incorporate technology for early detection and warning of natural disasters.

(2) The Directorate of Country Planning shall, in collaboration with the National Disaster Management Agency integrate disaster risk assessments into all planning processes.

54. (1) Local councils shall develop and maintain Emergency Preparedness and Response Plans in line with the National Disaster Preparedness, Response and Recovery plan that include but not limited to:

- (a) clear and accessible evacuation routes for residents in case of an emergency;
- (b) designated locations that can serve as shelter during disasters;
- (c) programs to educate and prepare the community for disaster response and recovery.

(2) An Emergency Preparedness and Response Plan under subsection (1), shall be reviewed and updated regularly to reflect changes in the local environment and infrastructure.

55. (1) An Environmental Impact Assessment shall be mandatory for major development projects and must be conducted before construction approval.

(2) The Directorate of Country Planning, in collaboration with the Ministry of Environment and Climate Change, shall ensure compliance with Environmental Impact Assessment regulations, setting out the process, content, and criteria for assessment.

56. The Directorate of Country Planning, in collaboration with environmental authorities, shall establish a comprehensive Environmental Monitoring Program for Urban Planning purposes.

Sustainability, reporting and accountability.

Accountability  
and  
continuous  
assessment

57. (1) National, regional and local planning committees shall prepare an annual Sustainability Report that documents -

- (a) achievements in integrating sustainability into planning and development activities;
- (b) summary of the environmental effects of development projects and the effectiveness of mitigation measures;
- (c) the social and economic benefits of development projects, particularly for vulnerable populations.

(2) An annual Sustainability Report under subsection (1), shall be publicly available and presented to the National Planning Committee for review and further action.

(3) The National Planning Committee shall oversee the implementation of sustainability provisions and ensure continuous improvement by -

- (a) evaluating Sustainability Reports and recommending improvements; and
- (b) identifying and disseminating best practices in sustainable development and resilience.

(4) The National Planning Committee shall ensure compliance by holding developers and planning authorities accountable for non-compliance with sustainability provisions, including the imposition of penalties where necessary.

#### PART XI - PLANNING UTILITIES AND INTER-INSTITUTIONAL COORDINATION

48. (1) National, regional, and local Land Use Master Plans, Comprehensive development plans, and local area plans shall incorporate detailed provisions for the planning and sustainable development of public utilities, including -

- (a) water supply and sanitation systems;
- (b) energy generation, distribution, and supply, including electricity and gas;
- (c) waste management, including solid waste disposal, recycling, and hazardous waste treatment;
- (d) telecommunications and information technology infrastructure;
- (e) transportation networks and infrastructure.

(2) Utility planning must be fully integrated with land use and development strategies to ensure -

- (a) sufficient infrastructure to meet current and projected demands;
- (b) optimal allocation and utilisation of natural and financial resources;
- (c) planning that minimises the ecological footprint and promotes environmental sustainability;
- (d) implementation of safety measures to protect public health, infrastructure integrity, and emergency preparedness;
- (e) incorporation of disaster resilience into utility planning, including strategies for mitigation, preparedness, response, and recovery;

(f) coordination to avoid redundancy and ensure compatibility with current utility systems.

59. Utility infrastructure projects shall be designed, constructed, and maintained in strict compliance with national standards, safety standards regulations, and international best practices to ensure -

- (a) protecting the health and safety of the population;
- (b) the durability and reliability of utility systems;
- (c) promoting the effective functioning of utility services;
- (d) reducing negative environmental impacts through sustainable design and operations;
- (e) implementing systems to prevent, respond to, and recover from utility-related emergencies.

(2) The relevant authorities shall develop, publish, and enforce guidelines that cover -

- (a) requirements for the safe and sustainable development of utility infrastructure;
- (b) mandatory Environmental Impact Assessment for all major utility projects, assessing potential environmental impacts and proposing mitigation measures;
- (c) requirements for the inclusion of disaster risk assessments and mitigation strategies in utility planning;
- (d) standards for the upkeep and operation of

utility systems to prevent failures and ensure continuous service delivery.

60. (1) The National Planning Committee shall be tasked with <sup>Inter-institutional coordination.</sup>

- (a) coordinating the planning and development of utility infrastructure across national and regional plans;
- (b) ensuring that utility planning is aligned with national development goals, safety standards, and disaster management strategies;
- (c) addressing and resolving conflicts or overlaps in the provision of utilities;
- (d) promoting joint decision-making and resource sharing among relevant institutions.

(2) The Planning Committees shall co-opt other relevant Government ministry, department or agency for this purpose,

61. (1) Regional Coordination Committee as established in <sup>Regional and local coordination mechanisms.</sup> each region, comprising -

- (a) representatives from the Regional Planning Committee;
- (b) regional offices of relevant utility authorities;
- (c) local government officials;
- (d) representatives from civil society and community stakeholders.

(2) The Regional Coordination Committee shall be responsible for -

- (a) executing national utility policies and standards at the regional level;
- (b) ensuring that regional utility plans are aligned with local development plans;
- (c) identifying and responding to region-specific utility requirements, risks, and challenges.

(3) Local Coordination Committee shall be formed at the local council level, with members including -

- (a) representatives from the Local Planning Committee;
- (b) local utility service providers;
- (c) community representatives and stakeholders.

(4) The Local Coordination Committee shall focus on -

- (a) overseeing the implementation of utility infrastructure projects within the local jurisdiction;
- (b) ensuring all utility projects adhere to local plans, safety standards, and disaster management protocols;
- (c) facilitating public participation in the planning and development of utility services.

62. (1) The National Planning Committee shall establish and maintain a centralised National Utility Database that includes -  
 Information sharing, reporting, and environmental monitoring.

- (a) detailed records of all utility infrastructure projects and their Environmental Impact Assessments;

- (b) regular updates on utility planning, development, and environmental performance; data on potential environmental risks, disaster vulnerabilities, and mitigation measures.

(2) Utility authorities and planning committees shall -

- (a) provide timely and accurate information on utility projects, environmental impacts, and safety concerns to the National Planning Committee, Regional Planning Committees, and Local Planning Committees;
- (b) regularly update the National Planning Committee on the progress of utility projects and any significant environmental or safety issues;
- (c) conduct continuous monitoring of utility operations to ensure compliance with environmental and safety standards.

63. (1) Public consultations shall be mandatory for all major utility projects and planning initiatives, with special emphasis on -  
 Public engagement, consultation, and environmental awareness.

- (a) informing and engaging the public on potential environmental effects and proposed mitigation strategies;
- (b) educating the community on utility-related risks and disaster management plans.

(2) Relevant authorities shall ensure that -

- (a) relevant planning documents, Environmental Impact Assessment, and safety reports are accessible to the public;

(b) input from all sectors of society, including vulnerable and marginalised groups, are accounted for in the planning process;

(c) public concerns and feedback are addressed in final planning and decision-making processes.

64. (1) The Directorate of Country Planning, in collaboration with environmental and safety authorities, shall -

(a) regularly assess adherence to environmental and safety regulations in utility planning and operations;

(b) implement corrective actions, including the suspension or revocation of permits, in cases of non-compliance with environmental or safety standards.

(2) A person or entity who contravenes this Part shall be subject to-

(a) fines for violations of environmental or safety regulations;

(b) injunctions to halt or modify projects that pose significant environmental or safety risks;

(c) requirements to restore or mitigate environmental damage caused by non-compliant utility operations.

## PART XII - PUBLIC PARTICIPATION AND STAKEHOLDER ENGAGEMENT

65. (1) Public participation shall be a fundamental principle in all planning processes under this Act. Public participation

(2) The Director of Country Planning shall ensure that -

(a) planning activities are conducted transparently and openly;

(b) stakeholders, including the general public, are consulted and involved in the preparation and review of all plans;

(c) adequate notice is given to the public regarding public consultations and planning meetings;

(h) feedback from public consultations is considered and incorporated into the planning documents.

(i) special provision should be made to provide for inclusivity in public engagement considering gender, youth disability, traditional leadership and faith-based group.

66. (1) The Director of Country Planning and the local councils shall engage with relevant stakeholders in the preparation, implementation, and review of plans. Stakeholder engagement.

(2) Stakeholders shall include but not limited to, -

(a) local communities and residents;

(b) traditional authorities and leaders;

(c) civil society organisations;

(d) private sector and industry representatives;

- (e) academic and research institutions;
- (f) international development partners.
- (3) Stakeholder engagement shall aim to -
- (a) ensure that all relevant views are considered in the planning process;
- (b) promote ownership and support for planning outcomes;
- (c) foster collaboration and partnerships in the implementation of plans.

**PART XIII - STRUCTURE PLANNING ON MATTERS RELATED TO TOWNS, LOCALITIES, SPECIAL DEVELOPMENT AREAS, ETC.**

- Continuation of towns, establishment of new town or extension of existing town.
67. (1) A town shall not be declared, established or extended unless in accordance with this Act.
- (2) A District Planning Committee or a person that seeks to establish a new town, shall comply with the procedure prescribed in Regulations made under this Act for the establishment of towns.
- (3) The District Planning Committee may issue guidelines for the purpose of this Part.

- (4) Where a District Planning Committee seeks to establish a new town or extend the boundaries of an existing town or where the President seeks to establish a special town, the following procedure shall be observed, in the case of establishment by -
- (a) the President, the President shall request the Ministry to advise on the measures to be put in place to ensure the attainment of the objectives for the special town;

- (b) a District Planning Committee, the District Planning Committee shall consult the Ministry for approval on the account of case presented by the District Planning Committee.
- (5) Pursuant to subsection 4 (a) and (b) the ministry shall-
- (a) publish the intention for the extension in accordance with guidelines issued by the ministry and request for any comments, representations, or objections from the general public within 21 days;
- (b) publish the present and proposed extended layout plan, diagrams and other documents required; and
- (c) where the land on which the extension is to be carried out is subject to any registered encumbrance indicate that the written consent of the holder of the encumbrance has been obtained.

68. (1) A person who intends to develop a housing scheme Housing scheme and private town. or create a new town shall -

- (a) submit to the Directorate of Housing in the ministry an application to develop a housing scheme or create the town, together with the location and site plans, context and local plans, public services and facilities plan, related written report and other relevant documents as prescribed;
- (b) pay the prescribed development permit fees;
- (c) where the land on which the housing scheme is sought to be developed or the town sought

to be created is subject to a registered encumbrance, submit to the Local Planning Committee the written consent of the holder of the encumbrance or show how the encumbrance is to be removed; and

(d) ensure that the proposed housing scheme or town conforms to the applicable spatial development framework.

(2) The Ministry shall, on receipt of the documents under subsection (1);

(a) advertise the application in accordance with the requirement prescribed by Regulations;

(b) invite comments, information, representations or objections from the public in relation to the application;

(c) consider the need for and the desirability of the intended housing scheme or new town; and

(d) consider the plans and proposed conditions of development of the new housing scheme or creation of the new town.

(3) The Ministry shall refuse an application referred to in subsection (2) and may, in the granting of an application, impose conditions that the Ministry considers appropriate for the development of the housing scheme or creation of the new town.

(4) The decision of the Ministry shall be made in accordance with Regulations that provide for the application under this act and other related Laws of Sierra Leone,

(5) Where the Ministry approves the application, it shall

(a) give notice to the applicant, and the District Lands Commission by issuing a certificate, including the conditions imposed by the Ministry;

(b) cause the proposed housing scheme or town to be surveyed in accordance with the approved local plan and a general plan to be prepared by the applicant; and

(c) give effect to the requirements set out in this section.

(6) Where in the course of the survey, it is found that it is necessary or desirable to vary the approved local area plan, the Minister may approve the variation on the advice of the Director of Country Planning where the variation may not distort the Local Area Plan.

(7) The Ministry shall, on an application for the development or extension of housing scheme or the creation or extension of a town, be advised by the District or Regional Planning Committee.

(8) Where the Ministry approves an application for the development of a housing scheme or the creation of a new town or where the President on the recommendation of the Ministry directs or approves the creation of a new town or special town, the President shall notify the National Planning Committee through the Minister responsible for Town and Country Planning.

(9) A Ministry shall not in relation to a housing scheme, a new town or a special town issue a permit which is in conflict with the approved Local Plans.

69. (1) Where a person who seeks to establish a new town or extend the boundaries of a town fails to comply with the conditions imposed by the Ministry within a period of 12 months from the date on which the condition was imposed, the Ministry shall give that person notice of the failure and the application shall lapse after the notice is served on that person.

Failure to comply with conditions.

(2) An application for the extension of the validity or review of an application under subsection (1) shall be accompanied by the prescribed fee.

(3) A person who proceeds, after the notice is served to establish a town or extend the boundaries of a town commits an offence and is liable on conviction to a fine not less than N1e 50,000 or to a term of imprisonment not less than two years and shall be subject to an enforcement notice.

70. (1) A person who applies to the Ministry for approval to establish a town or extend the boundaries of a town, shall be given notice by the Ministry to lodge the plans for the purposes of surveying the land earmarked for the establishment or extension.

(2) Where a person fails to submit the plans, diagram or documents under subsection (1), within the time specified in the notice the application shall lapse.

Ownership of public space.

71. The ownership of a public space in a new town or an extension to an existing town shall vest, from the date of approval by the Ministry of the plans and diagrams, in the Local Councils or in trust for the Ministry if the establishment or extension of the town is by a private person.

Guidelines on private town.

72. The Ministry may issue further guidelines for the establishment and operation of a private town.

Notice to Lands Commission and prohibition of sale.

(1) Where a Ministry approves the establishment or extension of a town or the President prescribes the creation of a special town, notice of the approval of the establishment or extension of the town or notice of the creation of the special town shall be given to the District Lands Commission.

(2) A person shall not, where the establishment or extension of a town is approved under subsection (1), -

- (a) enter into an agreement for the sale, trade, alienation or disposal in any other way of a plot of any size, or
- (b) grant an option to buy or to obtain land, in a town established or extended under

subsection (1), except in accordance with procedures specified for that purpose.

(3) Subsection (2) shall not prohibit a person from buying land on which that person wants to develop a property that is in conformity with the approved local plan for the new town.

(4) An agreement in conflict with subsection (2) is void.

(5) A person who contravenes subsection 2 commits an offence and shall be liable on conviction to a fine not less than N1e 100,000 or to a term of imprisonment not less than two years or to both such fine and imprisonment.

74. (1) A person who is opposed to the establishment of a new town or wishes to have the general plan of an approved town or amendment of approved extension of a town, amended or totally or partially cancelled or cancellation pursuant to complaint shall apply in writing to the National Planning Committee.

(2) A complaint submitted to the National Planning Committee shall be considered and disposed of in accordance with prescribed complaints procedure.

75. Where an area of land, by reason of it being contiguous, constitutes or becomes a portion of an approved estate, town or an extension of an approved estate or town, or adjoins an approved estate or town or an approved extension of an estate or town, the Ministry may, by a certificate from the District Lands Commission, extend the boundaries of the estate or town or extension of the estate or town to include that area.

#### PART XIV - PHYSICAL PLANNING MATTERS RELATED TO THE SUBDIVISION OR CONSOLIDATION OF LAND

76. (1) A person shall not subdivide or consolidate land unless on an application to the Local Planning Committee requesting for the subdivision or consolidation.

(2) An application under subsection (1), shall be accompanied by-

- (a) an approved local plan of the parcel or parcels of land involved;

(b) a plan indicating access road or internal circulatory road system.

(3) A person who contravenes subsection 1 commits an offence and is liable on conviction to a fine not less than Nle 100,000 or to a term of imprisonment of not less than 2 years or to both such fine and imprisonment

Unique parcel number.  
77. The Licence Surveyor's (L.S.) number shall be used as the unique parcel number for each parcel of land.

Consideration of application for subdivision or consolidation.  
78. The Local Planning Committee may reject or accept an application for consolidation in the manner prescribed by regulations.

Granting or refusal of application for subdivision or consolidation.  
79. (1) The Local Planning Committee may grant or refuse an application for subdivision or consolidation.

(2) Where the Local Planning Committee decides to grant an application, it may impose conditions for the subdivision or consolidation as it considers appropriate.

(3) The Director of Country Planning shall, by guidelines, specify the conditions that have to be complied with before the grant of the application for subdivision or consolidation.

Condition for subdivision or consolidation.  
80. (1) Where a Local Planning Committee imposes a condition for the subdivision or consolidation of land, the applicant shall comply with the condition before conveying any part of that land.

(2) The Local Planning Committee shall not approve a subdivision or a consolidation unless it conforms with planning regulations.

(3) A person who contravenes subsection 1 commits an offence and is liable on conviction to a fine not less than Nle 50,000 and shall be subject to an enforcement notice and cost of the enforcement notice shall be paid by the offender or serve an imprisonment not less than two years.

81. A conveyance, lease or title deed or any other disposal of subdivided or consolidated land is void unless the conveyance, lease, title deed or disposal complies with this Act.

82. (1) A public open space on a subdivided or consolidated land shall, from the date of approval by the Local Planning Committee

- (a) vest in the Local Council; or
- (b) be reserved or utilised by the Local Planning Committee for purposes prescribed by Regulations made under this Act or approved in the local plan.

(2) Where land is reserved by the Local Council, the reservation shall be without the payment of a fee or the burden of an encumbrance but is subject to the payment of applicable compensation to the original owner if -

- (a) the Local Planning Committee decides not to make it a public space;
- (b) the Local Council changes the zoning in relation to the land to any other use;
- (c) the period prescribed by the Regulations expires.

(3) Where the Local Planning Committee fails to pay compensation within twelve months of the decision in paragraph (a) of subsection (2) or changes the use of the reserved land, the land shall revert to the original owner.

(4) Where the subdivision or consolidation has been approved by a Joint Planning Committee or by the Authority in the case where the public space is in respect of land which abuts more than one district, the land shall be assigned a unique parcel number by the Regional Planning Committee in accordance with the unique parcel numbering system of the Regional Planning Committee and the unique parcel number shall constitute the basis of future applications for a licence, Land Use Certificate or permit.

Conveyance or title deed of subdivided or consolidated land to be in compliance with this Act.  
Ownership and use of public space.

Endorsement by Lands Commission. 83. The District Lands Commission shall, after the grant of an approval for a subdivision or consolidation, endorse or amend the records at the Lands Registry in respect of that land to reflect the subdivision or consolidation.

False or misleading information. 84. (1) A person shall not intentionally provide false or misleading information in connection with an application made under this Act.

(2) A person who contravenes subsection 1 commits an offence and is liable on conviction to a fine not less than Nle100,000 or to a term of imprisonment of not less than 2 years or to both such fine and imprisonment.

Regulatory notices. 85. (1) The Directorate of Country Planning shall establish a system of numbering of notices and shall publish the notices in the Gazette and may in addition publish the notices in a newspaper of national circulation and at other places including public notice boards and town halls.

(2) The Country Planning Directorate shall, in consultation with the Cadastral Index Department of the Lands Commission, issue guidelines in respect of guidelines and requirements for coordinates based on appropriate systems, and scales of maps for spatial development frameworks, structure plans and local plans.

#### XV - OFFENCES

Unauthorized Display of Advertisements 86. (1) A person shall not erect any advertisement or billboard without approval from the planning authority.

(2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 10,000 per display.

Unauthorized construction. 87. (1) A person shall not commence construction of a house, fence, warehouse, store, shop, extension or any development without the required permit or approved structural plan.

(2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 120,000 or to a term of imprisonment not less than 2 years or to both such fine and imprisonment.

88. (1) A person shall not damage, remove or deface an official planning notice or enforcement. Tempering with Planning Notices.

(2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 25,000 or to a term of imprisonment not less than six months or to both such fine and imprisonment.

89. (1) A person shall not obstruct, assault or threaten a planning officer in the discharge of his lawful duties. Obstruction of Authorized Officer.

(2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 50,000 or to a term of imprisonment not less than six months or to both such fine and imprisonment.

90. (1) A person shall not change the use of any land or building without planning permission. Unauthorized change of Land Use.

(2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 80,000 and shall be requested to demolish or undo such development.

(3) Where a person refuses to do as instructed in subsection 1, planning authorities shall undertake to restore Land to its usual state and cost paid by the offender or to a term of imprisonment not less than two years.

91. (1) A person shall not disregard planning rules in designated blighted areas, protected zones, or redevelopment schemes Failure to Comply with Special Planning Zones.

(2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 75,000 or forfeiture of the site.

92. (1) A person shall not undertake development in wetland, floodplains or conservation areas without environmental clearance. Unauthorized development in

(2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 150,000 or to a term of imprisonment not less than three years or to areas. both such fine and imprisonment.

Sale of plots without approval.

93. (1) A person shall not sell or avert plots from an unapproved layout.
- (2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 100,000 per transaction or to a term of imprisonment not less than two years or to both such fine and imprisonment.

Non compliance with stop work orders.

94. (1) A person shall not continue construction after the issuance of a stop work order.
- (2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 25,000 or demolition or to both such fine and demolition.

Tampering with infrastructure.

95. (1) A person shall not disturb approved infrastructure such as roads, drains or utility corridors.
- (2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 100,000 or to a term of imprisonment not less than two years and a restoration.

Failure to provide public spaces in layout.

96. (1) A developer shall not omit required public open spaces in a layout.
- (2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 80,000 and redesign of the layout.

Failure to Provide Public Amenities.

97. (1) All estates or development on lands above 20 acres shall include provision for healthcare, sanitation facilities, roads, education, security facilities and water.
- (2) A person who contravenes subsection 1 commits an offence and shall be liable on conviction to a fine not less than Nle 150,000 or to a term of imprisonment not less than 6 months or to both such fine and imprisonment.

Improper drainage system.

98. (1) A person shall not undertake a construction without adequate provision for drainages and water ways.
- (2) A person who contravenes sub section 1 commits an offence and shall be liable on conviction to a fine not less than Nle 20,000 or to a term of imprisonment not less than one year or to both such fine and imprisonment.

Compromise.

99. A staff compromising the implementation of this Act shall be deemed to have committed an offence and upon conviction shall be liable for dismissal, reduction in rank or as deemed fit by the authority.

100. Where an offence is committed by a body corporate, every director, manager, or person acting in such capacity who had liability knowledge or consent shall be jointly and severally liable.

101. A person who fails to comply with a requirement under this Act for which no offence is specifically created commits an offence and shall be liable on conviction to a fine not less than Nle 100,000 or to a term of imprisonment not less than two years or to both such fine and imprisonment.

#### PART XVI - MISCELLANEOUS PROVISIONS

102. (1) The Minister may, by statutory instrument, make regulations, for the management and administration of this Act.

(2) Notwithstanding the generality of subsection (1), the Minister may make Regulations relating to -

- (a) procedures for generating revenue related to implementation of planning activities;
- (b) procedures for applying for funding, criteria for expenditures, and conditions for the disbursement of funds;
- (c) the preparation, publishing and adoption of national, regional and local area plans;
- (d) the preparation, publishing and adoption of land use schemes as indicated in the Act;
- (e) land development requiring simplified procedures and consent;
- (f) areas for declaration as a local planning area and the preparation, publishing and adoption of local area plans;
- (g) establishment of land use tribunals;
- (h) time frames and procedures for decisions in land development applications received by councils;
- (i) the quantity of land for reservation for open space in residential developments;
- (j) penalty for contravention of this Act;
- (k) application and calculation of development charges.

(l) issuance of development permits;

(m) control and enforcement of this Act.

(n) the calculation of adequate compensation.

Repeal and savings.

103. (1) The Town and Country Planning Act, 1946 (Cap 81) is hereby repealed.

(2) Notwithstanding subsection (1) -

(a) an order, regulation or other statutory instrument made under the repealed Act; or

(b) existing planning committees, bodies and offices lawfully established under the repeal Act,

shall remain in force and be deemed to have been made under the corresponding provisions of this Act until such time as it is repealed or replaced by law.

Passed in Parliament this 11<sup>th</sup> day of August, in the year of our Lord Two Thousand and Twenty Five



GILBERT BOSCON'HABAY,  
*Ag. Clerk of Parliament.*

THIS PRINTED IMPRESSION has been carefully compared by me with the Bill which has passed Parliament and found by me to be a true and correct printed copy of the said Bill.



GILBERT BOSCON'HABAY,  
*Ag. Clerk of Parliament.*