





ADVANTAGES OF COMPREHENSIVE RENOVATION OF TERRITORIAL COMMUNITIES IN UKRAINE IN THE CONTEXT OF SPATIAL PLANNING

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ABSTRACT

Aim of the study

This article analyzes European experience to identify best practices relevant to Ukraine in spatial planning. It examines the current state of spatial planning and urban planning documentation in Ukraine, emphasizing the transition from centralized policies to modern, integrated, and strategic approaches. The study explores pathways for community development, focusing on areas affected by destruction and those addressing challenges from the relocation of internally displaced persons and businesses. It highlights the need for rational spatial planning to balance settlements and workplaces, ensure stable urban mobility, and promote inclusivity, energy efficiency, and environmental sustainability.

Using the example of the Tarashcha community in the Bila Tserkva district of Kyiv region, the essence of the Comprehensive Community Restoration Program is illustrated, along with its steps and benefits. This program significantly simplifies and accelerates the process of approving a comprehensive spatial development plan.

Material and methods

The theoretical basis consists of the scientific works of domestic and foreign scientists in the field of spatial planning, legislative and regulatory acts, methodological and instructional materials, statistical and analytical data of ministries and departments of Ukraine, public organizations regarding issues of spatial planning of territorial development. The main methods are monographic analysis, synthesis method, structural-logical method and systemic approach. The research methodology is based on the main principles: the general dialectical principle of general connection and interaction; the principle of causality, which is connected with the principles of general connection and development; principles of systematicity in cognition.

Results and conclusions

At the current stage of development in Ukraine there is an urgent need for a timely transition to complex spatial planning, which will contribute to the realization of the goals of sustainable development, the elimination of the problems of inconsistency of urban planning, land management and strategic documents, and the improvement of the quality of urban planning decisions.

Keywords: territorial community, spatial planning, comprehensive spatial development plan, urban planning documentation, land development

INTRODUCTION

One of the aspects of sectoral decentralization that determines future economic growth and forecasting sustainable development of territorial communities is spatial planning (or urban planning). Spatial decentralization implies changes in the local planning, taking into account geographical, demographic, economic, architectural, land management indicators, and it is used in the definitions and formulations of target reform programs, for the concentration of industrial and residential complexes in settlements and large cities by promoting the creation of regional and local poles of development (Deineko and Romanyuk, 2015). The purpose of the transfer of powers from spatial planning to the basic level is the rational spatial organization of population settlement and economic activity in conditions of sustainable and inclusive development, solving issues of territory development and strengthening the responsibility of the subjects of urban planning activity for the decisions made, taking into account the results of strategic environmental assessment during the planning and implementation stages of urban planning, improvement of the quality of administrative services in urban planning to the population. Taking into account the need to provide newly created united territorial communities with high-quality and timely spatial planning documentation, its modern institutional support should be evaluated, as it will make it possible to minimize land and construction conflicts and contribute to attracting investment projects, achieving strategic goals and improving the quality of life of the population while taking into account the consequences of the war.

The goals of the study include analyzing the theoretical problems and the condition of spatial planning for the territories of united territorial communities; highlighting the institutional support, the conceptual foundations of the regulation of these relations in Ukrainian society; determining the prospects for development starting from the development of urban planning documents, a comprehensive plan for the spatial development of the territory during and after the war, as the basis of “land development” and the formulation of relevant proposals to improve the situation.

Against the background of Ukraine’s integration into the European and global economic community,

the issue of forming a new territorial management system based on such ideological principles as economic stability, social well-being, and ecological balance is gaining particular relevance. It is these basic concepts that symbolize the generally accepted concept of sustainable development, which is considered fundamental in the twenty-first century.

In view of decentralization, the question of ensuring the capacity of territorial communities, an integral component of which is spatial development, is becoming increasingly acute. This, in turn, actualizes the need for spatial planning research, because it is the rational organization of the spatial planning system that forms a favorable foundation for its socio-economic development. A number of countries around the world have achieved significant success in the field of implementing innovative spatial planning systems. These transformations are particularly relevant for Ukraine. In territorial and spatial planning, it is necessary to use “placebased approach” – an approach to managing the development of territories based on their local characteristics, as well as the knowledge and preferences of the people living in this territory (Tretyak et al., 2022). Spatial planning is one of the most important activities in the development of modern society. It goes hand in hand with the strategic planning of communities and countries and is essentially an attempt by society to influence the spatial distribution of people, their activities and resources, etc. This is the main tool for the implementation of sustainable development goals, which is the basis of long-term strategies of developed countries of the world because: spatial planning is an important tool for supporting the implementation of sustainable development goals and improving the quality of life; the foundation of spatial planning lies in the strategic goals of sustainable development; without an appropriate system of spatial planning, it is impossible to realize most of the goals of sustainable development.

Currently, spatial planning in Ukraine, as a field, is in a transitional phase from centralized policy and planning approaches to modern integrated and strategic approaches. The approach of centralized planning in Ukraine was applied in accordance with the requirements and policies of the economic and state model in the Soviet Union, as a result of which, mainly, industrial and urban development of large settlements took

place. After gaining independence and abruptly entering the world market economy, Ukraine plunged into a number of various crises. The development of spatial planning as a field fell out of the state's priorities for a long time, and practical and academic approaches remained very close to centralized ones, influencing, in turn, legislation and state regulations. The situation changed only with the adoption of a number of new laws (Verkhovna Rada of Ukraine, 2022b) and the opening of the State Land Cadastre, updating of state building regulations. In our opinion, focusing attention on this issue requires serious changes in the study of theoretical and practical problems of spatial planning for the territories of united communities, taking into account the consequences of military actions.

ANALYSIS OF RECENT RESEARCH AND PUBLICATIONS

Issues of spatial planning at the local level, namely at the level of united territorial communities, are considered in the works of both domestic and foreign scientists, practitioners, civil servants, and representatives of local self-government bodies. In particular: formulation concept territorial- spatial planning, its essence, trends, strategic approaches (Tretyak, 2022); decentralization of power, the transfer of authority and resources to lower levels public management, combined with using better foreign experience (in particular Scandinavian and Polish) while taking into account specific features of our country's development (Deyneko and Romanyuk, 2015); local development and methods aware of global trends, while using the newest management tools and understanding main trends and patterns that successfully developing communities in conditions present (Vasylchenko et al., 2015); logical and reasonable planning areas to ensure maximum comfort and safety to the residents, corresponding to the decentralization reform, the goal of which is a comfortable and safe habitat human (Tkachuk, 2018); theoretical and practical problems including legal forms of planning functional use and protection of lands with various forms of ownership in conditions association territorial communities based on spatial planning territories (Ushchapovska, 2018); informational and documentary software supporting the functioning of communities, ways of organizing

social and administrative services, creation specialized services in merged communities (Storonyanska and Maksymenko, 2018); trends pertaining to intelligent spatial organizations territory (Yakymchuk, 2017); assessment of international methodologies for comparative planning research (Nadin and Stead, 2013); research into spatial planning systems and practices of planning and territorial cooperation in Europe (Dühr et al., 2010; Reimer et al., 2014); research into urban landscapes, particularly in the Netherlands, Denmark and Sweden (Busck, 2008, 2009); planning for sustainable development territories (Finco and Nijkamp, 1999) and others. Revealing separate aspects spatial planning, primarily related to the management of permanent land use and related methodical approaches (Dubnytska et al., 2023) is necessary for focused attention to problematic aspects of spatial planning. Certain stages of local self-government reforms implementation requires special attention, with a need for assessment, recommendations, actualization of institutional software, and further development of sectoral decentralization in order to prevent shortcomings and eliminating the existing legal conflicts and institutional contradictions.

FORMULATION OF THE PROBLEM

Trends of spatial planning in Ukraine

Spatial planning of territories in Ukraine is a function of the public sector, intended to influence the future distribution of activities in the respective territories depending on the available land, natural, human and other resources; furthermore, it is also a tool for regulation, planning, revitalization of buildings and other use of territories on different hierarchical levels. With the appearance of new territorial units of the basic level in Ukraine in 2015 – united territorial communities – there was a need to ensure their high-quality functioning. In connection with the continuation of the decentralization reform, legislative innovations are constantly being introduced at the basic level of competences of local self-government bodies. In our opinion, for the full functioning of local self-government in the community, it is also necessary to solve two interrelated issues: transferring to local self-government bodies the appropriate number of powers in the field of land resource management, as well as the expansion

of powers in the field of spatial planning of territories. Only if these tasks are resolved, local self-government in the context of decentralization of power will become a truly modern local self-government. As for the management of land resources, by the beginning of 2019, the State Geocadastre transferred state-owned lands outside settlements to the communal ownership of united territorial communities (Verkhovna Rada of Ukraine, 2022a). We consider the institutional provision of spatial planning to be a system of legislative and normative legal support for the implementation of the reform of urban planning activities and its transition to spatial planning of territories at the local level – i.e. the community.

Spatial planning of the territory is of particular importance for Ukraine, as it can provide a mechanism for managing land resources and regulating the development of land use of territorial communities, thus creating more stable conditions for such development, investments, and financial stability. The current stage of development of spatial planning is determined by the following main trends: *global, institutional, demographic, infrastructural, ecological, and innovative*. *Global trends* are due to intensive cooperation between countries and their governments, companies and public organizations of different countries. The boundaries of international trade and obstacles to the mobility of people are disappearing, whereas economic, political, cultural and ecological interconnections are increasing. It becomes necessary to manage climate changes, as well as to solve the problems of reducing greenhouse gas emissions. *Institutional trends* are shaped by adapting to market conditions, which in turn strengthens the role of spatial planning at the state level, and this leads to the development of new laws and the revision of existing ones, combining the functions of strategic and spatial planning. With the adoption of new laws, the authorities of state and local self-government bodies are detailed and/or changed in terms of the development and approval of documents on the management of territorial development and land use. *Demographic trends* are caused by changes in the demographic structure. Migration flows are growing. The population is aging. Rural areas are declining. Due to rapid deindustrialization, unemployment takes on a structural character. There is a polarization of the population. Conflicts between the local population and

migrants are intensifying. The importance of human capital, its knowledge, mobility, and ability to perform highly productive work is growing. Infrastructural trends are caused by the formation of a unified infrastructure, where distance and location no longer play the prominent role they used to play. Problems related to the overloading of the city infrastructure, especially the street and road network, are becoming explosive. Suburban areas are increasingly urbanized. Ecological trends in the development of spatial planning have become one of the main components of planning and development of the corresponding policy. Regional policy and planning processes are aimed at ensuring sustainable management of land resources, territories and land use. Sustainable development has become a cornerstone in choosing the directions of socio-economic and spatial development of territories. The focus on resource conservation and reduction of anthropogenic load on land resources and the environment is deepening.

Technologies open fundamentally new opportunities for the work of planners – land managers and urban planners. The effectiveness of planning processes increases, the quality and speed of developing spatial planning documents continue to improve. New solutions in the field of data processing, digital modelling and intelligent systems allow to move from traditional approaches to flexible planning and decision-making practices, to work with three-dimensional models, digital development of land use development plans and territories. Innovative management technologies are being introduced, including those based on informatization. Globalization, improvement of the institutional environment, climate change and degradation of land resources, changes in the settlement system, new approaches to the organization of cities and land use systems, infrastructure development, commitment to sustainable development and the introduction of new technologies lead to a radical transformation of approaches to land management, including spatial planning and land use organization. In this regard, it is necessary to develop effective urban planning documentation that corresponds to modern trends of the spatial planning system as one of the tools of land resource management, which would be guided by advanced methods and approaches.

Analysis of experience of territorial and spatial planning in European countries

Corresponding systems have already been introduced or are under consideration in many UNECE member countries. There is a wide variety of planning systems in the EU member states, which is explained by differences in political, cultural and institutional spheres, and that provides an opportunity for learning and transfer of experience in order to effectively manage the development of land use and territories and to implement types of policies that have a territorial effect. The EU does not have direct powers in the area of spatial planning, but it does indirectly have some influence on the planning procedure and practice through structural funds, the promotion of ideas, concepts and environmental management, as well as directives on nature protection. As soon as the European Compendium (EU Commission, 1997) was published in 1997, an attempt was made for the first time to comprehensively compare the territorial and spatial planning systems of various European countries. On the basis of these criteria, a typology was proposed, according to which EU member states (15 countries at that time) are divided into 4 groups, or cultures, traditions, and planning styles: tradition of urbanism, land use management, regional economic approach, and comprehensive integrated approach. These traditions have been developed as “ideal types” or benchmarks against which the real state of affairs in member states is compared (Nadin and Stead, 2013).

In the course of the research, we carried out a detailed analysis of the system of territorial and spatial planning of land use and territories in Germany, the Netherlands and Finland, which belong to the same tradition or type – a comprehensive approach, which is now considered the most advanced and desirable. Within its framework, there are a number of hierarchical plans – from the national to the local level. Their goal is to coordinate the activities of the state, which is more focused on solving the problems of territorial and spatial planning than on economic development (Reimer et al., 2014). This approach, as a rule, requires a mature administrative system and complex planning institutions. In Germany, Finland, and the Netherlands, there is a clear hierarchy of plans: national-level goals are specified at the regional level and implemented at

the local level. Local plans in all countries play the most important role.

The Finnish planning system is the *closest* to the conditions of Ukraine. It is also quite strongly centralized and does not leave many opportunities for public participation. A wide range of such methods – including seminars, master classes, discussion sessions, round tables, participation through training (lectures), Internet surveys – is spreading, but the degree of involvement of different groups of participants is still not sufficient. In many municipalities in Finland, colorful booklets about the planned development of the area are sent to every house, containing information about the projects, the time and place of public hearings (Purkarthofer and Mattila, 2023). The work is not on a ready-made document, as is often the case in Ukraine, but begins with the definition of land use problems and territories of the territory and possible directions of its development (Tretyak et al., 2022).

The analysis of the practice of spatial planning in Finland allows us to conclude that it is possible to very successfully develop methods of involving the population in planning processes, and Ukraine should adopt the positive experience. The success of interaction depends on both parties: the government’s willingness to dialogue with residents and the initiative of residents who must be equal participants. In our opinion, it is necessary to develop a culture of participation and use a set of different methods of involving the population at different stages of planning so that the interests of residents are represented as fully as possible. The purpose of such planning is to create a rational and optimal organization of land use, achieving a balance of the potentially competing needs of the economy (business), society (people) and the environment (nature and climate) and taking into account the development of the territory in the future.

Planning the development of community territories during and after the war in Ukraine

In the conditions of conducting military operations on the territory of Ukraine, with the destruction of critical infrastructure facilities and residential buildings, the search for recovery mechanisms becomes urgent. Today, the issue of restoring communities is very important. Reconstruction and development should take into

account issues of sustainable development, ecology, digitalization, economic growth, development of the legislative field and participation of interested parties (Datsenko et al., 2024a). This is a very difficult but necessary process. Despite the war and shelling, the reconstruction of Ukraine continues. The reality is that even after a final victory, we have years of recovery ahead of us. But it is already within our power today to turn reconstruction into a booster for further development – if we approach it comprehensively, know how to determine priorities, and plan effectively.

The integrated recovery program will help in the formation of a systemic approach to the reconstruction of the state. Without exaggeration, it is the main document of the recovery of the affected territories, which makes it possible to make a detailed assessment of both all resources and the challenges caused by the war. The program is necessary for further spatial planning and provides a number of advantages for regions and communities. It consists of the following steps: *systematic analysis of community resources* (important for territorial communities, because even before the full-scale invasion, many communities did not have comprehensive information about their own resources and problems, mostly issues of environmental safety, cultural and architectural heritage were not comprehensively analyzed, significant attention was not paid to the engineering protection of territories); *development of urban planning documentation and development strategies* (strategic and spatial planning of the development of communities and regions should become synchronized and more effective as a basis for new urban planning documentation and territory development strategy); *reconstruction according to new standards and principles* (it is necessary not just to rebuild the destroyed, but to make it “better than it was” (build back better); *involvement of citizens in recovery* (study of public needs, creation of a special advisory group from among representatives of all interested parties). The recovery of affected regions and communities will thus be able to take into account the needs of the residents and the views of the experts – in order to determine the key priorities for recovery (Datsenko et al., 2024b). The path of reconstruction and development, which is not easy in the conditions of war, must begin precisely with this important step.

Restoration economy needs significant private sector investment, and the fact that spatial plan can serve as the basis for ensuring investment trust will help to provide transparency of process implementation, validity vision and results, as well as the realism of the budget. All this will contribute to proper governance at the level community, and it will support democratic and European future of Ukraine. Effective land use can be provided only by introducing clear procedures based on openness and transparency of project solutions. The main conceptual provisions regarding land use planning in Ukraine are presented in Figure 1.

The comprehensive spatial development plan of the united territorial community can be considered as one of the forms of regulation of land relations aimed at preventing the improper use of land plots, including their construction, as well as violation of established town planning norms and rules, capable of having a negative impact on the surrounding natural environment and on people’s health. The legislative establishment of the need to develop such a plan in Ukraine is aimed at determining the purpose of the territory from a combination of social, economic, ecological and other factors in order to ensure the sustainable development of territories, the development of engineering, transport and social infrastructure, and ensuring the interests of the community. It is the community that will determine the functional planning of all its territories, and establish the mode of their development (Popov, 2022).

The instrument of state regulation of territory planning is urban planning documentation, which is divided into documentation at the state, regional and local levels. The correspondence between hierarchical levels of spatial planning in Ukraine and types of urban planning documentation is shown in Fig. 2.

For a long time in Ukraine, urban planning and land management documentation were separated from each other, which led to numerous inconsistencies and contradictions (Deineko and Romanyuk, 2015). New opportunities for territorial planning and approximation of urban planning documentation to European requirements have opened up with the adoption of new legislative acts (Verkhovna Rada of Ukraine, 2022b, 2022c). Thanks to the latter, firstly, a new type of urban planning documentation was introduced – a com-



Fig. 1. Graphical model of conceptual provisions on land use planning in Ukraine (source: Authors' own elaboration)

prehensive plan for the spatial development of the territory of the territorial community, and secondly, urban planning documentation at the local level was consolidated with land management documentation, i.e. it finally allowed to overcome the gap between territorial planning and land management (territorial planning and land use management).

The land management part of the urban planning documentation solves the task of land use planning, territorial arrangement and internal organization with the aim of the most expedient current use of land and taking into account the consequences of land use in the future. Urban planning documentation at the local level can now also provide for the formation of land plots of communal property of the territorial community and the entry into the State Land Cadastre of informa-

tion about land plots of all forms of ownership effected before 2004, information about which is not available in the State Land Cadastre. In fact, the development of urban planning documentation now includes elements of land inventory, which allows budget savings and helps to avoid ordering additional works.

In addition, now after the approval of urban planning documentation at the local level, the boundaries of functional zones and planning restrictions are entered into the State Land Cadastre. The functional zone of the territory is a defined part of the territory of the territorial community, in relation to which a certain set of permitted – predominant (main) and secondary – types of purposeful use of land plots is defined and, in accordance with the legislation, restrictions on the use of land in the field of development are established. En-

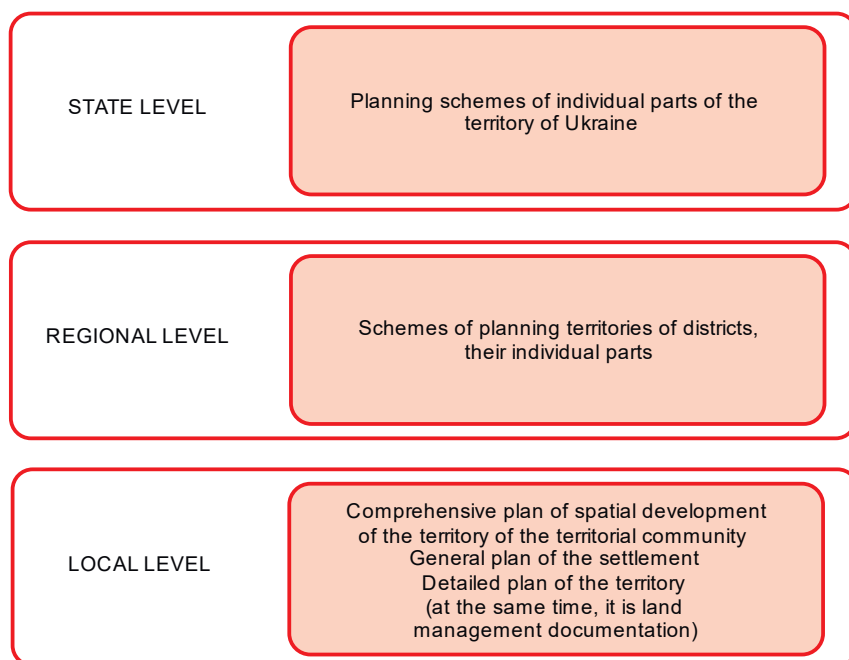


Fig. 2. Correspondence of hierarchical levels of spatial planning in Ukraine and types of urban planning documentation (source: Authors' own elaboration)

tering this information into the State Land Cadastre allows for more transparent and justified decision-making process regarding the management of community land resources.

After the approval of urban planning documentation, it is important not only to implement the measures provided for by it, but also to conduct urban planning monitoring, which is carried out by the relevant authorized body of urban planning and architecture in relation to the specified territory in order to justify the need to make changes to the relevant urban planning documentation and update the data of the urban planning cadastre. The main task of urban planning monitoring is to obtain indicators of the state and changes of urban planning objects in accordance with urban planning documentation for the assessment and forecast of the impact on ensuring the sustainable development of territories, taking into account State and public interests. In particular, the degree of implementation of urban planning documentation is monitored at all levels by analyzing the list of project decisions of urban planning documentation, compliance of building intentions with urban planning

documentation in accordance with the provided urban planning conditions and restrictions, analysis of the relevance of implemented and unimplemented project decisions of urban planning documentation. Based on the results of urban planning monitoring, the rates and relevance of the development of urban planning documentation are analyzed, as well as the need to develop, update or make changes to the urban planning documentation is determined. According to the requirements of the legislation, urban planning monitoring is carried out annually in relation to the previous year, its results are entered into the urban planning cadastre and drawn up in the form of an analytical report, which is taken into account during the development of regional development strategies, socio-economic development programs and changes to urban planning documentation.

However, due to lack of funding, such work is usually under-performed or neglected. Urban planning monitoring is carried out in cases of emergency situations in territories that have been affected by man-made or natural influences, and its results are reported to state authorities and local governments. Given this,

urban planning monitoring is especially necessary and relevant today, as it is the tool that allows determining the need to update the existing and develop new urban planning documentation in the territories affected by hostilities.

Unfortunately, a single urban cadastre still does not function at the state level in Ukraine. Although the legal acts regulating its management have long been adopted (as early as 2021), work on the creation of the urban cadastre is still ongoing (Petrankovska et al., 2024). The Ministry of Development of Communities, Territories and Infrastructure of Ukraine announced the launch of a pilot version of the urban cadastre by the end of 2023, but this never happened. Today, we are faced with a situation where the developed urban planning documentation cannot be properly registered, which significantly reduces its usefulness for making complex management decisions.

After the start of active hostilities on the territory of Ukraine on February 24, 2022, funding for such works was completely stopped and resumed only in 2023. Therefore, there is not a single developed and approved comprehensive plan for the spatial development of territorial communities in Ukraine, although several such plans are under development. In the conditions of martial law, the issue of spatial planning requires legislative changes for the purposes of restoring community territories. In recent months, a number of important legislative initiatives have already been adopted, which are related to the simplification of obtaining permits, in particular for the construction of temporary housing, business relocation, logistics and infrastructure projects. We should note that making quick temporary decisions is, on the one hand, expedient and necessary, and on the other hand, it can lead to situations that are associated with the risk of corruption. In order to minimize the possible corruption risks associated with the adoption of expedient but temporary decisions, it is necessary to develop spatial planning as soon as possible as a comprehensive tool that can combine strategic and concrete decisions.

Currently, in Ukraine, support for activities related to spatial planning of communities is carried out by the United States government through the USAID Program for Agrarian and Rural Development (AGRO). A few years ago, the USAID Program for Agrarian and Rural Development (AGRO) began to implement

pilot projects on spatial planning of community territories in Ukraine. Their main goal is to accelerate the economic development of communities through the improvement of management in the agricultural sector. These pilot projects formed the basis of legislative decisions and became prototypes for comprehensive spatial development plans, and in this context they acquire double importance. They make it possible not only to restore the infrastructure and functionality of communities, but also to create a new, functional and more efficient space.

Among the 440 communities, almost all have adopted the local land management model. Figures 3 and 4 provide an analysis of publicly available statistical data from the 2023 community survey, conducted with the support of the USAID AGRO Program. Despite the challenges of martial law, communities remain motivated to manage their land resources, leveraging the new powers granted to them by the Land Reform Package.

The war changed all plans and realities. Some communities experienced significant destruction, a sharp decrease in the number of the population, while others, on the contrary, faced the need to take in displaced persons and relocated businesses. A number of other problems arose during the war. In particular, new types of restrictions arising in war-affected territories. In the future, they need to be regulated in order to prevent “pedestrian” and non-public land management with corruption risks. Also, the comprehensive plans developed after the end of the war will need to be improved in order not just to restore the territory to its pre-war state, but to make it better, with greater opportunities for the community. Plans should take into account the damage caused by military actions so that it is possible to plan financing and draw up a specific sequence of works for the restoration of territories (Cabinet of Ministers of Ukraine, 2024). We believe that such an approach is expedient and effective.

On July 29, 2022, the Verkhovna Rada of Ukraine adopted draft law No. 7398 “On Amendments to Certain Legislative Acts of Ukraine Regarding Ensuring Civil Protection Requirements During Planning and Development of Territories” (Verkhovna Rada of Ukraine, 2022b), which regulates the issue of mandatory consideration of civil protection requirements when designing construction objects. This is import-

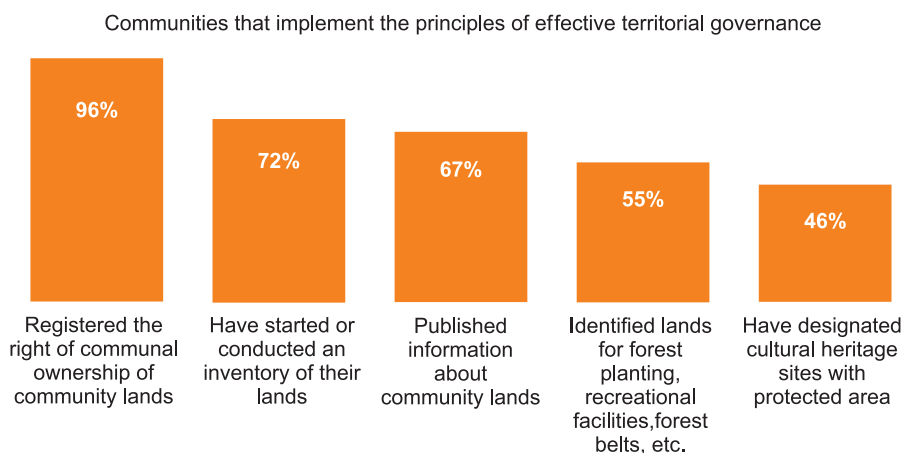


Fig. 3. Implementation of the principles of effective territorial management in 2023 (source: created by the Authors, based on the materials of the website Decentralization in Ukraine, 2023)

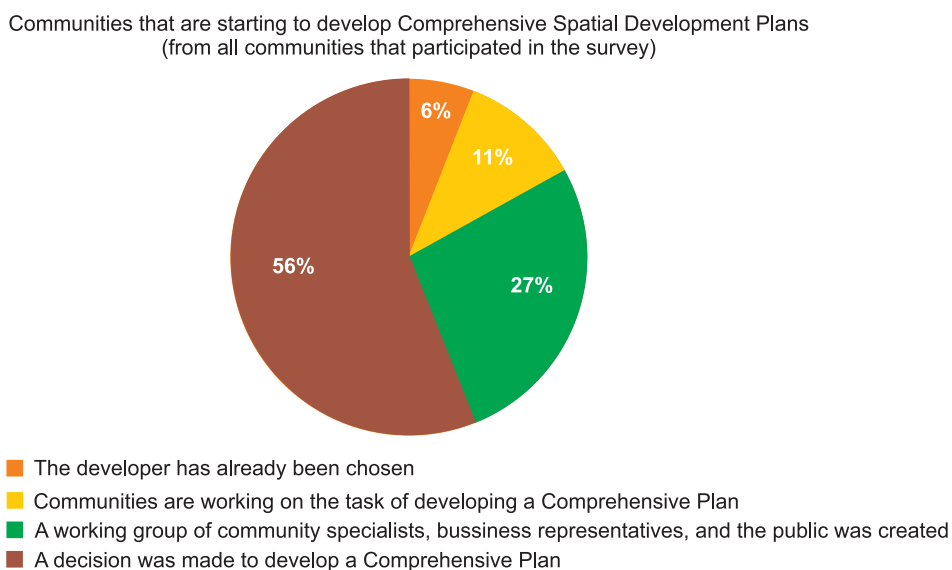


Fig. 4. Status of development of Comprehensive Spatial Development Plans (source: created by the Authors, based on the materials of the website Decentralization in Ukraine, 2023)

ant, because even after the victory, the geopolitical situation in the region will remain tense for a long time. And now we have to look at the planning and development of territories in a completely different way, necessarily taking into account security issues. Previously, two separate sections of urban planning documentation were developed: engineering and technical measures of civil defense for peacetime and for special circumstances. Now it is clear that they cannot

be separated, but it is necessary to foresee everything that can happen in the community (Verkhovna Rada of Ukraine, 2022a).

There are also specific problems characteristic of urban planning relations. The urban planning sphere is very involved, from the point of view of business and subject to the corresponding lobbying, therefore, when solving this issue, the political component in the form of the influence of large builders, develop-

ers, real estate market players, as well as manufacturers and importers of construction materials should be taken into account. Today, the construction industry is going through a period of stagnation, so the influence of these institutions has weakened somewhat, but it still plays a huge role (Ripenko, 2020).

Management of land relations is the main element of the process of implementation of investment and construction projects, determining their final effectiveness. In the Western classical concept, “land development” is understood as a type of investment business, the essence of which is the acquisition of a land plot, its development in order to increase the market value, preparation of a project for the targeted use of the land plot, and sale of the project to an investor who is ready to start construction. Erroneous decisions nullify all further efforts of designers, builders, realtors, and most importantly, they take the land plot allocated for construction out of economic circulation for a long time. It is for this reason that it can be argued that in the conditions of the economic crisis and with a significant drop in real solvent demand, the relevance and significance of land development, which acts as a way of managing land relations that develop during the construction process, is growing significantly. The land process development means not just the purchase and sale of a plot of land, but a full range of works for the acquisition of the most optimal and attractive plot of land as a result of the analysis, development of the concept and architectural plan, design of the plot, establishment of the necessary infrastructure, connection of all communications and other development works and land development. The development of urban planning documents, a comprehensive plan for the spatial development of the territory as the basis of land development is scientifically substantiated, widely promoted and practically implemented in developed countries. At the same time, the main principle of land development in developed countries becomes the harmonious development of all territories, including those poorly developed ones, which, as a rule, involves the use of resource-efficient construction technologies in order to reduce the cost of residential real estate. This trend is followed by Canada, USA, England, Finland, Sweden, Denmark and other countries. We also note that land development is a dynamically developing category. At each

stage of the development of urban planning concepts, new problems and requirements arise.

In Ukraine, developers first have to find the right territory for development, and then come up with a development plan and create it independently, taking into account that comprehensive plans for the spatial development of the territory are just beginning to be elaborated. The concept of “land development” can be defined in a general way as the capitalization of a land resource, which is carried out by developing the concept of future development, registration of rights for construction and development of a specific land plot. Therefore, local governments and land developers must be partners, since land development is the main way to create opportunities for population growth and jobs in the community. Such a plan should become a tool that defines and protects the investor’s rights by providing predetermined, open information about the possibilities of using the investment object. The availability of information with such properties allows the investor to: conduct an analytical study and choose a place in the territorial community where the type of project he has planned can be implemented with the best “price-quality” ratio; to find out exactly what types of activities it will be possible to carry out in this place, and in what dimensions it is possible to carry out construction or reconstruction; calculate the expected income when the object is built, etc. This is the only way to reduce transaction costs and create a competitive investment environment while giving the investor reliable rights to the prepared and formed land plot before he starts investing money in acquisition, arrangement and construction.

What is the reason for the domestic transition to spatial planning of territories, apart from the implementation of the European practice of spatial planning in domestic realities? It has been proven that the need to standardize issues related to improving the quality of documentation on spatial planning of the territory and the introduction of new spatial planning will make it possible to: work with investors, providing complete and reliable information about the possibilities for placing objects; increase the community’s income from real estate, land fees, share contributions for infrastructure development; establish system work with land tax, etc.; implement strategic development goals through effective use of space; optimally combine the

features of the area and ecological landscape; promptly make decisions on ensuring the life of the community in any field; ensure balanced use of community resources and move to integrated spatial planning. Among the problems that existed in the planning activities of the community and were solved gradually were the following: practical provision of the establishment of community boundaries after the transfer of state-owned agricultural lands outside settlements to communal ownership of communities and spread to the entire territory of local self-government, development and updating of urban planning documents for the community, ensuring accessibility to urban planning documents, irregularity and uncertainty regarding the provisions of state building regulations, etc. Therefore, the existence of urban planning documentation becomes one of the indicators of the achievement of strategic goals.

Determining the benefits of comprehensive recovery based on spatial planning

Despite the war and shelling, reconstruction in Ukraine continues. The reality is that even after the final victory, we will face years of recovery. But we can already turn reconstruction into a booster for further development if we approach it comprehensively and plan effectively, which will provide a number of benefits for regions and communities.

The Comprehensive Recovery Program helps to form a systematic approach to the reconstruction of the country (Baka et al., 2023) – this is, without exaggeration, the main document for the recovery of affected territories, which allows for a detailed assessment of both all resources and the challenges caused by the war. The program is necessary for further spatial planning and provides a number of advantages for regions and communities and consists of the following steps-advantages: systematic analysis of community resources (important for territorial communities, because even before the full-scale invasion, many communities did not have comprehensive information about their own resources and problems, for the most part, environmental safety issues, cultural and architectural heritage were not comprehensively analyzed, and significant attention was not paid to engineering protection of territories); development of urban planning documentation and development strategies (stra-

tegic and spatial planning for the development of communities and regions should become synchronized and more effective, as the basis for new urban planning documentation and territorial development strategies); reconstruction according to new standards and principles (it is necessary not to simply rebuild what was destroyed, but to build back better; involving citizens in reconstruction (studying the needs of the community, creating a special advisory group from among representatives of all stakeholders). The reconstruction of the affected regions and communities will thus be able to take into account the needs of residents and the positions of experts in order to determine key priorities for reconstruction. The difficult path of reconstruction and development in war conditions should begin precisely with this important step. It should be noted that for a community that has already developed a program for the restoration of the community territory, the process of creating and approving a Comprehensive Spatial Development Plan will be much simpler and faster, because part of the necessary information has already been collected, problems have been analyzed, discussions with residents have taken place, etc.

Let us give an example of a comprehensive restoration program for the territory of the Tarashchansky territorial community of the Bila Tserkva district of the Kyiv region, the development of which was aimed at determining the main socio-economic, spatial, and urban planning priorities for the restoration of the territory affected by the armed Russian aggression, in accordance with the current legislation of Ukraine. The comprehensive restoration program contains an analysis of the state and urgent needs of the community territory, a description of the damage caused by the Russian aggression, measures that need to be implemented for the restoration of the Tarashchansky community, and its further sustainable development. This document is a guide on the way to creating a comfortable and safe environment for living, business development, and the realization of the potential of each resident. The collected data for the comprehensive restoration program of the community create the basis for the development of a comprehensive plan for the spatial development of the community, and the SWOT analysis of the spatial development of the community (Fig. 5) focuses on the weaknesses and strengths of the community, its opportunities, and threats.

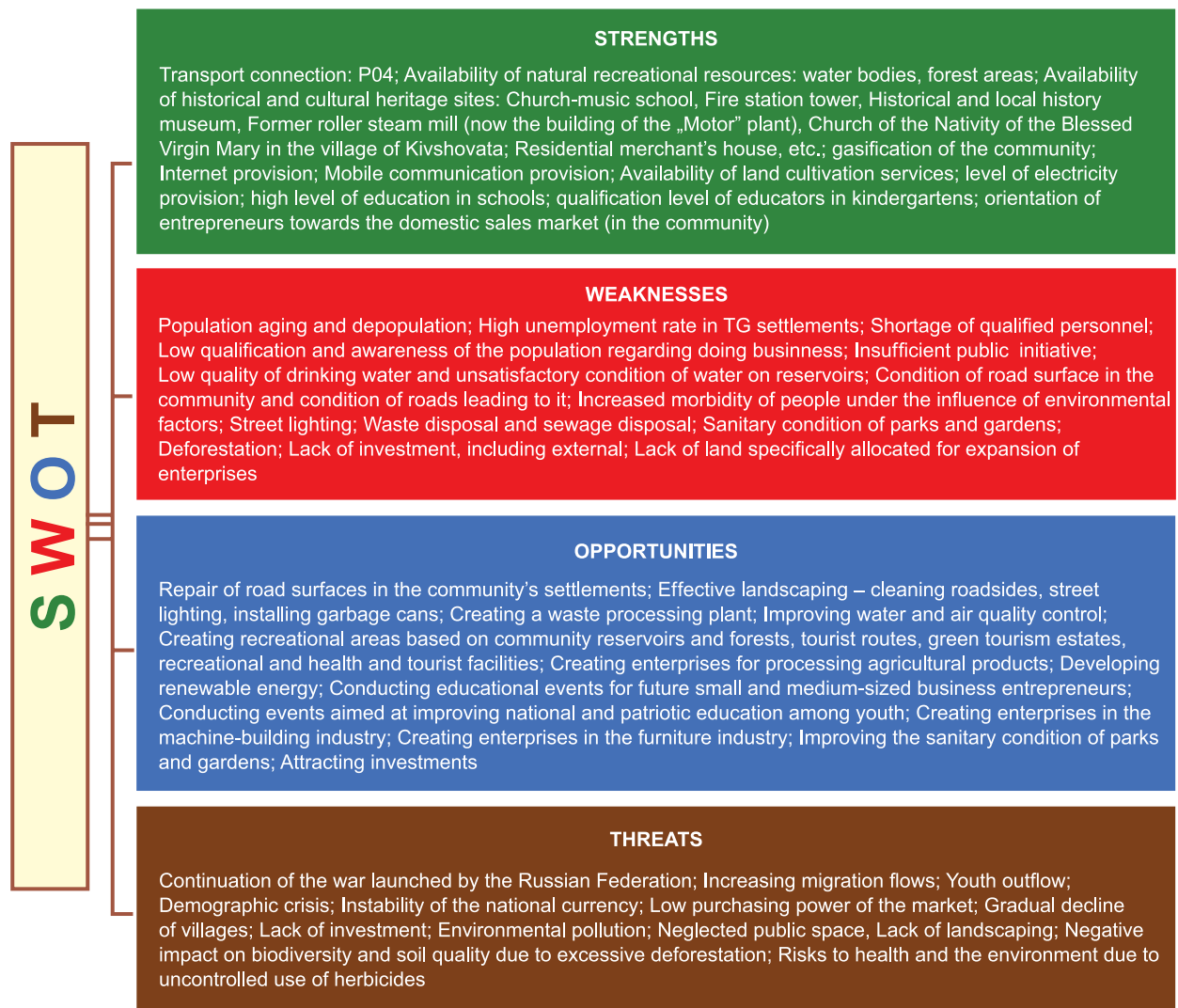


Fig. 5. SWOT analysis on the example of the Tarashchansky community of the Bila Tserkva district of the Kyiv region (source: Ukrgroupproekt LLC, 2023)

CONCLUSIONS

From January 1, 2025, all communities in Ukraine are obliged to have a comprehensive spatial development plan. Without this document, it will be impossible to allocate land plots for schools or hospitals, open new businesses, or change the purpose of private land plots. This is an important requirement, but at the same time, a unique opportunity for each community to form clear and transparent rules that will take into account the interests of residents, businesses, and the

environment. Spatial planning is a comprehensive tool that can guarantee the legality, integrity, economy, and reasonableness of decisions, including when receiving national and international recovery and development assistance for the territories of communities.

The basic priority components of the spatial planning process in the modern realities of our country include: transparency and honesty (the comprehensive plan establishes clear rules where everyone’s process – from land distribution for construction – is transparent and understandable); anti-corruption measures

(digital tools that are already operating in this area have saved the country billions of hryvnias, and this is only the beginning); community development (clear zoning opens new opportunities for business, housing development, and recreation; thanks to this, communities can confidently plan their economic, social, and environmental development); financial benefits (the creation and implementation of spatial development plans have quite profitable financial benefits for local budgets and can increase them by 10–15%).

Local self-governments and land developers should be partners, as land development is the main way to create opportunities for the growth of the population and workers' places in the community. This should become a tool that defines and protects investor rights by providing in advance installed, open information about opportunities for using the object of investment.

It is extremely necessary to launch a nationwide urban planning cadastre. Improving the legislative base, in part by eliminating administrative barriers and reducing the terms of adoption of spatial development plans, will help to install the only development requirements documents, accounting for modern spatial development problems in the territories of the country.

Using the territory, taking into account the principles of sustainable development, should aim to combine the provision of rational land and nature management, the adaptation of the population and cities to climate change, with the advancement of ecological thinking and lifestyle, "green" technologies, and the financing of specific projects aimed at the development of territories, for example, eco-quarters and eco-cities.

The decentralization reform has become a tool for encouraging the solution of local issues, the definition and use of competitive advantages of communities, and, ultimately, the implementation of their own strategic choices for development models. Its efficiency depends heavily on the statistical and analytical support of spatial planning and the implementation of development strategies for the territory. The international community actively supports Ukraine in these undertakings, providing expert and financial resources. International projects and institutions provide measures for the development of capabilities for stakeholders at all levels.

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ABSTRAKT

ZALETY KOMPLEKSOWEJ ODNOWY SPOŁECZNOŚCI LOKALNYCH W UKRAINIE W KONTEKŚCIE PLANOWANIA PRZESTRZENNEGO

Cel pracy

W niniejszym artykule poddajemy analizie doświadczenia europejskie w zakresie planowania przestrzennego, by określić najbardziej odpowiednie praktyki do wdrożenia w Ukrainie. Omawiamy obecny stan planowania przestrzennego i system dokumentacji w zakresie planowania miejskiego w Ukrainie, zwracając uwagę na to, że planowanie przestrzenne znajduje się tu w fazie przejściowej – od scentralizowanych polityk i podejść do nowoczesnych, zintegrowanych i strategicznych.

W artykule omawiamy preferowane ścieżki rozwoju dla społeczności lokalnych, również tych dotkniętych zniszczeniami wojennymi i stojących w obliczu nowych wyzwań, takich jak zakwaterowanie osób przesiedlonych oraz przeniesionych przedsiębiorstw. Podkreślamy konieczność racjonalnego planowania przestrzennego w celu zapewnienia równowagi między miejscami osiedlenia i miejscami pracy, mobilności miejskiej, a także promowania integracji, efektywności energetycznej i zrównoważonego rozwoju środowiska.

Na przykładzie społeczności Taraszcza w rejonie Białej Cerkwi w obwodzie kijowskim zilustrowano istotę Kompleksowego Programu Odbudowy Społeczności wraz z jego poszczególnymi etapami i korzyściami, jakie ów program niesie. Wspomniany program znacznie upraszcza i przyspiesza proces zatwierdzania kompleksowych planów zagospodarowania przestrzennego.

Materiał i metody

Podstawę teoretyczną stanowią prace naukowe w dziedzinie planowania przestrzennego, autorstwa krajowych i zagranicznych naukowców, akty prawne i regulacyjne, materiały metodyczne i instruktażowe, dane statystyczne i analityczne ministerstw i departamentów Ukrainy, a także organizacji publicznych, dotyczące kwestii planowania przestrzennego rozwoju terytorialnego.

Głównymi metodami zastosowanymi w pracy są: analiza monograficzna, metoda syntezy, metoda strukturalno-logiczna i podejście systemowe. Metodologia badań opiera się na ogólnej dialektycznej zasadzie łączenia i interakcji, zasadzie przyczynowości oraz zasadzie systematyczności w poznaniu.

Wyniki i wnioski

Na obecnym etapie rozwoju Ukrainy istnieje pilna potrzeba terminowego przejścia na zintegrowane (kompleksowe) planowanie przestrzenne, które przyczyni się do realizacji celów zrównoważonego rozwoju, wyeliminowania problemów niespójności planowania przestrzennego, zarządzania gruntami i dokumentów strategicznych oraz poprawy jakości decyzji planistycznych w celu zapewnienia poprawy komfortu życia mieszkańców.

Słowa kluczowe: społeczność lokalna, planowanie przestrzenne, kompleksowy plan zagospodarowania przestrzennego, dokumentacja planowania miejskiego, zagospodarowanie gruntów