

# The Comprehensive Plan of the Territory Spatial Development as a Prospective Plan of United Territorial Communities Development

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**Abstract:** The power decentralization processes have characteristic features. Having a comprehensive system of local self-government simplifies the bureaucratic component and improves the quality of service delivery. An important place in the formation and development of newly created united territorial communities is occupied by land management and urban planning documentation, the availability of which allows to quickly solving a complex of issues related to land resource management, etc. The research used methods of analysis, synthesis, abstract and logical methods, which helped to reveal the main results and draw conclusions. The study found that the formation of united territorial communities took place using the leading experience of countries that have passed this path. Provision of urban planning and land management documentation at the regional level is higher than at the local level. In order to comprehensively determine land planning and use at the local level, processes of developing comprehensive plans for spatial development of communities, which are becoming relevant as a basic document containing a detailed analysis of the current state of communities, availability and level of their potential. This article contains a reasonable set of measures that can meet the current needs of functioning and development of local communities.

**Keywords:** Land plot, Land resources management, Community, Complex plan.

**JEL Classification:** Q01, Q15, Q24, R14, R58.

## INTRODUCTION

The modern development of many countries is associated with the processes of power decentralization. Each country chooses its own path, which is determined by the political system, national identity, socio-economic development level of the country, resource potential and others. The vast majority of European countries began this process in the last century. In most democracies, decentralization processes have taken place over the past three decades (Greece, Georgia, Denmark, Estonia, Italy, Latvia, Poland, Portugal, Slovakia, Finland, Hungary, the Czech Republic, Sweden, etc.). Ukraine joined in the XXI century. There is a use of leading experience of countries that have passed this path and are in the positive dynamics of development in many countries.

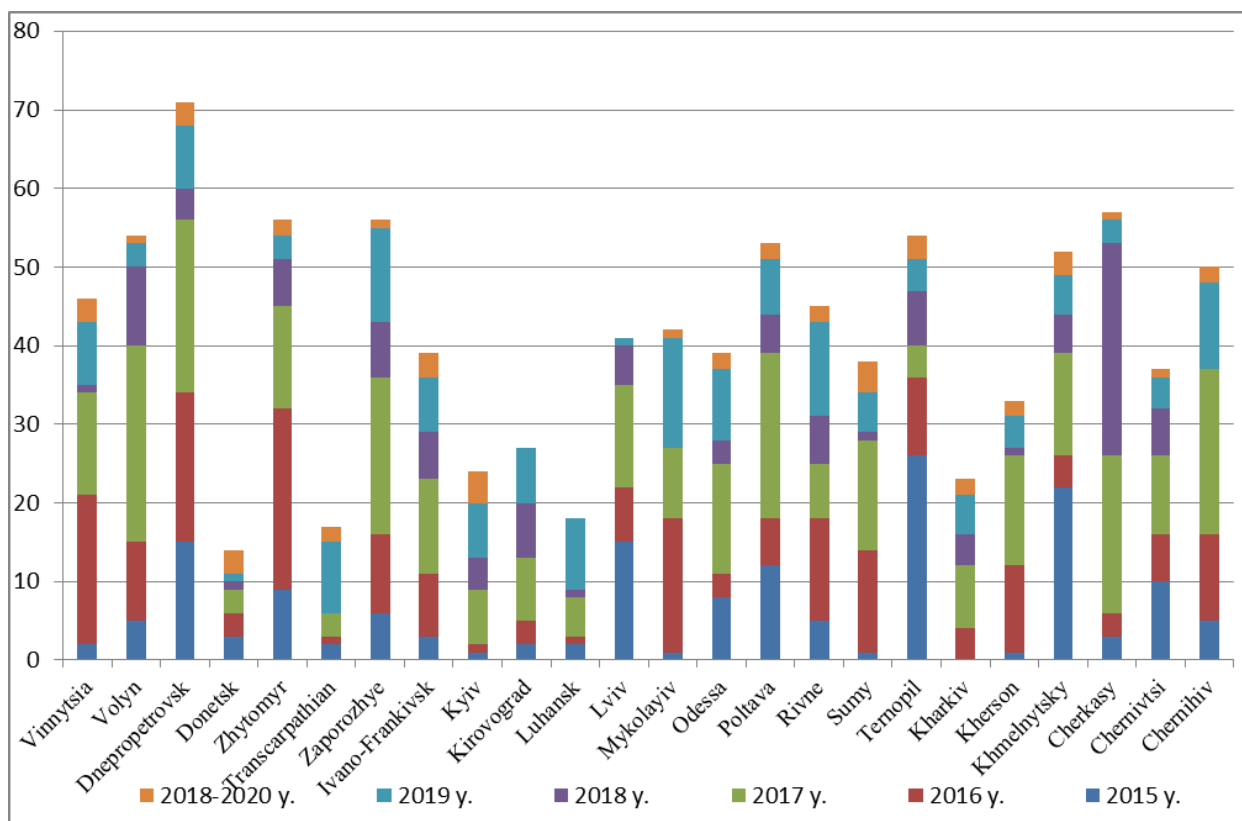
One of the examples of successful reforms is the Republic of Poland, which today has a comprehensive system of local self-government, consisting of local government, district and voivodship self-government bodies (Polska samorządów, 2019). Experts note the significant successes of this country, which is justified by the high level of citizens' self-

awareness, correctly made historical decisions and the support of the European Union. It should be noted that any international support for reforms in the country is impossible without appropriate development programs and concepts. Polish experience and achievements are compared with the best Scandinavian achievements. European Union funds make a significant contribution to the implementation of the concept of local self-government development. Thus, up to 70% of investments in capital construction of Polish gminas (communities) are funds of relevant funds.

Having started a set of reforms, Ukrainian society has approached the stage of transferring authority to the local level, and at the same time acquiring managerial functions and responsibility for community development. Created management systems in the field are in the process of formation, so the search for optimal solutions is strategic in solving problems and making meaningful management decisions.

The power decentralization reform is based on the provisions of the European Charter of Local Self-Government (Ievropeiska khartiia, 1985) and the best international experience. The Ukrainian reform provides a change in the system of local self-government, its strengthening on the decentralization basis and subsidiarity, the establishment of a territorial basis, obtaining real, legal, organizational, material and financial levers for performing key powers and providing local administrative services. It should be noted that it is recog-

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**Fig. (1).** Formation of united territorial communities.

nized as one of the most significant and effective reforms in Ukraine, which has received positive reviews from many countries and international partners, as well as from the Council of Europe and the European Union (Ievropeiskyi Parlament, 2021), (Hrupa posliv, 2021).

The suspension of the practice of removing local self-government from solving issues in the field of land relations is among a number of important issues that need to be solved.

The land component is quite significant in the formation of competitive communities. Limited amount and non-reproducibility of land as a resource potential requires careful attention to land use and protection, increase of soils productivity (fertility) and estimated value (Koshkalda et al., 2021), (Pilicheva et al., 2021), value (Koshkalda et al., 2019), (Koshkalda et al., 2020), (Koshkalda et al., 2021), (Koshkalda et al., 2018), (Ivanova et al., 2021), (Molokanova et al., 2020), (Zelenkevich, L., 2019).

The power decentralization process had several stages. The legal basis was created, educational and explanatory works were carried out, united territorial communities were formed. As it is seen in Fig. (1), the unification process was initially slow and uneven in the country (Monitorynh, 2020), (Reforma, 2020).

The communities that first started these processes are at the stage of determining their resource potential and applying the optimal approach to their control.

According to the results of the study, it was established that the process of decentralization of power is aimed at creating

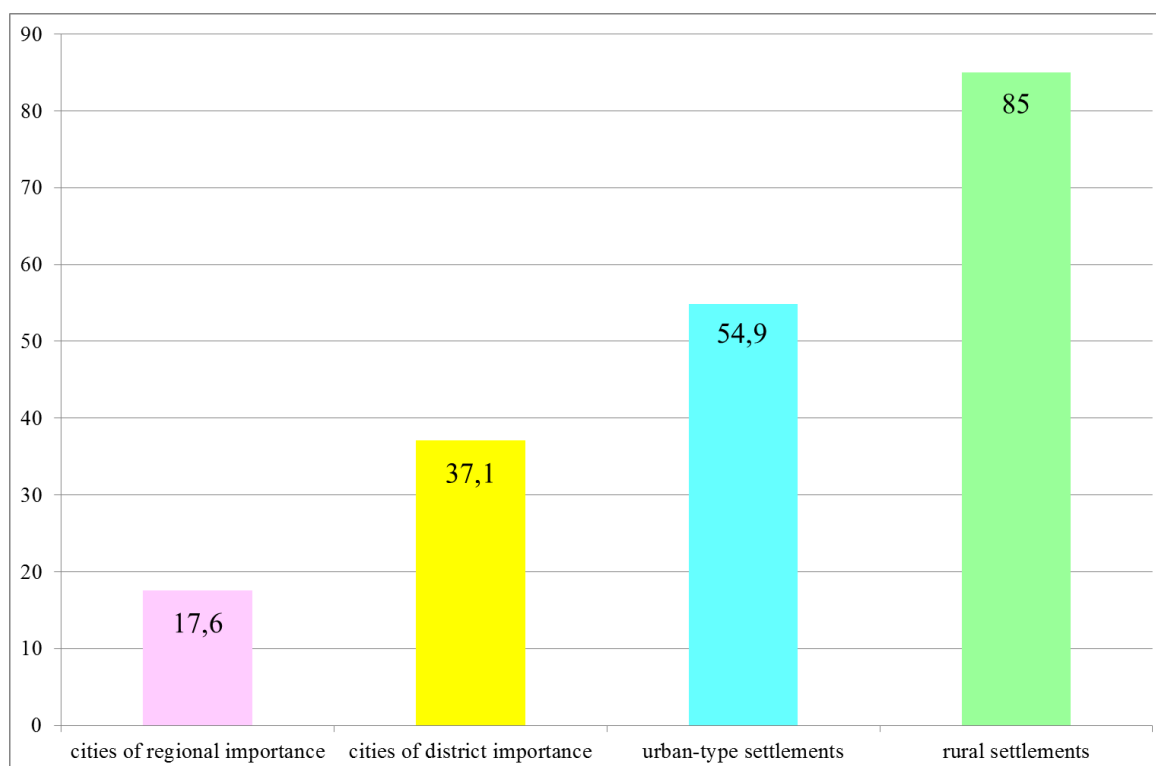
self-sufficient and powerful communities, their formation took place using the leading experience of countries that have gone through this path and are in positive development dynamics, but gradually and unevenly within the country. At the legislative level, provisions regarding the formation of modern land management and urban planning documentation with the use of geo-information technologies, which allow applying a comprehensive approach during the development of effective mechanisms for making relevant decisions, are established.

## DATA AND METHODOLOGY

The research used methods of analysis, synthesis, abstract and logical methods, which helped to reveal the main results and draw conclusions.

Today, the successful development of various industries and the economy as a whole is partly ensured due to the rapid development of information technology, an important place in which is occupied by geographic information technology. In international practice, there is an increasing interest in geospatial data infrastructure. Thus, the UN Committee on Experts on Global Geospatial Information Management (UN-GGIM), established in 2011, has developed a number of relevant materials that can strengthen institutional mechanisms for geospatial information management not only in economically developed countries but also in developing countries (UN-GGIM, 2018).

In order to ensure the "functioning of production, updating, processing, storage, supply and use of geospatial data system in various spheres of society and the state, expanding the



**Fig. (2).** The need to update, amend or redevelop master plans for different categories of settlements, %

market of modern geographic information products and geographic information services, integration into global and European geospatial data infrastructure" legislation provides creation of national geospatial data infrastructure (Pro natsionalnu, 2020). The law stipulates that local governments are required to publish geospatial data and metadata on their official websites and geoportals.

An important role in the development of urban planning and land use planning was played by geographic information technologies, which enabled the application of an integrated approach in the development of effective mechanisms for making appropriate decisions on rational and efficient land use.

The annual monitoring results of the state of urban planning documentation at the regional and local levels in 2019 show a gradual increase in security at the regional level (up to 80%) and a rather slow increase at the local level. It should be noted that the vast majority of documentation was developed in the last century, which does not correspond to current regulations on the relevance of data. Regarding the urban planning documentation at the local level, there is a positive trend in cities, although the percentage of current general plans developed after 2011 is quite low and is for:

- the largest cities – regional centers – 50 %;
- cities of regional importance – 48,1 %;
- cities of district importance – 23,7 %.

For urban-type settlements, the number of topical general plans developed after 2011 increased to 23.3%, but the overall security remained at 96%. In 2019, 918 new general plans for villages were approved for rural settlements, the total security was 75.1%, and only 15.0% of them were developed

after 1991. That means that there is a low level of relevant documentation provision at the local level, which can be effectively used for urban planning activities (Stan zabezpechennia, 2019).

As it can be seen from Fig. (2), general plans of all categories of settlements need to be updated, amended or redeveloped, but the most difficult situation is in rural settlements (85.0%).

## RESULTS AND DISCUSSION

Today, a strategically important document for the development of territorial communities is a comprehensive plan for spatial development of their territory, which has become both urban and land management documentation at the local level, which defines «planning organization, functional purpose, basic principles and directions, engineering and transport infrastructure, engineering training and improvement, civil protection of the territory and population from dangerous natural and man-made processes, protection of lands and other components of the environment, formation of ecological network, protection and preservation of cultural heritage and traditional environment, and sequence of implementation of decisions, including stages of development of the territory» (Pro rehulivannia, 2011). That means that the specified documentation in the structure can contain a complex of actions which are capable to satisfy modern needs of functioning and development of territorial communities.

One of the first to develop a Comprehensive Spatial Development Plan for the Rohan Territorial Community of the Kharkiv District of the Kharkiv Region was implemented under the USAID Program on Agrarian and Rural Develop-

ment (AGRO), funded by the United States Agency for International Development (USAID) and implemented by Kimmox International Inc., as part of the preliminary implementation of the Law of Ukraine «On Amendments to Certain Legislative Acts of Ukraine on Land Use Planning» (Provedeni, 2021).

The following can be identified as positive changes:

- application of an integrated approach both at the stage of initial data collection and analysis and substantiation of design decisions;
- updating the cartographic basis on the territory of the community with the use of geographic information technologies, creating a geodatabase;
- considering the natural resource potential and ensuring the environmental safety of the offered solutions;
- considering the interests of both the community in whose territory the Comprehensive Plan is developed, and related communities, districts, regions and the country as a whole;
- considering the needs and suggestions of community residents (conducting public discussions);
- publication of data on the portal of urban planning documentation with open access;
- simultaneous entry of relevant data into the urban and State Land Cadastre;
- examination of urban planning documentation - project;
- establishment of a reasonable deadline for the possibility of making changes to the existing Comprehensive Plans for Spatial Development of Communities;
- combining a number of basic provisions of various land management and urban planning documentation during the development of the Comprehensive Plan;
- involvement of local self-government in the development of the Comprehensive Plan at all stages, etc.

During the development of the Comprehensive Plan for Spatial Development of the Territorial Community such results have been achieved:

1. the territories which are used without taking into account the principle of the most effective and rational use have been revealed;
2. the restrictions on the relevant objects, the data of which are included in the urban and State Land Cadastre were established;
3. the cartographic basis for the territory of the community with the use of geographic information technologies was updated, geodatabases, supplemented with current data State Land and Urban Cadastre were created;
4. the active community and directly the local self-government body were involved;

5. suggestions for creating new objects with unique properties, and streamlining existing ones were offered;
6. the project objects of state importance, information about which was missing in the community were identified;
7. the offers from the public and potential investors to create new and streamline existing facilities at each stage were accepted and, if possible, considered.

According to the current legislation, in case of approval of the complex plan in the order established by the Law, general plans of settlements, detailed plans of the territory, the following types of land management documentation are not developed:

- land management scheme and feasibility studies for the use and protection of lands of the administrative-territorial unit on the territory of the corresponding territorial community;
- land management project for landscaping of the settlements of the corresponding territorial community;
- plans of land management of the settlement's territory of the corresponding territorial community;
- land management projects for landscaping for urban needs (for areas for which detailed plans of the territory are approved, or for which the comprehensive plan contains planning decisions of detailed plans of territories);
- land management projects on the organization and establishment of boundaries of nature reserves and other environmental purposes, health, recreational, historical and cultural, forestry, water fund lands and water protection zones, restrictions on land use and their regime-forming objects (on restrictions on land use, information on which is subject to inclusion in the State Land Cadaster on the basis of this comprehensive plan).

That means that, during the development of a comprehensive plan for spatial development of communities, a number of issues are considered that require a separate legal and technical design by developing an appropriate type of land management documentation. This simplifies the procedure for registration of rights to land, as well as existing and projected real estate located on it.

This allowed to offer the following issues on the territory of the community:

- arrangement of new recreational areas and landscaping with road construction, creation of bicycle, horse, pedestrian paths, organization of arranged places for picnics, design for the estimated period of camping near water objects, etc.;
- creation of a sports town in the village of Dokuchaevske and creation of highway with the stands to the west of the Borove village in the strategic perspective;

- organization of rural tourism - development of routes «Arboretum of Kharkiv National Agrarian University after V.V. Dokuchaev» and «Paths of the Kovylovuy steppe»;
- restoration of agricultural lands;
- implementation of projects for electricity production from alternative (renewable) energy sources - construction of solar power plants is considered;
- expanding the productive potential of the community, etc.

## CONCLUSION

Summing up, it should be noted that:

1. The process of power decentralization is aimed at creating self-sufficient and powerful communities. Thus, the reformed system of local self-government simplifies the bureaucratic component and improves the quality of local services.
2. An important role is played by modern geographic information technologies, which allow to apply an integrated approach in the development of effective mechanisms for making appropriate decisions on the rational and efficient use of land resources of communities.
3. At the legislative level there is a provision on the formation of modern land management and urban planning documentation with the use of geographic information technologies, in formats that provide storage, processing and exchange of information between cadasters and registers.
4. Development of a comprehensive plan for spatial development of the territory of communities contributes to the increase of relevant information in land and urban cadasters, as well as in other corresponding registers and cadasters.
5. The specified documentation contains the proved complex of actions which is capable to satisfy modern needs of functioning and development of territorial communities in its structure.
6. The availability of relevant land management and urban planning documentation, the ability to quickly obtain information from it, creates the preconditions for meeting the modern needs of various bodies in decision-making and performance quality of their duties. It also has a positive impact on governance processes in communities, which are becoming more transparent, which leads to their progressive development and increased trust in local governments.
7. Development of a comprehensive plan for spatial development of the community is a promising plan for their current and future effective development, which can provide an innovative component, considering the interests of all community bodies (residents, entrepreneurs, etc.) within the legal field.

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