WHERE THE CITY ENDS...

PERI-URBAN AREAS IN SPATIAL PLANNING IN POLAND

Marek Bryl
Director of Wielkopolska Spatial Planning Office
Problems:

- Legal regulation
- Urban sprawl
THE SPATIAL PLANNING SYSTEM IN POLAND
AFTER THE REGIME CHANGE
1989-2013
The spatial planning system in Poland in 1989-2013

- **to 1989** - the act of 12 July 1984 on spatial planning (Journal of Laws of 1984, No 35, item 185)
  - planning institutions under the government administration - draw up plans of municipalities and cities

- **1990** - systemic transformation (the act of 8 March 1990 r. on territorial government)
  - spatial planning in the municipality area within the competence of the local self government
  - the plans drawn up by the designer of a free choice

- **1994** - the act of 7 July 1994 on spatial planning (Journal of Laws of 1994, No 89, item 415)
  - the duty to draw up a study of conditions and directions of spatial development of a municipality, as the image of municipal spatial policy
  - limitation of the validity of the spatial planning plans drawn up under the previous law (generally after a period of 8 years from the date of its entry into force)
2003 - the act of 27 March 2003 on spatial planning and management (Journal of Laws of 2003, No 80, item 717)
  ✓ lack of spatial planning hierarchy
  ✓ the ability of investment implementation based on the spatial development decision (without a plan and without compliance with the study)

2003 - 2010 - special laws:
  ✓ the act of 10 April 2003 on the specific principles of the preparation and implementation of investment in terms of public roads (Journal of Laws of 2003, No 80, item 721)
  ✓ the act of 28 March 2003 on railway transport (Journal of Laws of 2003, No 86, item 789)
  ✓ the act of 7 September 2007 on the preparation for the final tournament of the European Football Championships UEFA EURO 2012 (Journal of Laws of 2007, No 173, item 1219)
  ✓ the act of 12 February 2009 on the special rules for the preparation and implementation of investment in terms of public airports (Journal of Laws of 2009, No 42, item 340)
  ✓ the act of 24 April 2009 on investments in terms of liquefied natural gas regasification terminal in Swinoujscie (Journal of Laws of 2009, No 84, item 700)
  ✓ the act of July 8, 2010, on the special rules for the preparation of investment in terms of the flood protection structures (Journal of Laws of 2010, No. 143, item 963)
Effects of the spatial legislative changes:

A. independence of the local level planning,
   - local plans drawn up for very small areas, even individual investments,
   - administrative decisions as the dominant tool that determines the land management and development about 70% of the space without local plans,
   - Study of conditions and directions of spatial development of the municipality as a "picture" of the municipal spatial policy, rather than the local law,

B. lack of planning hierarchy
   - lack of secure the perspective public interests of translocal importance in planning documents
   - execution of investment, based in the special laws, without taking into account the spatial development plans
Legal relationships between planning levels

1. National Spatial Development Concept
2. Regional Spatial Development Plan
3. Studies of conditions and directions of spatial development of municipalities
4. Local spatial development plans
Problems:

Legal regulation

Urban sprawl
Why does the city sprawl?

Social conditions
- a desire to live outside the city, surrounded by nature
- lower real estate prices on the city outskirts
- lower property taxes in the peri-urban zone
- competition between communes

Legal conditions
- lack of consequence in the implementation of spatial policy at the municipality level
- lack of value taxes (cadastral, ad value)
- obligation to establish the development conditions for individual investments
It’s so beautiful here!
Let’s build a house close to nature!
I will build a "Live in the forest" housing estate here.
The effects and consequences of pressure for peri-urban areas

Changes in the natural environment and landscape

- village function changes from farming to housing, service or industrial
- loss of open areas associated with using high agricultural quality lands for non-agricultural purposes, which significantly affects the change of rural landscape
- loss of unique style of rural areas in favor of urban architecture, often with low aesthetic value
- "space flattening", formation of new buildings in isolation from the existing settlement network, "in the middle of nowhere"
- environmental pollution, formation of buildings on areas without a complete technical infrastructure, particularly without sanitary sewer system
- degradation of naturally valuable terrain
- daily congestion - associated with the slow development of communication infrastructure in parallel to a strong spatial expansion and rapid development of individual car transport

Changes in social relations

- the lack of cultural identification of the newly-formed settlement space
- conflicts arising from the mixing of functions
Cities and landscape show how worth we are - materially and spiritually.

Leon Krier

Thank you for your attention

Marek Bryl
m.bryl@wbpp.poznan.pl