



New Planning Tools and Their Importance for Investments in Poland

RECENT AMENDMENT TO THE ACT ON PLANNING AND SPATIAL DEVELOPMENT INTRODUCES A RANGE OF NEW TOOLS SIGNIFICANT FOR STREAMLINING PLANNING PROCESSES. MAGDALENA KLIMCZYK, HEAD OF THE BUILDING PERMIT DEPARTMENT AT WINDHUNTER_SERVICE, EXPLAINS HOW THESE CHANGES MAY IMPACT INVESTMENT PROCESSES AND THE ROLES OF MUNICIPALITIES AND INVESTORS IN SPATIAL PLANNING.

General Plan – A New Era in Spatial Planning

One of the most important changes is the introduction of the General Plan, which replaces the previous Study of Conditions and Directions of Spatial Development.

„The General Plan, now applicable to the entire municipality, is a step toward unifying planning procedures. It is a document designed to help precisely designate areas for investment while remaining aligned with local urban standards,” explains Magdalena Klimczyk.

Thanks to the General Plan, municipalities will be able to more efficiently define development zones and identify areas for infill development. According to the

Windhunter Service expert, „This is an important change that will help prevent uncontrolled urban sprawl and reduce cases of housing developments being built far from existing infrastructure. This will minimize the costs of transportation and social development for these areas.”

Integrated Investment Plan and Urban Agreement

Another key element of the new regulations is the Integrated Investment Plan (IIP), which replaces the previous housing-specific legislation. The IIP can cover not only housing projects but also a variety of other investments, giving municipalities more flexibility in planning diverse initiatives.

“With the Integrated Investment Plan, municipalities gain greater control over the type and location of investments within their area. At the same time, investors can count on increased transparency and legal stability. This supports long-term planning,” emphasizes Magdalena Klimczyk.

An important innovation is the introduction of the Urban Planning Agreement, a contract between the municipality and the investor, designed to safeguard the interests of both parties. According to the expert, this agreement allows for a clear definition of mutual obligations, finally addressing the issue of cost-sharing for infrastructure development. This mechanism ensures the needs of residents are met and helps reduce potential disputes during the implementation of investments.

New Rules for Issuing Land Development Decisions

The changes also affect the procedures for issuing land development decisions. The goal of the amendment’s authors was to reduce cases of construction in „open fields,” which often forces municipalities to bear the costs of providing infrastructure. „Assigning land development decisions to infill development areas and requiring their compliance with the General Plan will enable municipalities to better control spatial development,” explains Magdalena Klimczyk.

Another new regulation limits the validity of land development decisions to five years from the date they are issued. Investors will be required to begin work more quickly, which should significantly reduce the number of long-term undeveloped plots with valid decisions.

Urban Register – Accessibility and Transparency of Data

Starting in 2026, a new Urban Register will come into effect. This publicly accessible database will include planning documents, results of public consultations, and administrative decisions.

The windhunter_service expert emphasizes that the Register will significantly improve the accessibility and transparency of data related to the spatial planning process. It will provide both residents and investors with a complete overview of planning objectives in their areas of interest.

The Future of Spatial Planning

The changes in the Act on Planning and Spatial Development introduce significant improvements that could streamline and standardize planning processes. Investment processes will become more predictable, and municipalities will gain tools to better manage public spaces.

„This is a step toward more sustainable and organized development of our public space,” concludes Magdalena Klimczyk.