

## ***Cantoria - 47 Homes to be Legalised***

AUAN Press Release, 3rd November 2009

Cantoria town council published a proposed amendment to their town plan on the 22nd September 2009. Our local representative asked for, and received, a copy of this plan from the mayor of Cantoria on CD during the 30 day public review period and we engaged a town planner to review it.

The proposed modification relates to approximately 10 hectares of land situated between 'Media Legua' and 'El Flax' in Cantoria. It seeks to reclassify land which is currently non-urbanisable (rustic land) into an urbanisable sector thus legalising 47 houses already standing in that sector and confirmed in the document to be currently 'fuera de ordenacion'. 5 of these houses belong to AUAN members.

This represents a reversal of fortune for these homes. In July 2008, the adapted plan for Cantoria placed homes in this sector (and others) on protected land. The AUAN issued an objection to this plan on behalf of its members followed by a submission to the courts when the objection was ignored. In subsequent discussions with the town council the protected status of the land was removed.

The AUAN has issued an expression of support to the town hall, with respect to this amendment, and we have issued a request to 'personalise the association in the administrative file' on the basis that we have members that are directly affected by the proposal, even though, due to the irregular nature of their properties they cannot participate in the development process.

We would like to monitor progress because difficulties may arise if any of the existing land owners are unable or unwilling to pay their contributions towards the urbanisation of the sector. It should be noted that the plan is still subject to approval by the Junta de Andalucia.

The planning document indicates that the 3.8 million euros cost of urbanisation will be born by the landowners. This includes the installation of a sewage treatment plant.

### **Timescales:**

Maximum time period for the sector to be developed - 3 years following definitive approval of the current proposal.

Maximum time period for drawing up and approval of Urbanisation project - 1 year following definitive approval of the current proposal.

Maximum time period for drawing up and approval of Reparcelisation project - 1 year following definitive approval of the current proposal.

Maximum time period for starting of urbanisation works - 6 months following definitive approval of Reparcelisation project - With a maximum period of 24 months in which to complete the works.

[En Espanol](#)