

PGOU modified to regularise scattered villages

Translated from an article in Albox Informacion, 6th August 2009.

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Albox council has recently approved (in a plenary session) a punctual modification to the Plan General de Ordenacion (PGOU) to recognise and protect scattered rural settlements that exist in the environs of the Ramblas of Albox, Oria and Saliente.

This modification is warranted because the existing planning rules do not allow the development of buildings in these areas, representing a serious risk to the preservation and consolidation of this type of settlement in the municipality.

Therefore, the initial approval of this new rule represents an important step in the process for regularising a large number of houses existing in the various ‘barriadas’ such as La Molata, Los Segovias, El Cunico, Locaiba, San Roque, Llano de las Animas, Llano del Espino, Las Pocicas or Saliente.

After initial approval the document will be available for public viewing and the presentation of objections at the Town Hall for a period of one month after its publication on the Boletins Oficial de la Provencia (BOP).

Once this phase is completed, the document will be sent for review by the Consejeria de Vivienda y Ordenacion del Territorio. Albox council thinks that it will take 3 months before definitive approval will be given.

Analysing the document from a technical point of view it is noteworthy that the existing general plan will be modified with respect to Suelo No Urbanizable (Rustic land).

Technical Aspects

- To delimit the area of existing scattered rural settlements establishing conditions for their development which guarantee conservation and improvement of their natural characteristics.
- To establish an adequate level of protection for the farming zones on which the different settlements are based. The modification introduces the creation of the following classes of land:
 - o Suelo no urbanizable Habitat Rural Diseminado (Non urbanizable land with scattered rural housing) in the environs of the Ramblas of Albox, Oria and el Saliente. It (the plan) delimits the area of existing scattered settlements and establishes the conditions for conservation and construction of houses within the defined area.
 - o Suelo no Urbanizable de especial proteccion por la planificacion urbanistica. Cultivos de Regadio. (Protected Non urbanizable irrigated land). The plan delimits agricultural land.