

At the Ordinary Council Meeting (Pleno) held on 4th July the Advancement of Innovation 14 was given its initial approval.

This planning advance, which has the form of a municipal regulation, has been prepared in compliance with article 4 of Decree 2/2012 of 10 January, by regulating the system of settlements and existing buildings on non urbanised land in the Autonomous Community of Andalusia.

The Object

The Advance has the clear objective of defining the urban settlements, the scattered rural habitations, and the isolated buildings, on non urbanised land in the municipality.

What is an Urban Settlement? (Un Asentamiento Urbanístico)

Urban Settlements consist of geographical areas defined and consolidated by the constructions. Its definition is made according to certain criteria.

1. Having a degree of consolidation and urban structure.
2. To be viable for the establishment within them of common services and facilities.
3. To be attached to an Urban Core.

Groups of buildings which cannot be considered as an Urban Settlement (Un Asentamiento Urbanístico) are those which are isolated and which by virtue of their low density are not eligible to be an urban centre.

The Urban Settlements will be part of Innovation 14 (General Revision of the Urban Plan) with the classification of non consolidated.

The homes included in any of these settlements will have the right to a temporary connection to water and electricity until their incorporation into the urban plan.

In the graphic documentation the areas defined as Urban Settlements are shown by a red line. The name of each area coincides with the core population with which it is associated.

What is a Scattered Rural Habitat? (Hábitat Rural Diseminado)

These are geographical areas on which are located a set of buildings without an urban structure, and which were originally linked to farming and rural areas, and which have characteristics that must be preserved.

Its definition is based on the following criteria:

1. Must consist of buildings and houses linked to farming and rural settings.
2. Should be independent of an urban nucleus.

3. There must not have a defined urban structure.

The Scattered Rural Habitat maintains its classification as non urbanisable land. The General Plan will establish the legislation applicable to them.

In the graphic documentation the division of The Scattered Rural Habitat is marked with a blue line.

What is an isolated building? (una edificación aislada)

An isolated building is one that is not included either as an Urban Settlement, or as a Scattered Rural Habitat.

These homes will remain as non urbanisable land, but they will retain a number of rights.

1. The Right to be occupied, which will be implemented with a certificate of assimilation as outside urban regulation.
2. The right to connect to general services provided they are accessible, or otherwise to obtain them independently.
3. Repairs and maintenance may be carried out as required for the strict maintenance of safety, habitability and safety of the building