

URBAN PLANNING AND STRATEGY & THEIR RELATION TO CADASTRAL VALUATION IN SPAIN

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Faced with the situations created by urban spaces and their surrounding territories, we will bring together urban planning and the latest state land laws in Spain (1998 and 2007). These in turn will be related to the *territorial cohesion policy* contained in *European Spatial Development Perspective (ESDP)* by providing a territorial perspective to correct imbalances while, in parallel, opening up routes to public participation in territorial management processes. Both the ESDP and the ESPON Observatory are being used as frameworks of action for the Autonomous Communities to draw up their territorial strategies.

It seems timely that we can add a third element for analysis to the connection we want to establish between urban and strategic planning, both in cities and territories: cadastral valuation.

1. STATE URBAN PLANNING

The Law on *Land Planning and Valuations* (1998) was pronounced as favouring an increase in land supplies liable or suitable for urbanisation. Its defence was the more land available, the less appreciation. However, its consequence was urban planning dictated by real estate groups and large landowners, particularly interested in zones with the greatest revaluation possibilities. It led to the reclassification of a large amount of rural land as urban, namely, establishing the maximum market value for the valuation of buildable lands, as if it were already developed. These circumstances ended up supporting the construction sector and its conversion into an *economic engine*. There were those who argued that the shutdown of this sector would have an impact on the entire economy.

Before the real estate crisis exploded, the current land law in force was approved (2007), which introduced a new classification for the purposes of administrative valuation. It distinguishes only between rural land and developed land, with the aim of taxing lands according to reality and not based on possible city planning expectations. The following matters can be added to this initial contribution, which should bear fruit in upcoming years: to increase market efficacy by discouraging speculation, to increase legal control of urban planning

and control the urban growth in cities. The law fosters the construction of more subsidised housing, as well as a tax policy aimed at restoration and the rental market. The only thing still missing is to find out its development during times of property crises in the different autonomous communities.

2. URBAN PLANNING AND STRATEGIC PLANNING: MUST BE HANDLED JOINTLY IN THE MOST INNOVATIVE AUTONOMOUS COMMUNITIES

Urban zoning is a basic and essential tool for improving quality of life. Its main objective is regulating land planning and zoning and its social uses. However, in recent years the public function of urban planning has been abandoned, leaving it in the hands of private interests. The majority of autonomous communities enacted laws in this area, using the state *Land Laws* as a starting point. The most innovative acts were seen in the Community of Valencia (1994) and, by extension, Castilla-La Mancha (1998), using the former's as a model. The first was characterised by the lower number of structuring figures and actions by the 'Urban Developer', the latter transferred to the Court of the European Communities. The second community presented a new feature of joining two laws together in a single text: territorial zoning and urban planning activity. The result was the *Law on Territorial Zoning and Urban Planning Activity* (LOTAU).

If an autonomous community merged a territorial zoning law with a municipal urban planning initiative, *wouldn't it be possible to merge approaches for strategic city planning into urban planning legislation?* The current crisis makes it advisable to include the directives and conclusions for strategic city planning with traditional urban planning. They should not be two different and disconnected contributions.

Strategic city planning has always been presented with the objective of rounding out, and never replacing, traditional planning. It is understood as a true mobilising force of municipal society, including prospective techniques with longer timelines than the traditional plan, but never incompatible. The greater connection between the traditional plan –regulatory– and the strategic city plan –not regulatory– is owed to the fact that this could give rise to a political project that can transform the city, with different action schedules. Another thing are the strategic plans that have turned into a smokescreen full of good intentions or a social glue during pre-election times.

If we relate urban planning and strategic planning, the result will be different, as both long and medium-term objectives must be detailed in urban planning (which is what we are truly interested in deep down). Thus, we are proposing *strategic urban planning* and not two isolated documents.

3. CADASTRAL VALUATION: A COMPLEMENTARY FACTOR OF ANALYSIS

The inclusion of cadastral valuation in planning studies would lead us to having more objective and in-depth knowledge of the autonomous communities and their municipalities. The need to re-study urban agents has once again been brought to the forefront.

Urban cadastres confirm that over a course of a decade (1995-2005) the autonomous community that has grown most in land ownership wealth and the concentration of property

was the Community of Madrid. If we stop for a moment at the last decade studied, the Community of Madrid continues to hold first place, followed in wealth by Catalonia, and property concentration by the Balearics, Canaries and Catalonia, jointly. The study drops down a level for both variables (wealth and concentration) to include provinces and cities with more than 50,000 inhabitants. The cadastral importance of the Community of Madrid contrasts with the insignificance of the autonomous community onto which is expands demographically, due to bordering it, namely, Castilla-La Mancha.

The Directorate General of Cadastre published cadastral statistical information from 1990 to 2005, which we have used for all of Spain. However, there has been a change in the variables provided both for urban and rural lands since 2006. For this reason, the variations made need to be taken into account, as well as the greater number of data. The Directorate General has offered complementary data to those provided since 2006, which are broken down in the urban and cadastral planning list, particularly when unbuilt land distribution is analysed according to ownership in large urban areas (2006).

CONCLUSION

It seems increasingly clear that Urban Planning and Strategic City Planning should not be two independent documents, one solid and the other liquid, one for planning and the other for pre-electoral demagogy, but that we should instead speak jointly of Urban and Strategic Planning.

If we are capable of interrelating territories at different scales, cities and territories and merging both urban planning and strategic planning approaches, it seems advisable to include Cadastral Valuation in planning as well, as objective data to better understand territories and their municipalities.

