

SPATIAL PLANNING OF THE AGRICULTURAL TERRITORIES IN BULGARIA – HOW TO FILL THE GAP?

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UDC: 711.14:631(497.2)

SUMMARY

Spatial planning in the agricultural territory is crucial for the regional and rural development in Bulgaria. However, agricultural spatial development is poorly covered by the national legislation. Currently, there is a vital need in developing a modern and adequate related concept that is different from the existing from the time of the centrally planned economy one. The objective of the paper is to present the author's concept on agricultural spatial planning in conditions of marked-planned economy and in line with the acting in Bulgaria Spatial Development Act (SDA, 2001). A further development of the concept of the General Development Plan (GD Plan) as regulated in Chapter Six of the SDA (2001) is suggested. The author considers inappropriate for on-farm level the Specialized Detailed Development Plan as regulated in Art. 111 of SDA (2001) and promotes the idea of developing Land Use Plan (LU Plan) with appropriate characteristics. Spatial planning of the agricultural territories should be recommendatory in the small-scaled planning (GD Plan) and advisory for the big-scale planning (LU Plan), stimulated by financial and other instruments. To serve the public and private interests it should be based on zoning of the agricultural production, economy potential of the land and nature recourses and existing infrastructure. Spatial zones and territorial elements with their regimes are discussed.

Key words: Spatial planning, Agricultural territory, Development zones, Territorial elements

INTRODUCTION

The agricultural territory in Bulgaria shares the greatest part of the national space and has great income potential. Though being important to the national economy, its problems are being somehow circumvented by the state. The

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agricultural territory is the only one, compared to the other territory types, that has no contemporary spatial development rules regulated by the legislation. Its spatial development is supposed to be controlled generally by the market regulation mechanisms. A negative consequence from this state abdication is the chaotic and non-holistic land use, which causes inefficient agricultural production and environmental problems. Bad land governance allows for: fragmentation of land ownership (that causes negative effects on maintaining land quality, mechanization of field production and economic growth of the small and middle farms); bad transport connectivity in the field; bad structure of crop production (abandonment of intensive crop production, growing ineffective crops on the most valuable and technically equipped land); destruction of the biggest part of 250 irrigation systems; degradation processes and the pollution of the agricultural land (lack of strict control); loss of agricultural land under urbanization and construction), etc. and finally to non-use of the land production potential and underestimation of Bulgarian lands.

Two acts are nowadays responsible of the national territory planning: the Regional Development Act (RDA, 2008) and the Spatial Development Act (SDA, 2001). The first of them regulates the strategic planning of the spatial and regional development. The second one regulates the territory development in terms of investment design and construction (Art. 1, para. 2 SDA, 2001). Spatial planning transfers the strategic regional foreseeing to the territory and, vice versa, regional strategic planning can be developed only on proper territorial basis, achieved by spatial planning.

General foreseeing for the agricultural territory on a national level is presented in the National Regional Development Strategy (NRDS) 2012-2022 as regulated by Art.19, para. 1 RDA (2008). This planning document addresses the rural areas, including the peripheral (NCSD 2013-2025), the underdeveloped (RDP 2014-2020) and the areas for targeted support (Art 5 RDA, 2008). It pays main attention to the development of the specific potential of the agricultural territory, to its economic convergence and environmental protection.

The agricultural territory, as a part of the national space, is subjected to analysis and development forecasts by the other strategic document regulated by RDA (2008): NCSD 2013-2025 (Art. 7b RDA, 2008), which focuses on the territorial development. Its analysis outlines the main problems of the agricultural territory and provides guidelines for: introducing innovations, sustainable management of the natural resources, utilization of the natural and demographic potential of the rural areas, restoration and modernization of the irrigation infrastructure, restoration and reconstruction of the facilities for the water harmful effects control, promoting intensive production and organic farming, assisting the

production in the sensitive areas, land consolidation, reduction of the number of deserted land properties, etc. It promotes strict protection of the highest category land from construction and urbanization. The document defines the main objectives of sustainable rural development on the base of conservation, restoration and proper management of the land resources and through a sole integrated plan for all sectors, giving a priority to the agricultural.

The strategic instrument for spatial planning, supposed by the legislation, is the General Development Plan (GD Plan) (Chapter 6, Section 2 SDA, 2001). It sets the territorial and time framework of actions and investment intentions within an administrative and/or territorial unit. However, the GD Plan contains details about the urbanized territories, while the other territories are presented only by their borders and some territorial elements. The agricultural territory in the GD Plan is presented by the following general territorial elements (Annex 2 to Art. 68, para. 2 of Ordinance 8 to SDA, 2001):

- area, for which it is permissible to change the permanent agricultural purpose of use for construction
- area in a regime of a ban on change of its permanent purpose of use
- farm land: cropped fields
- farm land: permanent crops
- non-farm land: pastures, slopes, gullies, pests
- area in a regime, which is influenced by environmental requirements

Ordinance 8 SDA (2001), art. 5, para. 5, 6 and 7, regulates territories and development zones in the cities of national importance (cities-centers of hierarchical level 1 and 2 as to the NCS D 2013-2025) that have specific purpose of use: for agricultural activities. Related texts are found in two other documents. Sofia Municipality's Spatial Planning and Construction Act envisages groups of agricultural development zones in the Sofia suburban area (Art. 6, para. 1, item 7 SMSPCA, 1995). The Administrative and Territorial Structure of the Republic of Bulgaria Act provides for urban and suburban zones Art. 3, para. 1 ATSRBA (1995) in the land belt between Sofia urban and Sofia municipality border for agricultural production activities. However, these agricultural development zones are not recorded in Sofia green system (Art. 10, para. 1 SMSPCA, 1995). No such zones are foreseen for the other cities by the SDA (2001).

Agricultural territory planning is addressed in Art. 111 SDA (2001) through a Specialized Detailed Development Plan (SDD Plan) (Chapter 6, Section 3 SDA, 2001) for the agricultural and other territories with the purpose "to solve particular structural problems and cover structural parts of the municipality's territory". Spatial development of all the other territories

(forestry, protected, disturbed for restoration Art. 7 SDA(2001), etc.) has its regulations in particular normative documents – the Forestry Act (FA, 2011), the Protected Areas Act (PAA, 1998), Agricultural Land Protection Act (ALPA, 1996), etc. Some regulatory mechanisms for the agricultural territory planning can be found in the Agricultural Land Ownership and Use Act: one-year land-use agreement (Art. 37c ALOUA, 1991) and some procedure rules for voluntary land consolidation (Art. 37e ALOUA (1991); Chapter 9 RIALOUA (1991). ALOUA (1991) generally concerns establishment of ownership and acquisition of land. There are some texts associated with agricultural land-use planning in the Inheritance Act, which limit the landed property size according to the different methods of permanent purpose of use: 0.3 ha for cropping fields, 0.2 ha for pastures and meadows and 0.1 ha for perennial plantations (Art. 72 IA (1949). Art. 2, para. 3 ALPA (1996) foresees measures for the conservation and restoration of soil fertility, sets limitation to the change of the permanent purpose of use of the agricultural land to urbanized one.

The regulations of these acts are too general in nature and are not sufficient for conducting spatial development activities. None of the acts reflects a comprehensive management concept for integrated planning of the agricultural territory, consisting of objectives, measures and actions, and based on technological indicators. The economic development of the farms, sustainable land use and balance between the functions of the other territories is still not considered in a comprehensive document for developing united territorial basis. As a consequence of this gap, the land use planning for the agricultural territories is currently unofficial, chaotic and non-holistic. There is lack of spatial development decisions in the GD Plans for the agricultural territories, according to the natural characteristics and the anthropogenic impacts. There are no rules and technical standards for development of SDD Plans (land use plans) for the agricultural territories. There are no developed and implemented agricultural land use plans.

The objective of this study is to develop a concept for spatial planning of the agricultural territory with zones and territorial elements at two different scales, according to the scales of the regulated spatial planning documents in Bulgaria: the General Development Plan and the Specialized Detailed Development Plan (SDA, 1991). By this concept, the author makes some suggestions for amendments of SDA (1991).

MATERIALS AND METHODS

While developing the ideas of the study, the following scientific methods and approaches were used:

- *Documentary analysis* - collection, processing and analysis of normative, strategic, historical and other documents from the country and abroad in respect of land-use plans and maps, including national documents for rural development, the National Strategy for Regional Development of the Republic of Bulgaria 2012-2022, the National Concept for Spatial Development 2013-2025, Ordinances of the Council of Ministers, acts of the Municipal Services of Agriculture, Analytical Reports on Sustainable agriculture management at municipal level, land use plans and maps.
- *Quantitative and qualitative methods for collecting and processing information*: economic, geographic and statistical data. When collecting statistical information, the following sources of statistical information were used: policies, strategies, plans, programs and projects developed, analyzes, forecasts and anticipated planned development for the agricultural territories; farm and economy data, general characteristics of the territory (including natural conditions, transport and technical infrastructure, environment) from the National Statistical Institute; agrarian reports, statistical reports from statistical agencies; official registers, publications and documents of state bodies and departments (ministries and agencies, district and municipal administrations, etc.); official registers, planning and strategic documents at municipal level.
- *Expert assessment* for formulation of an up-to-date concept of agricultural spatial and land-use planning, its content and scope.

The use of up-to-date strategic and normative documents, information databases of national registers and historical evidence is a real basis for achieving credible results. The realism of the proposed methodology contributes to clarity, regarding the scope and the content of the land development plans.

RESULTS

Art. 111 SDA (2001) doesn't specify any scale or characteristics of the SDD Plan. This is supposed to be regulated for each type of territory in a separate document. Since there is no regulation for the agricultural territory, the author presents own theory for amendments in the existing planning documents with an effect on the appropriate structuring and efficient use of the agricultural territory. The author's views are summarized in a concept for agricultural spatial and land-use planning at the scales of the regulated official documents: 1) the small scale of the GD Plan; 2) the large scale of on-farm level.

A CONCEPT-SCHEME FOR AGRICULTURAL TERRITORY ZONING AND ITS REPRESENTATION IN THE GENERAL DEVELOPMENT PLAN

Theoretical considerations

The development and spatial plans in Bulgarian legislation are specific category legal acts, which specificity is that they contain mandatory predictions and perspectives performing bindings. Their legal features are specific and mandatory for enforcement. If their prescriptions should not be fulfilled, sanctions or coercive administrative measures follow. Can this be valid for the agricultural territory?

Zoning of the territory meets the provisions of Art. 106 of SDA (2001) and Art. 2 of Ordinance 8 to SDA (2001) that contain provisions for the mandatory regimes of the GD Plan. On the contrary, Art. 17, para. 3 CRB (1991) and Art. 4, para. 1 ALOUA (1991) provide that "the private property is inviolable" and "proprietors shall be free to determine the method of use of the agricultural land according to its permanent purpose of use". This means that if the GD Plan promotes detailed structural zoning for the agricultural territory, a legal contradiction will occur with CRB (1991) and ALOUA (1991). Further, the "agricultural activity" as a kind of activity in a territory (Art. 4, para. 7 of Regulation 7 to SDA, 2001) depends on natural, social and financial factors, which are dynamic in nature. A mandatory regime on farming zones will bring to deficits and bad results in crop production, land relationships and other spheres of interaction. For example, the amortization period of the permanent plantations is in many cases shorter than the operational period of the GD Plan, the EU subsidizing of the agricultural production requires a five-period of land management, etc. This means that protecting the agricultural land and its production functions by means of strategic spatial planning can be realized through a flexible approach that will concern the regulation of the basic territory development instrument: the GD Plan. The idea of this study is that in the scope of GD Plan should be developed *a concept-scheme for the agricultural territory development of a recommendatory nature*. The implementation of its projections can be different financial mechanisms like subsidizing policies, land tax policies, etc. There are similar examples from the developed EU economies, where Master Plans are recommendatory but incentive systems lead to their strict adherence (as for example in UK). Further, *Art. 2 of Ordinance 8 is to be amended with recommendation for structural foreseeing for the agricultural territory*. This will make possible designation of development zones and territories with recommendatory regimes as an

extensive approach to maximization of the land use effect. It should correspond with the local soil and climatic conditions and should consider cultivation of appropriate crops, applying appropriate systems of agriculture, ameliorations, etc.

Features of the concept-scheme for the agricultural territory zoning and its representation in the General Development Plan

Since the GD Plan has mandatory regime, the author accepts the boundaries of the agricultural territory as mandatory. They outline **a zone for market-oriented agricultural production**. Its characteristics should include: long-term regime as foreseen by the GD Plan and no permission of changing the permanent purpose of use for construction. This zone should be subjected to the entrepreneurship for primarily commodity production for the market. Different systems of agriculture and mechanized soil tillage should be applied. It should include the following main methods of permanent use: cropping fields, perennial plantations, pastures and meadows. As to the author's concept, the agricultural territory **consists of development zones with recommendatory regimes**. The idea for development zones stems from the diversity of land quality and climatic conditions over the country. It presupposes regional specialization of the agricultural production. The purpose is to use the each location productive potential of the agricultural land. The information background for zones designation should be: 1) the traditional zoning of the agricultural production; 2) the land quality assessments; 3) the existing soil varieties; 4) the availability of technical infrastructure (mainly ameliorative) that serves the agricultural production process, etc. The following development zones in compliance with the Cadaster and Property Register Act (2000) methods of permanent purpose of use (Ordinance RD-02-20-5/2016 to CPRA,1991) with recommendatory regimes should take place:

1. Recommendatory development zone: cropping fields for establishing crop rotations
2. Recommendatory development zone: permanent plantations
3. Recommendatory development zone: pastures
4. Recommendatory development zone: meadows
5. Recommendatory mixed development zone: for combining agricultural production with other kind of production and/or tourist function (e.g. a tourist farm with a profile of viticulture and wine/beekeeping/fruit growing, etc.)

Additionally, the GD Plan should point out: the degraded soil hot area, the non-farm territory and the territory intended for irrigation and drainage. In this sense, the following territorial elements should be outlined:

6. Non-farm territory - unused land with developed shrubs and forest vegetation, ravages, gullies, slopes and other non-agricultural land
7. Territory for restoration from soil degradation
8. Territory of irrigation/drainage system: built-up, or under construction, or under an open procedure for construction
9. Territory intended for future irrigation and/or drainage
10. Terrain under reclamation

The adherence of the recommendatory regimes should be stimulated through different financial incentives. By following the recommendatory regimes of these zones, the following desired effects will be achieved: the chaotic transformation of the cropping fields into lands for permanent crop growing, meadows, etc. will be limited and vice versa; the structure of agricultural production will be improved, i.e. of intensive crops: fruit and vegetables will be grown where the natural conditions are allowing; the traditional production of national importance will be preserved, such as the production of roses and other essential oil crops; the integrity of pastures and meadows with a focus on preserving the biodiversity and providing grazing areas for livestock farming in the future will be maintained, etc.

According to the specific regional and settlement conditions, **suburban agricultural territory** should be outlined. It should be meant for the cities–centers of 1st and 2nd hierarchical levels (according to NCSD 2013-2025) and for settlements with forecasts for economic and social activity increasing. This territory is a question of spatial development policy, not of applying development norms. They should not be treated in the concept as a mandatory instrument of spatial planning. They should be designated where there are appropriate physical-geographic conditions and availability of land resource. The suburban agricultural area is a transitional area between the urbanized and agricultural territory. It is of ecological importance for creation of natural environment and providing for quick contact of the citizens to the natural life factors. As an ecologically "natural break", it contributes to spatial limitation of the extensive urbanization.

The suburban agricultural area should be intended for direct self-supply with fresh food. It should be suitable for personal and family entrepreneurship. A **particular terrain with a specific regime** (areas suitable for linking the agricultural activities with recreational activities – villa zones) should be part of this territory. It can also overlap a *territory with permissible regime* for change for urbanization permanent purpose of use.

The need for contact with nature environment and also for fresh immediate food has brought to development the idea of **urban farming area within the urbanized territory**, mainly in the cities-centers of 1st and 2nd hierarchical level (according to NCSD 2013-2025). It is a contemporary tendency to plan suitable urban landed properties for small agricultural

production, being at the same time part of the city's green system. In the economic sense, such area should be foreseen for private and family entrepreneurship for subsistent agriculture and rarely for the market. The anthropogenic impact should not be in conflict with the urban functions (Yarlovská, 2017).

A CONCEPT FOR THE AGRICULTURAL LAND-USE PLANNING ON FARM LEVEL

Theoretical considerations

The DD Plan, as regulated by Art. 108 SDA (2001) has the following peculiarities: 1) the DD Plan is mandatory for realizing investment intentions for construction and/or for changes in street regulations (Art. 12, para. 2 SDA, 2001); 2) the DD Plan for territories out of settlements can be applied only if it complies with the provisions of an operating GD Plan (Art. 45 of Ordinance 7 to SDA, 2001): if the development regime of the territory has to be changed and a DD Plan to be applied, this is possible only if the GD Plan is changed (amended) by firstly modifying the GD Plan through an analogous to its creation procedure (Art. 134 para. 3 SDA, 2001); 3) the DD Plan fulfills the technical standards provided by Ordinances 7 and 8 to SDA (2001), which are mainly connected with construction. The SDD Plan as regulated by Art. 111 SDA (2001) is supposed to be a kind of a DD Plan and should meet its set-up rules. However, some circumstances hinder the implementation of these rules to a spatial plan for the agricultural territories and they are the following: 1) spatial planning for the agricultural territories generally is not connected with construction and street regulation but is intended for land-use optimization, i.e. first, for creating optimal territorial conditions for the agricultural production process and, second, for balancing the interaction between human activities and the environment; 2) the SDD Plan for the agricultural territories is supposed to have shorter operational period than that of the GD Plan because land use in the agricultural territories has more temporary character than land use under construction elements: planning and the implementation of the plans are affected by dynamic factors like natural factors, land relationships, agricultural subsidy policies; 3) the territorial elements may have different lasting regime: for example, engineering infrastructure (provided by the operational GD Plan and implemented by the DD Plan), the permanent field roads that connect important territorial elements with naturally developed tree and shrub vegetation along and the unused non-categorized lands such as pests, gullies, rays vs. the functional field roads of a crop rotation or perennial plantation, fields, quarters and grazing parcels, etc., with more temporary nature.

The land function as means of production but being natural resource predetermines the specificity of spatial planning for the agricultural territories and its instruments. The dynamism of the natural and social (land relationships) factors put difficulties to regulate the agricultural land use planning in the legislation. There are still big gaps concerning land relations and land governance like the total lack of suitable regulations for the small scale spatial planning for the agricultural territory in the SDA (2001) and in other acts concerning land ownership, land use, land relations, protection of farmland. Still, there is no regulated terminology associated with spatial planning of the agricultural territory. However, some sub-normative and legal-administrative acts use such terminology. The term "land use plan" is used in the RIALOUA. It is referred in Art. 13a, para. 4, item 2 and Art. 18b, para. 1 RIALOUA (1991) to as a "structural land-use plan before the formation of the cooperative farms and state-owned farms": obviously a graphic documentary form the past. The terms "land use draft project" and "land use plan" can be found in some Municipal Development Plans. Some legal and administrative acts that solve private property problems also mention them. It is paradoxical that the only contemporary legal reference for a document with the issued content is in the Art. 111 SDA (2001): the SDD Plan for agricultural territories. Consequently, there exists a great need in revising and reconstructing the legislation on the agricultural land use planning on farm level on the base of a scientifically grounded concept. It is obvious that the regulated in Ar. 111 SDD Plan doesn't fit to the purposes and role of a land-use plan (LU Plan) for the agricultural territories. There are no developed normative instruments for the SDD Plans for agricultural territories neither in the SDA (2001) nor in any other normative document in force. The SDD Plan for the agricultural territory is totally different in purpose, technological criteria and procedure of creation and implementation from the DD Plan as stated in SDA (2001). Actually it is not a plan for construction but for land use. The time duration of its implementation is dynamic and depends on natural and frequent finance, social and production factors. So instead of the term SDD Plan that is empty of content in regards of the agricultural territory, most appropriate is the term Land Use (LU Plan). The LU Plan for the agricultural territory cannot be mandatory but only consultative due to the dynamism of the affecting factors. This is in contradiction with the status of the DD Plan which is mandatory for construction. If the agricultural development zones of the GD Plans are recommendatory, the LU Plan for agricultural territories shouldn't be subordinated to the GD Plan as the DD Plans are. Spatial development planning for owned or leased land on farm level is a matter of private initiative. It cannot be imposed by legal force.

What the land proprietors and users are today legally concerned with is: the right to freely choose the method of the permanent purpose of use (Art. ALOUA, 1991); requirements for land protection but without strict accountability for their implementation (ALPA, 1996); the clauses included in the Agreements for consolidated plots for the use of farmland (Art. 37c, ALOUA, 1991).

According to a previous investigation (Moteva, Spalevich, 2016), the farmers need consultative land use plans for structuring their land by method of permanent purpose of use and for the arrangement of the land plots within crop rotations, rotational grazing, rotational mowing, perennial plantations with activities for preservation and improvement of the quality of their land. It is important for them the design of the field road network, of antierosion forest belts, terraces, etc.

The only vital incentive for implementation of holistic agriculture with environmental protection at present is the European subsidies under the RDP 2014-2020 but not the official legislation.

Features of the concept for agricultural land-use planning on farm level

The role of the LU Plans, as treated in the concept, is for choosing appropriate land use pattern, according to certain indicators, mostly related to economic criteria and environmental norms. The general provisions for the LU Plans should be:

- LU Plan should be elaborated for the territory of: a farm or part of a farm land or of a group of agricultural holdings or part of their total territory
- The scope of a LU Plan should be related to the scope of activity of the agricultural holding for which the contracts for rent or cooperatives are being developed.
- Land-use planning will be carried out at the request of the landowners and the land-users.

The LU Plan should treat the agricultural land use as dependent on the natural factors: relief, soils; the anthropogenic interference; need of land reclamation and environment preservation; the technical, social and labor resources. They should generally provide for the following territorial elements:

1. Agricultural land for cultivation of arable crops and introduction of crop rotations, including annual cereals, industrial crops and annual and perennial fodder crops, vegetables, fallow land.
2. Agricultural land for perennial cultivation of vineyards, orchards, nurseries, etc.
3. Agricultural land for grazing livestock, i.e. pastures
4. Agricultural land for meadows.

5. Land with foreseeing for irrigation and/or drainage
6. Land included in irrigation and drainage systems and/or included in approved projects or projects in process of validation for construction of irrigation/drainage systems
7. Land, requiring special activities for soil fertility restoration: meliorations, prevention of floods and foreseeable disasters, forest-ameliorative and hydro-technical measures for protection of the soil cover from water and wind erosion, agro-ameliorative activities
8. Uncultivated agricultural land, i.e. unused land with developed shrub and forest vegetation (including those protected under the Art. 2, para.1 FA, 2011) ravages, gullies, slopes, stabilized field roads, etc.
9. Territory, suitable for land consolidation
10. Territory for mixed agricultural use and recreation (under §4 of the AR of the ALOUA, 1991)
11. Territory for permaculture farming (including alternative and organic farming)
12. Main and secondary field road network
13. Animal pathways network
14. A crop rotation field
15. A grazing section in rotational grazing
16. Terrain for animal summer camp and water supply in a pasture
17. A field for sequential mowing in a meadow.

Depending on the objectives of the LU Plan, it should be developed on the basis of: cadastral map, soil map, soil valuation map, scheme of the land exposures, scheme of the slopes, ownership map, scheme of the irrigation systems, scheme of the amelioration activities envisaged for restoration of soil fertility and others kinds of thematic graphical materials. The LU Plan should be subordinated to the foreseeing of the strategic planning documents: NSRD, Regional Development Plan, District Development Strategy and Municipal Development Plan (Art. 9 RDA, 2008).

The LU Plan regulation could be supplemented to Ordinance 8 to the SDA (2001) in a separate chapter on “Land-Use Plans for the Agricultural territories”. Since this change affects the legal framework related to the agricultural territory and its legal provisions, another suitable option is to regulate the scope, the content and the technical implementation of the LU Plan by a separate Ordinance to SDA (2001).

CONCLUSIONS

On the base of through analysis of Bulgarian spatial planning legal framework, was established that there are no comprehensive regulations for spatial development of the agricultural territory. This is considered risky in terms of: deterioration of land quality under anthropogenic pressure, loss of agricultural land under urban sprawl, irrational use of the agricultural machinery, deterioration of the environment, arising conflicts between the different types of territories, potential loss of income. A contemporary concept for spatial development of the agricultural territory and for its conversion through the spatial planning instruments regulated by the Spatial Development Act (2001): the General and the Specialized Detailed Development Plans is proposed. It designates two scales of development plans for the agricultural territory:

1) A specialized scheme/concept for the agricultural territory within the scope of the relevant small scale GD Plan is proposed. Planning should have general provisions and should account for the peculiarity of the territorial and natural resources. Unlike the basic plan, the scheme should be recommendatory. Development zones in compliance with the Cadaster and Property Register Act (2000) methods of permanent purpose of use will be designated. Also, territories in need of reclamation will be defined. In certain conditions, suburban agricultural area and area with agricultural activities within the urbanized territory of the cities-centers of 1st and 2nd hierarchical level can be recommended.

2) A consultation Land-Use Plan on farm level (instead of the regulated in Art. 111 SDA, 2001, Specialized Detailed Development Plan for the agricultural territory) in a large scale is proposed too. It will be oriented to economically and environmentally development planning. It will be subordinated to the specialized scheme/concept in the GD Plan. Some common territorial elements are designated.

Allying these two newly suggested documents will require amendment in the existing legal framework: Chapter Six of SDA (2001), dealing with the development plans and Ordinance 8 to SDA (2001), dealing with the scope and content of the development plans.

ACKNOWLEDGEMENTS

This study was supported by the Center for Research and Design in the structure of the University of Architecture, Civil Engineering and Geodesy in Bulgaria (Project BN 209/18 “Methodological guidelines for agricultural Land-Use Planning”)

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