

Sustainable development of the territory as one of the goals of spatial planning in the Building Act

Abstract

Spatial planning has a major impact on sustainable use of land. In relation to sustainability, land can be understood as soil, i.e. the substrate of fertility, and as a carrier of other natural resources, which include water and minerals. Land use also affects other components of the environment, such as air or fauna. These basic components of the environment are essential for human existence. Territorial changes can result in irreversible effects on these basic components of the environment. At the same time, territorial development is an integral part of our society and our economy.

Spatial planning is regulated primarily by the Building Act, which has identified as one of the main objectives of spatial planning the development of the territory, which consists in a balanced relationship between favorable environment, economic development and cohesion of the community, and which meets the needs of the current generation without threatening the living conditions of future generations.

The spatial planning process is divided into two stages. In the first stage, legally binding plans or concepts (conceptual tools for spatial planning) are created. In the second stage are made decisions on the location of specific buildings and facilities, in accordance with authorized concepts.

The thesis is devoted to the analysis of the current legal regulation of conceptual tools for spatial planning and the analysis of individual procedures and institutes, by means of which the conceptual tools of spatial planning are to be in accordance with the goal of sustainable territorial development. The aim of this analysis is the subsequent possibility of evaluating whether these conceptual tools of spatial planning create sufficient preconditions for the fulfillment of the goal of sustainable development of the territory, which was set by the Building Act. In order to make this assessment, it is important to understand this goal comprehensively. With this intention, the text describes the general principle of sustainable development and one special part of it, which is the principle of sustainable development of the territory - the principle reflected in the goal of sustainable development of the territory, set out in the Building Act.

Key words: Sustainable Development

Spatial Planning

Building law

