

## KEY PERMACULTURE CONCEPTS AND PRINCIPLES APPLIED TO PROVIDE GROWTH WITHOUT SPRAWL. EVIDENCES FROM THE BULGARIAN PLANNING PRACTICE

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There is no single definition and measurement scale for urban sprawl. Different types of sprawl and spatial patterns could be identified in terms of density, concentration and centrality, diversity and mixed uses, connectivity and proximity. Single or mixed factors as decentralization, population growth, global market forces, land-use legislation and property rights, conservation of cultural heritage and protection of natural resources, car dependence, private sector regulation, development control make places sprawl in different way.

Different types of sprawl are addressed by different planning tools, planning and design measures, administrative restrictions, technological innovations and soft measures. Among the most popular anti-sprawl integrated strategies are those for regeneration, greening and for transition from automobile-oriented neighborhoods towards transit-oriented neighborhoods.

As the process of integration of different approaches, tools and measures is complex, uncertain and of variable nature, local authorities, trans-disciplinary professional teams and communities should continue reimagining and exploring different scenarios and constantly foresee and monitor direct but also indirect and cumulative effects resulted by the integrated implementation of cross-sector measures.

The presentation will try to assess examples taken from the Bulgarian planning practice in terms of addressing sprawl and implementing some of the key permaculture concepts and principles. Among the analyzed planning tools are: the Housing Development Projections for the Regional Development Strategic plan for five municipalities (Plovdiv, Maritza, Rodopi, Sadovo and Kuklen); selected Master plans and Strategic Environmental Assessments.