



Integrates the Contemporary Theory and Practices of Land Use Plan in the UK Cities

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In the cities of Europe, migration is increasing greatly for the need of work, study purpose, treatment facility and the result is economical crisis, urban sprawl, high density, transport problem, increase energy use and pollution. The global financial crisis, started to show its effects in this century. Around the world stock markets have fallen, large financial institutions have collapsed or been bought out, and governments in even the wealthiest nations have had to come up with rescue packages to bail out their financial systems. Also the whole life cost increase more in present.

In contemporary situation the European cities faces problems of land use; these are, urban sprawl and sustainable changes. The European Environment Agency (EEA) has described sprawl as the physical pattern of low-density expansion of large urban areas, under market conditions, mainly into the surrounding agricultural areas. On the other side, sustainable changes are the environmental, economical and social changes; these are affected directly or indirectly in land use planning. EU directives on Environmental Impact Assessment (EU, 2001) declared that, "The environmental impact assessment shall identify, describe and assess, in an appropriate manner ... the direct and indirect effects of a project on: human beings, fauna and flora; soil, water, air, climate and landscape; the interaction between the (se) factors; material assets and the cultural heritage." For these reason, the aim of the paper is to analyses the urban land use plan, strategy and action plan in theory and in practices in European cities, specially the Liverpool city in United Kingdom. We select the Liverpool city, because it because it is a lively city that adapts the contemporary changes and problems. Designation as European Capital of Culture for 2008 marked another stage in the city's transformation (Impacts 08 Team, 2009). Planning policies for the Liverpool area focus on an urban regeneration strategy and complementary protection and enhancement of the natural and built environment. After examine in detail the theories and practical practices of Land use plan, the paper mainly finds out the gaps between theory and practice these is useful for our contemporary planning practice.

KEY WORDS: Land use, strategy, action, cities, theory, and practice.