

INTEGRATES THE CONTEMPORARY THEORY AND PRACTICES OF LAND USE PLAN IN THE UK CITIES

Fareea Shahreen

*PhD Student- Department of Territorial Studies and Planning, Politecnico di Torino,
e-mail: fareea.shahreen@polito.it*

Angioletta Voghera

*Assistant Professo, Department of Territorial Studies and Planning, Politecnico di Torino,
e-mail: angioletta.voghera@polito.it*

Attilia Peano

*Professor, Department of Territorial Studies and Planning, Politecnico di Torino,
e-mail: attilia.peano@polito.it*

ABSTRACT

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 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.

Integrates the contemporary theory and practices of Land use plan in the UK cities

INTRODUCTION

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 problems, increase energy uses 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."

AIM AND OBJECTIVE

For these reason, the aim of the paper is to analyses the urban land use plan, strategy and action plan in theory and practices in European cities, specially the Liverpool city in United Kingdom.

OBJECTIVES

These are as follows:

- Analysis of the contemporary changes in urban areas
- To analyses the theoretical approaches of urban land use plan, strategy and action plan in theory and practices in European cities.

THE IMPACTS OF CONTEMPORARY CHANGES IN LAND USE PLAN:

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."

Table 1. sustainable changes impacts

Environmental impacts	Greenhouse gases emissions Pollution Waste Nuisance Biodiversity Materials Land Water Fossil fuel reserves
Economic impacts	Economic growth Employment Economic capacity
Social impacts	Crime Mobility Education Community participation Satisfaction Health Housing condition Poverty Family

In the UK, Strategic Environmental Assessment (SEA) is mandatory for plans and programmes. In order to embrace wider sustainability objectives in England and Wales, Sustainability Appraisal (SA) is mandatory for Regional Spatial Strategies and Local Development Documents (ODPM, 2005). The Dow Jones Sustainability Indexes are the indexes ranking the financial performance of the individual companies worldwide by using criteria in three areas, namely economic, environmental and social (DJSI, 2006; Hotia et al., 2005; Knoepfel, 2001).

THE THEORETICAL APPROACHES OF URBAN LAND USE PLAN, STRATEGY AND ACTION PLAN IN THEORY AND PRACTICES IN EUROPEAN CITIES:

For promote the policy for land development the policy makers use different tools (land use plan, the operational plan or strategic plan, structural plan all are the parts of urban planning).

For analysis the practical practice we select Liverpool city as a case study. We select the Liverpool city for some important reasons are describe below:

WHY SELECT LIVERPOOL FOR ANALYSES:

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. Impacts 08 commissioned declare Liverpool ‘European Capital of Culture, for 2008 base from some finding, these are as following (Impacts 08, April 2009, LAS 2008 Phase 2 Report):

Key findings

Integrates the contemporary theory and practices of Land use plan in the UK cities

- Overall, survey respondents continue to display pride and confidence in Liverpool, rating it equal to or better than other UK cities across a range of indicators.
- Levels of confidence in the city's future have improved, particularly in the most disadvantaged neighbourhoods surveyed.
- Respondents indicated an increased level of concern about crime in comparison to the first survey.
- High levels of interest and enthusiasm for cultural activities identified in the earlier 2007 survey have remained steady during 2008.
- Participants in the research identified a clear set of drivers for cultural participation: the presence of local champions to promote cultural activity; engagement in community based cultural activities as an introduction to accessing venues in Liverpool city centre; the perceived 'family friendliness' of events and venues; and the opportunity to be active participants rather than spectators.
- Barriers to participation included: cost; availability of transport and the Liverpool city centre location of many events and venues; inadequate marketing; and lack of suitability for children. Lack of interest also emerged as a significant factor.
- Reported levels of confidence in understanding what there is to do in Liverpool, and the Liverpool 08 programme, dropped in 2008, possibly in response to the scale of activity and the opening of new venues and shopping facilities.
- Respondents rated Liverpool as better than or equal to other British cities across all indicators, an improvement since 2007 when shopping facilities were considered to be worse than in other cities.
- Respondents were more likely to describe the best things about of regeneration impacts, rather than cultural impacts on the city.

1)THE LAND USE PLAN:

Land use plan has been the focus of the traditional physical land planning as well as recent general and community development plans (Hamid Shrivani, 1985). It is quite clear that land use is still one of the key elements of urban design. After all, it determines the basic two-dimensional plans on which three-dimensional spaces are created and functions are performed (Hamid Shrivani, 1985). Land use decisions establish the relationship between circulation/parking and density of activities/uses within urban areas. There are different areas within urban setting with different capacities for intensity, access, parking, transport system availability, and finally demand for individual uses.

Individual cities display morphologies and land use patterns which range from the very formal and carefully ordered to apparently haphazard collections of buildings, spaces and activities (Philip Kivell, 1993). The precise pattern is determined by a multiplicity of factors including the age, style and scale of development, the needs for different kinds of land and the nature of its ownership. The economic explanation of the land-use pattern must incorporate forces which extend far beyond the city's local boundaries (Philip Kivell, 1993). As Carter suggested (1983:114): ' the plan and built form of the town are direct

reflections of the nature of culture on the large scale....the town epitomizes in its physical nature the complex of political, economical and social forces which characterized the period of its creation.'

A land use plan developed in conjunction which land use policies determines the relationship between plan and policy and provides a basis for assigning appropriate functions to specific area. In contemporary situation we face two major problems of land use, these are,

- (1) Urban sprawl
- (2) Sustainable changes.

The key issues for consideration in future land use decisions and mixing uses in urban areas to promote twenty-four-hour vitality by improving circulation via pedestrian facilities and better use of infrastructure systems, natural environment base analysis and improvement of infrastructure systems with necessary maintenance plans and operations (Hamid Shrivani, 1985). Land use policy and planning concern collective decision making aimed at the design and the implementation of courses of action in order to achieve future societal goals to resolve collective problems that actors in a reference system experience and define (Alexander, 1992; Faludi, 2000; Huxley and Yiftachel, 2000). Policies and plans embody theories held by those formulating and implementing them (Huxley and Yiftachel, 2000; Pressman and Wildavsky, 1992). Land use policy and planning are not limited to direct physical interventions; they are often exercised indirectly through actions in economic, social, environmental, and other policy and planning arenas (Healey, 2003). Conversely, land use policies and plans serve as instruments to promote economic, social, environmental, and other goals.

The land use is identified, in which a municipality may shape its pattern of land use - by zoning regulations. Zoning is the public regulation of land use (Dwight Merriam, 2004). Local governments adopt zoning to control the types of uses of land in villages, towns, cities and countries -and the bulk, density and dimensions of those uses. Through zoning, the government tells you what you can and cannot do with your own land. This directly affects the value and utility of your property.

A major part of local planning is zoning, the division of areas into districts. Zones cover most potential uses, such as:

- Residential,
- Commercial,
- Light industry, heavy industry,
- Open space, and
- Transportation infrastructure (such as rail lines or highways),

Residential zones uses include single-family detached homes; duplexes or two-family homes; zero-lot-line homes, which are single-family homes with no side yards or only one side yards, multi-family homes, including townhouses and walkup flats; mobile home parks; and apartment building(Dwight Merriam, 2004). Commercial zones uses ranges are from small retail shops to warehouse stores. Industrial zoning use for the industries works, activities and use purpose

Integrates the contemporary theory and practices of Land use plan in the UK cities

THE PRACTICAL EXAMPLE OF LIVERPOOL :

For relate the land use theory in practice We would mention Liverpool city land use practices; was response the sustainable changes in plan and has been largely successful in its application. The land use policy of Liverpool maintains zones (Liverpool Local Environmental Plan 2008), such as:

- Rural Zones - Primary Production, Rural Landscape, Rural Small Holdings
- Residential Zones- General Residential, Low Density Residential, Medium Density Residential, High Density Residential, Large Lot Residential
- Business Zones- Neighbourhood Centre, Local Centre, Commercial Core, Mixed Use, Business Development, Enterprise Corridor
- Industrial Zones- General Industrial, Light Industrial, Heavy Industrial
- Special Purpose Zones- Special Activities, Infrastructure
- Recreation Zones- Public Recreation, Private Recreation
- Environment Protection Zones- National Parks and Nature Reserves, Environmental Conservation, Environmental Management
- Waterway Zones- Natural Waterways

From the theory of land use plan and practical practice analyze from the city of Liverpool ; has some difference and similarities. According to city character the tool was modify and moderate for serve the best use. Zoning regulate the space for use, shape and size, also define the space for public or private uses. These are usually passed by local authorities. Zoning is the mark as a pollution control technique. As urban writer Jane Jacobs wrote years ago, "The notion that reek or fumes are to be controlled by zoning and land sorting classifications at all is ridiculous. The air doesn't know about zoning boundaries. Regulations specifically aimed at the smoke or reek itself are to the point."

Zoning regulates that, how intensively we could use our land. Regulation control in the location of residential, commercial and industrial development in the city or in designated mixed-use developments use for fixed the maximum height, set back, open space area and cover area (Dwight Merriam, 2004). For understand the practical guideline I illustrate the Liverpool city's 'Liverpool Local Environmental Plan 2008' principal development standards of zoning in following:

1. Lot Width:

Minimum subdivision of lot size

The objectives are as follows:

- To ensure that lot sizes are consistent with the desired residential density for different locations,
- To ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,
- To prevent fragmentation of land which would prevent the achievement of the extent of development and nature of uses envisioned for particular locations,
- To minimize traffic impacts resulting from any increase in the number of lots on classified roads,

14th INTERNATIONAL PLANNING HISTORY SOCIETY CONFERENCE

- To minimize any likely impact of subdivision and development on the amenity of neighboring properties,
- To ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,
- To ensure that lot sizes allow buildings to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views.

2. Height of buildings

The objectives are as follows:

- To establish the maximum height limit in which buildings can be designed and floor space can be achieved,
- to permit building heights that encourage high quality urban form,
- to ensure buildings and public areas continue to receive satisfactory exposure to the sky and sunlight,
- to nominate heights that will provide an appropriate transition in built form and land use intensity.

3. Floor space ratio

The objectives are as follows:

- to establish standards for the maximum development density and intensity of land use, taking into account the availability of infrastructure and the generation of vehicle and pedestrian traffic,
- to control building density and bulk in relation to the site area in order to achieve the desired future character for different locations,
- to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain,
- to maintain an appropriate visual relationship between new development and the existing character of areas or locations that are not undergoing, and are not likely to undergo, a substantial transformation,
- to provide an appropriate correlation between the size of a site and the extent of any development on that site,
- to facilitate design excellence in the Liverpool city centre by ensuring the extent of floor space in building envelopes leaves generous space for the articulation and modulation of design.

4. Set back: Building line or setback means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or
- (c) the supporting posts of a carport or verandah roof, whichever distance is the shortest.

To create a unifying effect for a number of free standing buildings, the buildings should be aligned

1) from the street, 2) to each other and 3) to other existing surrounding development. Setback lines

are minimum requirements for the location of buildings away from lot line.

Build-to lines are lines upon which a building must be built. Most urban design

Integrates the contemporary theory and practices of Land use plan in the UK cities

regulations include build-to line regulations rather than setbacks. As with height, various elements of a design may have different setback or build-to requirements. While ground floors may have larger setbacks to accommodate sidewalk space, upper stories may allow for a lesser requirement, providing an overhang to allow for more space.

Land use plan	Theory	Practice(Liverpool city land use practices)	Gaps between theory and practice
Policy making- Zoning system	<ul style="list-style-type: none"> - Residential, - Commercial, - Light industry, heavy industry, - Open space, and -Transportation infrastructure (such as rail lines or highways), 	<ul style="list-style-type: none"> - Rural Zones - Residential Zones - Business Zones - Industrial Zones - Special Purpose Zones - Recreation Zones - Environment Protection Zones - Waterway Zones 	<p>From theory to practice we would found that, in practice the basic theory was modify for the site requirement, environment and situation.</p> <p>Also in practical practices we found some important specifications such as lot width, height of building, floor space ration and set back.</p>

2) THE STRATEGY PLAN:

A strategy plan is a document that summaries the purpose of the organization, what it strives to accomplish and how it would accomplish it's most external and internal scan (Alan Robinson, 2003). This is summarized after consideration of the ideas expressed in several dissertations on the topics of Strategic Planning, which only differ in verbiage but not content. Handbook on Strategic planning, (Forbes, 1996), states that strategic planning seeks to answer many questions, the most important of which are,

1. Where we are today? Internal, external and Competitive analysis of the Organization.
2. Where are we going? Mission statement, Long term objectives (vision), Measurable goals
3. How do we get there? Strategy Formulation involving all stakeholders (directors, staff, clients, NGO's etc.)

The strategy plan dismisses a predetermined order according to which the planning process is carried out. It rejects the linear sequence and replaces it with a cyclical mode (Abdul Khakee, 1998). Measures for which the problem situation is less complicated and uncertainty easily manageable are implemented in the near future; others are postponed to later occasions. Strategic planning tends to be characterized by partial commitment and iterative progress (Rosenhead, 1989; Friend and Hickling, 1987). The strategy plan is a general over-arching plan, as described by its root meaning, and then at some stage it must be converted to a plan, which is specific, practical and operational.

The strategy plan is a policy document that describes in words and images a vision for developing a neighborhood, town, city or region. These policies are intended to be used to evaluate development proposals to structure the basic pattern of development within each district, including block pattern and site

access, streets and public open space, built form, parking, and land use. The strategy shall be applied, as the City determines appropriate, during the review of proposed, new or amended Planned Developments, Master Plans, conditional Uses and variance requests (Glattig Jackson et al, 2003). The strategy plan also considers the density and /or intensity bonuses, or any other assistance from the City that is intended by the applicant to make the project more financially feasible. This assistance could potentially include financial incentives such as tax rebates, deferred permit fee payments, direct financial development assistance, public land abandonment, or any form of post development project management. These policies are targeted to the urban areas. Urban planning policies have the potential to affect society, economy and environment. For example, if you select the green spaces to open space for cattle-raising near the city, it may supply capital to the city, from less energy and economic price.

THE STRATEGY PLAN IN PRACTICE:

Creativity and creative thinking is an aspect which has been underutilized in many cities, particularly in the UK, when approaching urban regeneration policy. In Europe the policies are modified for some reason, such as;

- Departure from existing policies (economic, social, housing, urban and regional) for sustainable changes
- Multiparty/Democratic political system

The EU has its own strategy on sustainable development dealing with most of the challenges covering economic, environmental and social issues. The strategy's basic message is that, ultimately, the economic, social and environmental dimensions of sustainability must go hand-in-hand and mutually reinforce one another: "Sustainable development offers the European Union a positive long-term vision of a society that is more prosperous and more just, and which promises a cleaner, safer, healthier environment - a society which delivers a better quality of life for us, for our children, and for our grandchildren" (Commission of the European Communities, 2004).

Understanding the importance of and the interrelationships between these three pillars of sustainable development is crucial.

The purpose of this Development Policy Plan in Liverpool is to promote the community, environmental and economic. To preserve the quality of the life and maintain the function of the land use properly. The main purpose of the land use plan practice in the city is (Liverpool Township development policy plan, 2005):

- To put the land in Liverpool Township to the best use for which it is physically suited,
- To accommodate the desires of individuals while taking into consideration the common good for all residents collectively,
- To insure growth and development is orderly and harmonious while, at the same time, guarding the general health, safety, and welfare of the community,
- To protect and maintain property values, so as to encourage neighborhood stability,

Integrates the contemporary theory and practices of Land use plan in the UK cities

- To provide an element of stability and consistency to the planning program. To allow the Township to determine its own destiny, and to manage, rather than react, to change, and
- To provide a long-range context for decisions concerning short range actions.

Strategy plan	Theory	Practice(Liverpool city land use practices)	Gaps between theory and practice
Planning process	1. Where we are today? Internal, external and Competitive analysis of the Organization. 2. Where are we going? Mission statement, Long term objectives (vision), Measurable goals 3. How do we get there? Strategy Formulation involving all stakeholders	In Europe the policies are modify for some reason, such as; - Departure from existing policies(economic, social, housing, urban and regional) for sustainable changes - Multiparty/Democratic political system	In practice, land are deside to best use, at the same time, guarding the general health, safety, and welfare of the community. Also To provide a long-range context for decisions concerning short range actions.

3) THE OPERATIONAL PLAN:

There is no one-off definition that could be used to explain what an operational plan is. However, if one is to judge from the definitions of its constituent parts, a practical definition could be coined. By amalgamation, one could define an Operational plan as the execution of a set clearly stated, practical process, in a predestined order aimed at achieving an end. The ‘Operational’ defines the practical steps and the ‘plan’ defines the method of execution. At this level, the structure of the tasks is defined mainly in terms of concrete physical components rather than abstract managerial considerations (Wheelen and Hunger, 1997). Operational planning lays out major actions the organization needs to carry out in order to activate its strategic objectives and an effective operating plan is a method of translating general statement of intent(from the Strategic Plan) into specific objectives and actions.

The operational plan is the implementation planning system purpose and general statement of program actions regarding ordinances, planning process and plan or implementation revisions and changes. It mostly depends on the financial supports of clients. All the ideas became manifest in connection with implementation research, which started with the seminar work by Pressman and Wildavsky (1973) about the implementation are:

1. The ‘top-down’ approach emerges from the analyses of defects in goal formulation and the dichotomy between decision making and executive functions within an organization (Hood, 1976; Sabatier and Mazmanian, 1979).
2. The ‘bottom-up’ mode places its emphasis on the role of field workers in the implementation of the policy. Lipsky (1979) showed that the failure to implement policies was because the values and the preferences of the field personal were not taken into account. And assumption for the later is that field workers enjoy a certain measure of discretion (Wetherley and Lipsky, 1977; Elmore, 1978).
3. The third category consists of the environmental factors as well as institutional context determine implementation which is regarded as an

uninterrupted sequence between policy and action (Lewis and Flynn, 1979; Barrett and Fwdge, 1981).

Regardless of which of these three approaches one proceeds from, the main point about this planning is emphasis the interplay between the making of goals and policy measures on one hand and implementation on the other. This interplay is affected by organization culture, professionalism and the relationship between various interests. It also implies a continuous interest in the formulation and revision of the contents of a plan or policy (Abdul Khakee, 1998). It is recognized above that setting clear objectives is the first step in ensuring that the project team operates as an effective and focused unit. Objectives should therefore be realistic, challenging, worthwhile, agreed and written down. A high level of commitment is best achieved when all members of the team are involved in the setting of clear and measurable objectives.

The written document of strategy plan sometimes faces many difficulties in operational plan. In the implementation stage, the ideas, however, may never be implemented, as the money may run out or the decisions be changed. As these are about cities, and cities take a long time to evolve and changes, these operational plan might be implemented but in a very long period of time, with inevitable changes and adjustments to take account of a changing political and economic context (Ali Madanipour, 1997). Cliff Moughtin et al, (2003) illustrated some basic important factors in action plan, such as:

- Financial information; including contracts of authorization, project expenditure, billing, budget and cash-flow records
- Planning and control information; including top-level project plan, master programme, schedules and quality control review records
- Standards; including specific project standards and authorization for changes and deviations from agreed standards
- Project personnel information; including details of project personnel with key dates, experience, contact information
- Logs and records; including project diary and log recording position statements, key decisions, key events, review reports and project statistics
- Project documents; including the client's requirements definition (CRD) and project's requirements definition (PRD), design reports, technical specifications, test specifications and correspondence
- Other documentation; including documentation relevant to specific issues not allowed in the above sections. For example, leases of office equipment and communication connections.

THE PRACTICAL IMPLEMENTATION OF OPERATION PLAN:

In Liverpool, all new development and conversions of existing buildings and spaces should have a positive relationship with the physical, social and environmental context of the City and ensure a high quality urban environment . The main objectives are (Information adapted by "Liverpool City Council Core Strategy Preferred Options Report, 2008):

Integrates the contemporary theory and practices of Land use plan in the UK cities

- Delivering high quality architecture;
- Protecting the City's historic fabric and contributing positively towards its identity and character;
- Improving the public realm and providing for public and private spaces that are clearly distinct and contribute to continuity and enclosure;
- Contributing to improvements in safety and the reduction of crime by enhancing natural surveillance, providing active street frontages, and ensuring appropriate enclosure and overlooking of public spaces;
- Supporting increased permeability, strengthening the linkages between places and contributing to a well defined movement network particularly in relation to walking, cycling and access by public transport;
- Ensuring that buildings and spaces can adapt to changing environmental, social and economic circumstances, particularly climate change;
- Creating variety and choice to support mixed communities, develop the identity of a place and ensure that all new developments are accessible to all; and
- Supporting improvements to air and water quality through good quality landscaping which can increase biodiversity.

The following principles are also proposed for specific circumstances:

Residential Environments

New residential developments should follow the standards set out in the Code for Sustainable homes and create adaptable residential environments that can accommodate changing needs easily, taking into account 'Building for Life' criteria and create places of distinctive character and legibility. Roads, parking and pedestrian routes should be integrated, safe and reflect the needs of the community and the environment.

The Quality of Open Space

New development should contribute towards improving and managing quality open spaces. Multifunctional spaces should be created by including opportunities for both active and passive uses, as well as supporting those natural processes that characterise the space. Public spaces should benefit from a strong relationship with the surrounding built environment by designing for active frontages and natural surveillance.

Improving the Quality of Local and District Centres

New developments in or adjacent to centres should be well integrated with the existing centre by respecting the building line of the existing urban environment and, where appropriate, building up to the edge of the curtilage, providing for linked trips to the remainder of the centre and contributing towards improving the environmental quality of the centre.

(Information adapted by "Liverpool City Council Core Strategy Preferred Options Report, 2008")

The operational plan	Theory	Practice(Liverpool city land use practices)	Gaps between theory and practice
----------------------	--------	---	----------------------------------

Planning in action	<p><u>Depends on:</u></p> <ul style="list-style-type: none"> - Financial information - Planning and control information - Standards - Project personnel information - Logs and records - Project documents - Others documents 	<p><u>Target to acive:</u></p> <ul style="list-style-type: none"> -Delivering high quality architecture; - Protecting the City's historic fabric and character - Improving the public and private spaces - improvements in safety and the reduction of crime - increased the linkages between places - Adapt to changing environmental, social and economic circumstances, particularly climate change -Creating variety and choice to support mixed communities, - improvements to air and water quality 	<p>Theory propose the main theme of a plan for action. Other side, in practice, the Plan in concern all new development and conversions of existing buildings and spaces should have a positive relationship with the physical, social and environmental context of the City and ensure a high quality urban environment.</p>
--------------------	--	---	---

CONCLUSION:

We have to analyses the urban land use plan in theoritical approaches and practical practices, as a case study of Liverpool city development practice. Feedback from real-world practice processes, with the inevitable inherent complexities, the paper would find out the concept of theory and planning practice guideline. The deliveries of the Local development policies are the responsibility of the Liverpool City Council and it's Executive Board. Decisionmaking powers rest with the Council's Executive Board for pre-submission activity and the Council itself for the submission and adoption of development plan documents. The Executive Board can however deal with all stages of Supplementary Planning Document production. The Government's intention in designing the development plans system is that it should be flexible so that it could respond quickly to changing national and/or local circumstances.

From the paper, we would analyze the theoritical approaches and propose policies of the city development policies; also the policies uses in action for contemporary urban development. In contemporary situation, rapid urbanization and its sustainable changes require understanding of various aspects of practical case ofcity development in order to achieve high sustainable development and also for better urban life.

REFERENCES

BOOKS:

Alexander Garvin, (1996), The American City: What Works and What Doesn't,
 Adrian Pitts, (2004), Planning and design strategies for Sustainability and profit,

Integrates the contemporary theory and practices of Land use plan in the UK cities

- Barry Goodchild, (1997), *Housing and the Urban Environment: A Guide to Housing Design, Renewal and Urban Planning*,
- Bryan Lawson, (Fourth edition 2005), *How Designers Think: The Design Process Demystified*,
- Charles Correa, (1999), Urban Design Research Institute, *Housing & urbanization*,
- Cliff Moughtin, (1999), Rafael Cuesta, Christine Sarris and Paola Signoretta, *Urban Design: Methods and Techniques* ,
- Christos J. Paraskevopoulos, Panagiotis Getimes, Nicholas Rees, (2006), *Adapting to EU multi-level governance: regional and environmental policies*, page 1-24
- Daniilo Palazzo , (2008), *Urban design. Un processo per la progettazione urbana*
- David Grahame Shane, (2005), *Recombinant Urbanism: Conceptual Modeling in Architecture, Urban Design and City Theory*, page 79-138,
- Dino Borri, Abdul Khakee, Cosimo Lacirignola, (1997), *Evaluating theory-practice and urban-rural interplay in planning*
- Great Britain Dept. of the Environment, *By Design: Urban Design in the Planning System: Towards Better Practice*, (2000),
- Hamid Shirvani, (1985), *The urban design process*,
- John M. Levy, forth edition, (2002), *Contemporary Urban Planning*,
- Jon Lang, (2005), *Urban Design: A Typology of Procedures and Products*, Illustrated with over 50 Case Studies,
- Kevin Lynch, (1960), *The image of the city*.
- Kevin Lynch, Tridib Banerjee, Michael Southworth, (1995), *City Sense and City Design*,
- Le Corbusier, Frederick Etchells, (1987), *The City of To-morrow and Its Planning*,
- Matthew Carmona and Steve Tiesdell, (2007), *Urban Design Reader*,
- Matthew Carmona, Tim Heath , Taner Oc , Steve Tiesdell , (2003) , *Public places, urban spaces*,
- Mike Jenks and Nicola Dempsey, (2005), *Future Forms and Design for Sustainable Cities*,
- Michael Larice and Elizabeth MacDonald, (2006) , *The Urban Design Reader*,
- Peter Bosselmann, (2008) , *Urban transformation: understanding city design and form*,
- Tony Hall, (2007), *A Proactive Approach to Urban design*,
- Stephen Maxwell Wheeler, (2004), *Planning for Sustainability*
- Stephen Maxwell Wheeler, Timothy Beatley, (2004), *The sustainable urban development reader*

PUBLICATIONS:

Andrea Colantonio, (July 2007), *Social Sustainability: An Exploratory Analysis of its Definition, Assessment Methods, Metrics and Tools*

Aleksandra E. Kazmierczak, Stephen R. Curwell , Jemma C. Turner ,(2007), *Assessment methods and tools for regeneration of large urban distressed areas*

Jennifer Penney, Ireen Wieditz, (2007), *Cities Preparing for Climate Change*

Graeme McIndoe, Dr Ralph Chapman, Chris McDonald, Professor Gordon Holden, Associate Professor Philippa Howden-Chapman, Anna Bray Sharpin, (June 2005), *The Value of Urban Design, The economic, environmental and social benefits of urban design,*

Alexander R. Cuthbert, (2007), *Urban design: requiem for an era - review and critique of the last 50 years,*

Helen Briassoulis, (May 2005) , *Land-use policy and planning, theorizing, and modeling: lost in translation, found in complexity,*

Jon Lang, (2005), *The role and limitations of urban design in shaping cities and their precincts in a globalizing world*

William McDonough & Partners, (2000), *Design for Sustainability,*

WEB LINK:

1. http://www.liv.ac.uk/study/undergraduate/brochures/civic_design.pdf
2. <http://www.artwoo.com/article/liverpool-is-an-amazing-shopping-city>
3. <http://www.liverpoolvision.co.uk/invest/facts.asp>
4. http://www.liverpool.gov.uk/The_City/Regeneration_and_development/index.asp
5. http://www.liverpool.gov.uk/The_City/City_centre/index.asp
6. http://bss.sfsu.edu/urbs/documents/2008_fall/Advising%20Handbook%20%20Final%20FINAL.pdf (web link, access 15th October,2009)
7. <http://www.cabe.org.uk/AssetLibrary/2268.pdf>
8. http://bss.sfsu.edu/nsfgis/download/legates_calgis.pdf
9. http://en.wikipedia.org/wiki/Largest_cities_of_the_European_Union_by_population_within_city_limits (web link, access 15th October,2009)

