

PLANS OUTSIDE THE SYSTEM

Ad-hoc instruments for designing and managing urban areas

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Aalborg 28.03.14

PLANS OUTSIDE THE SYSTEM

Ad-hoc instruments for designing and managing urban areas

Intermediate planning: Plans drafted 'in between' local and regional levels

Urban areas: Distinctive conurbations. Ad-hoc pluri-municipal associations

“Intermediate plans provide a meaningful scale for “the local” and “the urban”, being a key elements for the coherence of planning systems; but ironically they must be developed outside the planning systems.”

Outline:

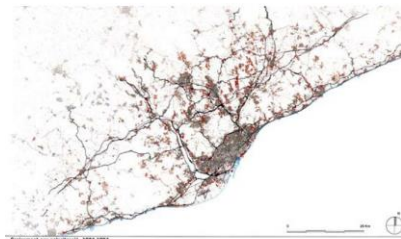
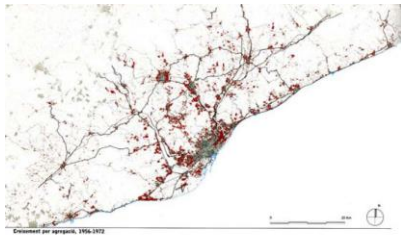
- The context of intermediate planning and urban areas.
- Multiple case-study: A new generation of intermediate plans
- The discussion: main variables of intermediate planning
- Conclusions

Urban Areas

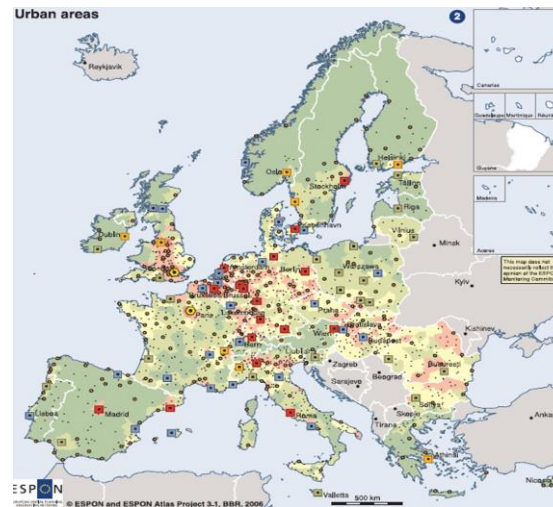
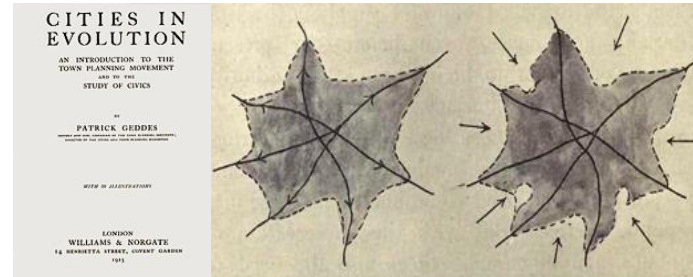
Functional complexity (variable hierarchy and pluri-directional developments)

Morphological complexity (polycentric, multi-nodal settlements)

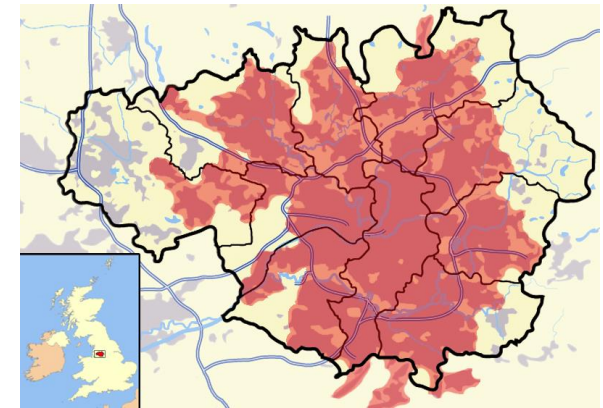
Administrative complexity (government vs. governance)



Dynamics of urbanization - Metropolitan area of Barcelona



Urban areas. ESPON FUAs



Greater Manchester Urban Area

Share of artificial surface

- very low
- low
- medium
- high
- very high
- no data

FUA & MEGA classification

- Global nodes
- European engines
- Strong MEGAs
- Potential MEGAs
- Weak MEGAs
- Transnational/national FUA
- Regional/local FUA

Territorial scales and planning levels (Herod, 2011)

Local > Urban plans. Land use development

Region > Regional plans / Structure plans. Basic territorial systems

National > National plans. General sectorial services and strategies



New generation of supra-local urban plans (intermediate plans)

Sampling criteria

- 1_ Ad-hoc and contemporary implementation
- 2_ Plan's boundaries do not match any existing administration
- 3_ Different European planning traditions (Nadin & Stead, 2008, European Commission, 1997)
- 4_ Different size and population according to ESPON FUAs classification

	Supra-local Urban Plan of Òdena (Spain)	Inter-communal Plan of Agen (France)	Core Sapatial Startegy of North Northamptonshire (UK)
<i>Size (km²)</i>	203	435	878
<i>Population</i>	66000	92042	263607
<i>Density</i>	325	212	300
<i>Local governments</i>	11 (municipalities)	29 (communes)	4 (districts)

Supra-local Urban Plan of Òdena (Catalonia)

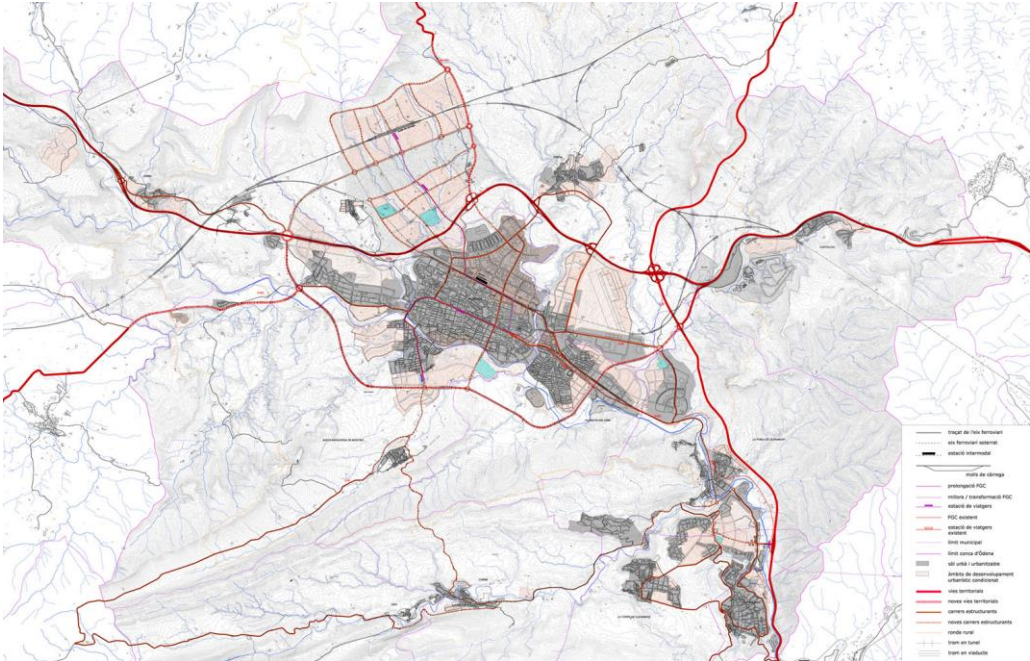
Area: 200 Km²
Population: 66,000 inhabitants
Approval: December 2008

Legal system type instrument

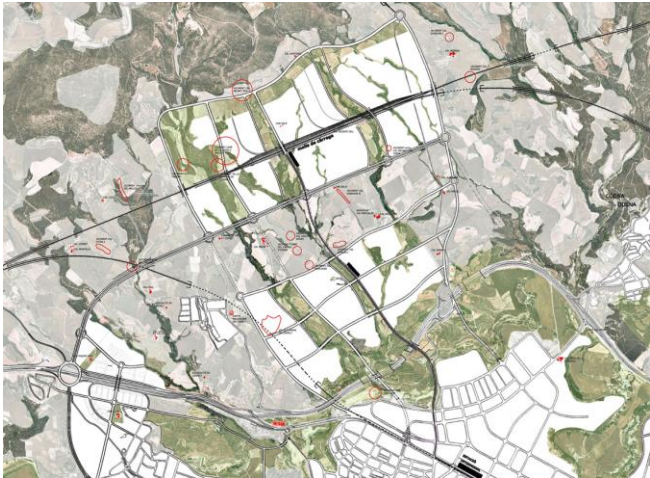
TERRITORIAL PLANNING (Territorial policy law -1983)	General	National General Plan (PTG)
	Partial	Regional plans (PTP)
	Sectorial	Sectorial regional plans (PTS)

URBAN PLANNING (Law of urbanism - 2002)	General	Supra-local urban plans (SUP)
		Municipal general plans (POUM)
	Deferred	Partial plans (PP)
		Special plans (PE)
		Urban renewal plans (PMU)

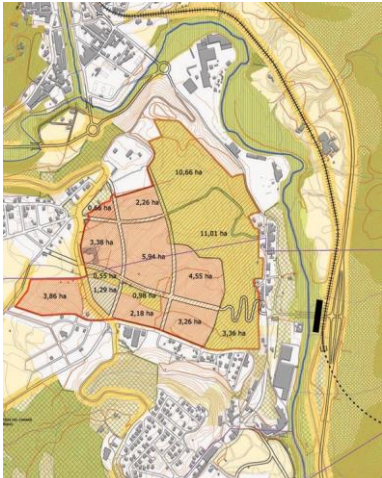
Planning System of Catalonia



Infrastructures for mobility



North development



Claramunt Development

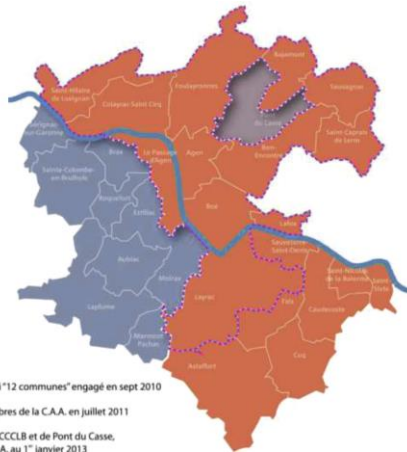
Inter-communal Plan of Agen (France)

Area: 435 Km²

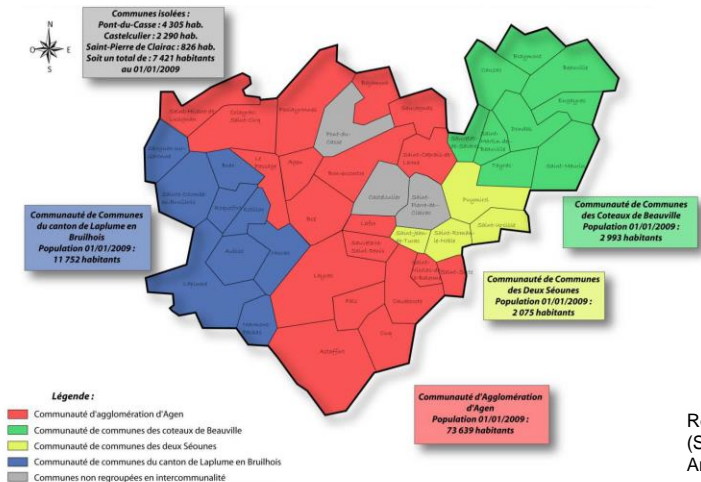
Population: 92042 inhabitants

Approval: July 2013

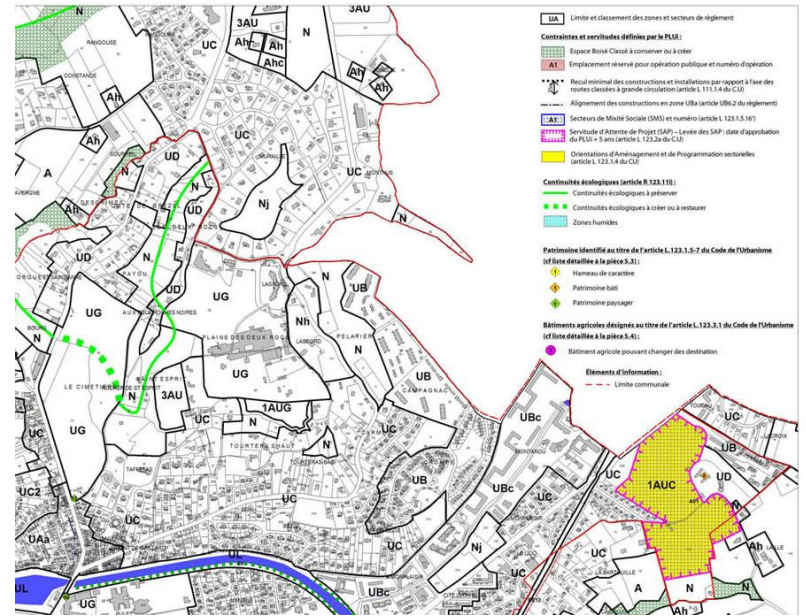
Communal micro-divisions: 36.551 communes (80% has less than 1.000 inhab.)



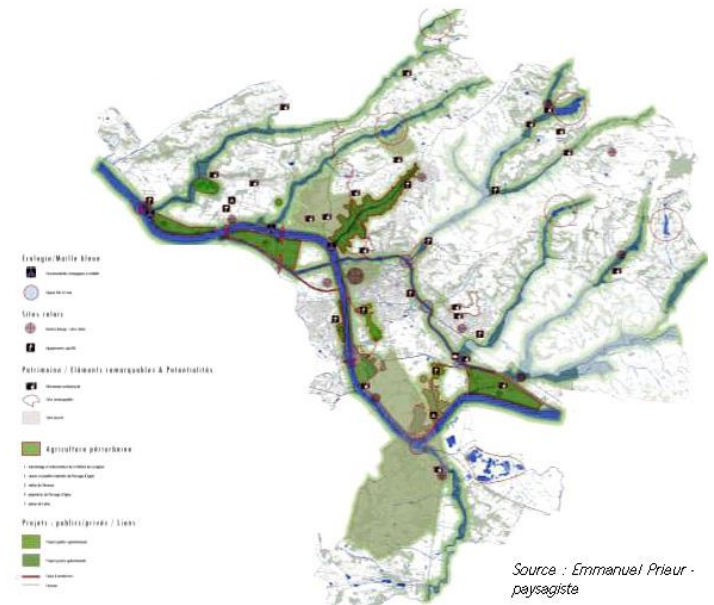
Administrative evolution
Inter-communal Plan of
Agen



Regional Plan of Agen
(SCOT Pays
Agenais)



Land use planning



Structure of open spaces

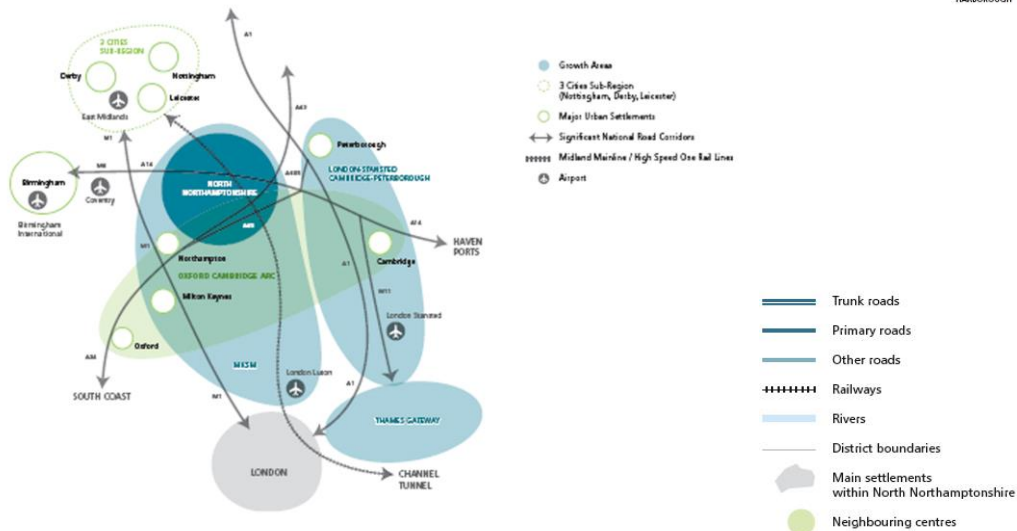
Source : Emmanuel Prieur - paysagiste

North Northamptonshire Core Spatial Strategy (UK)

Area: 878 Km²

Population: 263607 inhabitants

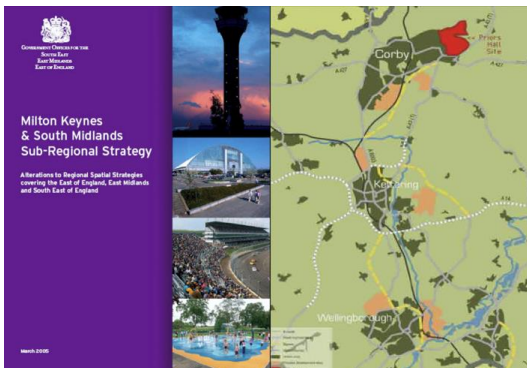
Approval: Spring 2008



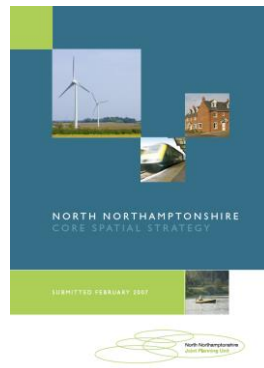
MKSM Sub-regional Strategy. Key diagram



Plan of North Northamptonshire. Settlement's pattern



MKSM Sub-regional Strategy



North Northamptonshire administrative structure

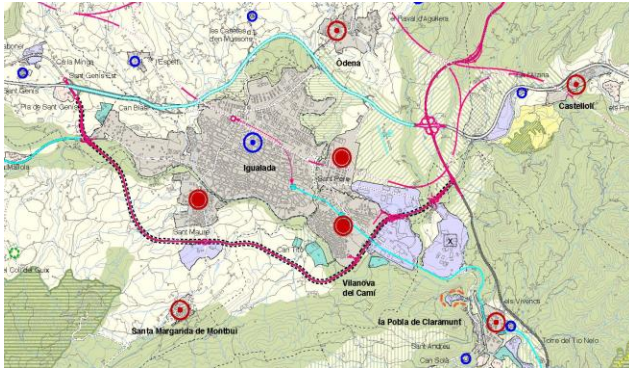
CROSS CASE ANALYSIS: Defining intermediate planning specificity

Independent variables:

- Institutional frame work
- Content
- Scope of policies
- Planning style
- Models and Visions
- Strategic projects
- Schedule
- Drafting
- Implementation
- Monitoring

Scope of policies · Planning style

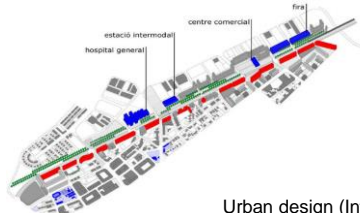
Supra-local Urban Plan of Òdena



Regional strategies (Regional Plan of the Region of Central Counties)



'Translation' of the regional strategies into local zoning (Plan of Òdena)



Urban design (Intermodal Station of Òdena)

Plan of North Northamptonshire

POLICY 8: DELIVERING HOUSING

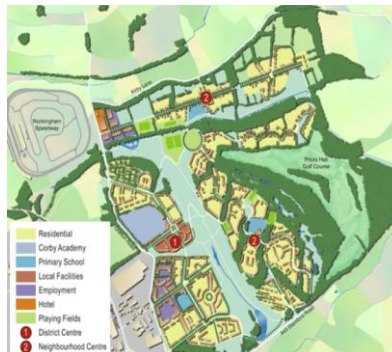
Development Plan Documents will make provision for the rates of housing development set out in Table 3.

The supply of housing will be monitored and appropriate action taken to ensure that a deliverable five-year supply of sites for North Northamptonshire as a whole is maintained, including strategies to secure the development of suitable brownfield sites in accordance with policy 10. Local policies will ensure that the release of housing land is managed so that the supply is not exhausted early in the plan period.

Sustainable urban extensions will be phased broadly as shown in Figure 13. The initial sustainable urban extensions should make provision for between 4-6,000 dwellings. The detailed phasing of sustainable urban extensions in relation to infrastructure provision will be dealt with in district development plan documents. The phasing of the further sustainable urban extensions at Wellingborough and Corby may be reviewed and brought forward if:

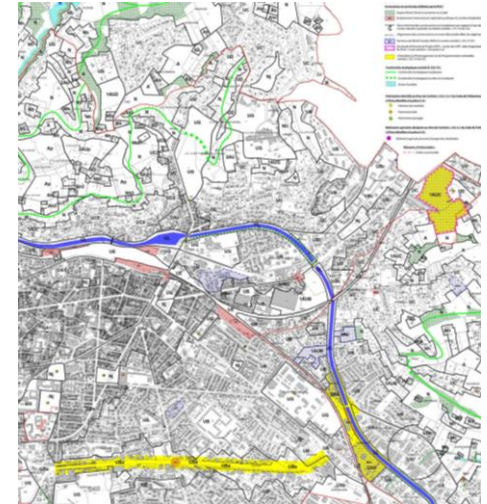


Policies and 'manuals' for sustainability

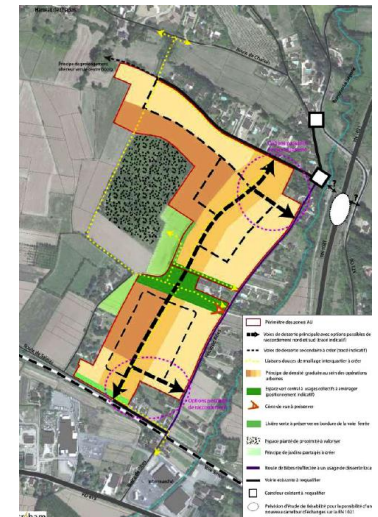


Priors Hall Framework Plan (Corby Developments Ltd)

Inter-communal Plan of Agen



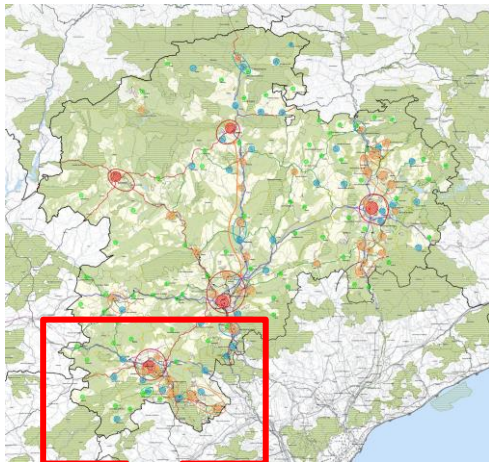
Discontinuous zoning



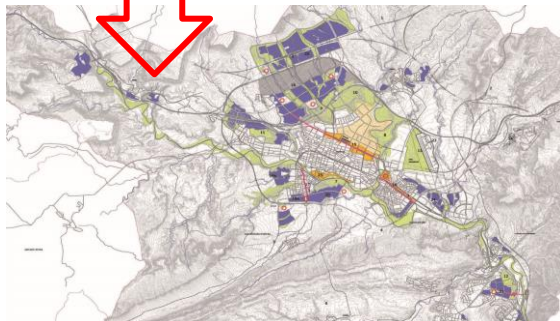
Schemas and design guidelines

Models and Visions

Supra-local Urban Plan of Òdena

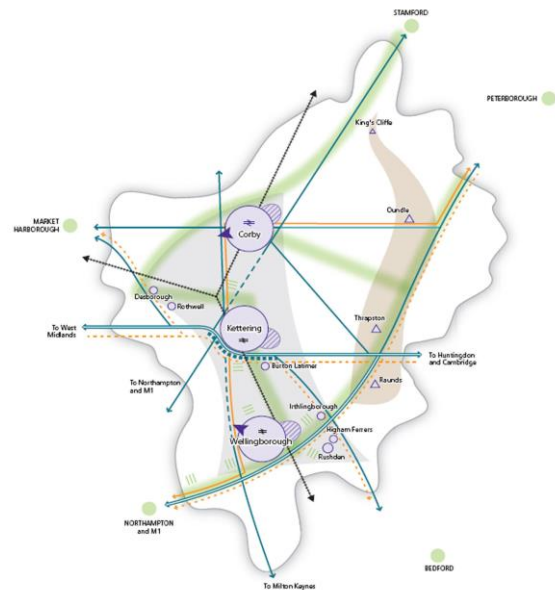


Regional model (Regional Plan of the Region of Central Counties)



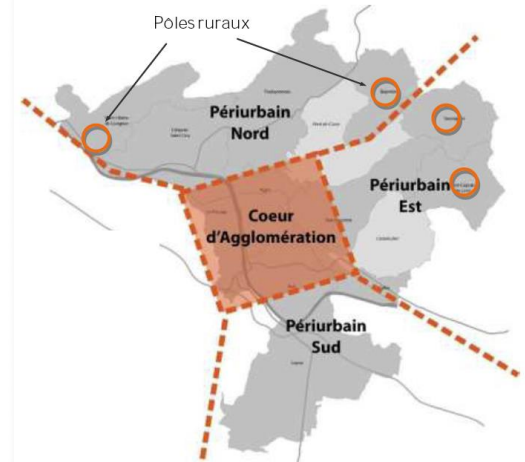
The project of the Mediterranean 'rational' compact city.
(Translation of the regional model into urban structure)

Plan of North Northamptonshire



Key diagram.

Inter-communal Plan of Agen



Territorial model



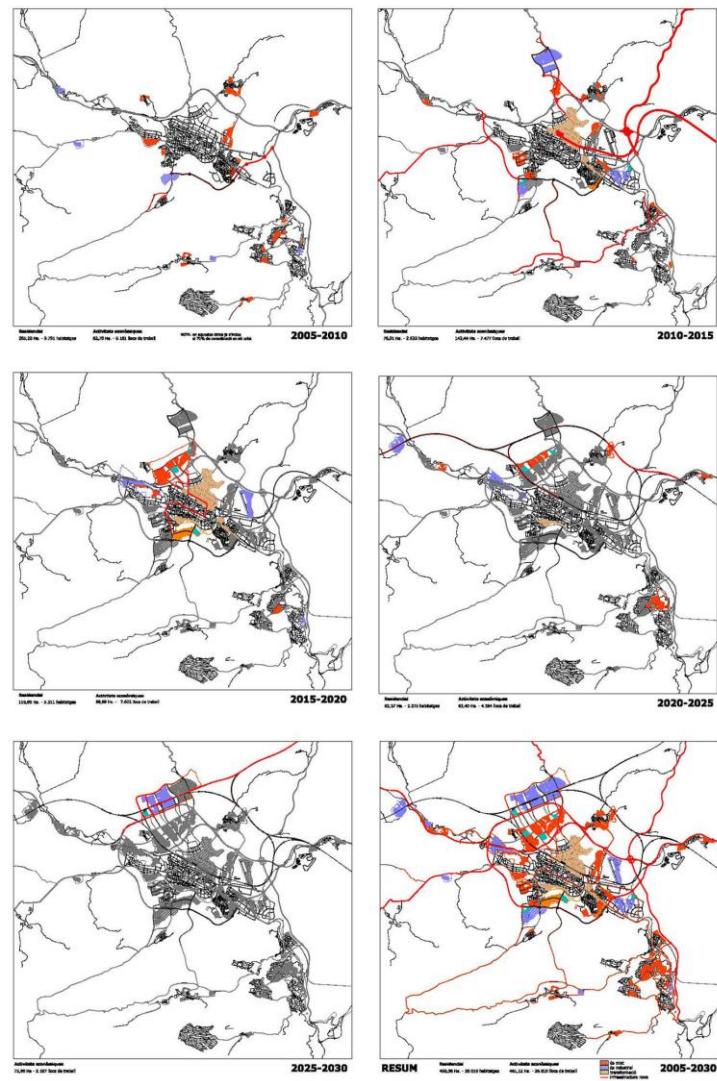
City of Agen



Tournon (Pays Agenais)

Schedule

Supra-local Urban Plan of Odena



Hypothesis of incremental evolution

Plan of North Northamptonshire

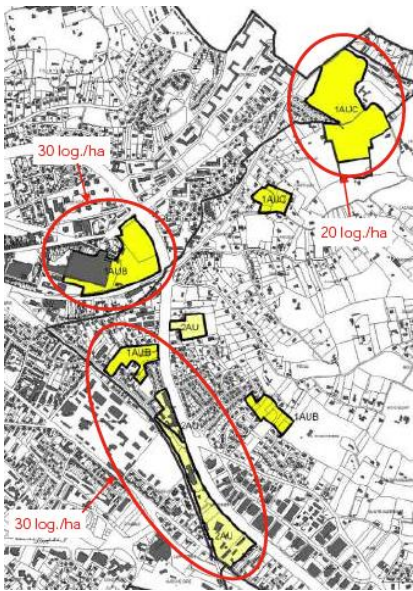
TABLE 7: PERFORMANCE INDICATORS AND TARGETS FOR MONITORING							
POLICY NO.	POLICY TITLE	SPATIAL OBJECTIVE	KEY INDICATORS	TARGETS	DELIVERY MECHANISMS	SOURCE OF TARGET	OTHER IMPLEMENTING ORGANISATIONS
10	Distribution of Location of Development	3, 4, 5, 6, 7, 8, 9	Percentage of new and commercial dwellings on previously developed land (cons output 2b) Proportion of commercial development on brownfield land (cons output 1-c)	Minimum 30% on PDL across North Northamptonshire (Policy 10 and paragraph 3.82) Brownfields Development Strategy Public and private investment coordinated through NNDC	Through site allocations in Site Specific DPDs and other relevant DPDs	CS	District Council Developers
11	Distribution of Housing	3, 7, 10	Distribution of housing	As set out in Policy 11	Through site allocations in Site Specific and other relevant DPDs	CS	District Councils Developers
12	The Distribution of Jobs	3, 4, 6, 7, 9	Amount of B Use Class floorspace developed Losses On track to meet net job growth to 2021 (by sector)	Arising from Policy 12 and set out in Site Specific DPDs/AAPs As set out in Policy 12	CS	CS	District Councils Developers
13	Distribution of Retail Development	3, 4, 6, 7, 9	Amount of completed retail, office and leisure development in town centres and non town centre locations (cons output 4b) Level of comparison expenditure retained in NN	Minimum target to 2021 alone setting commitments: - Kettering 20,000 m ² - Corby 15,000 m ² - Wellingborough 15,000 m ² For smaller towns targets set out in Site Specific DPDs Increase to 55% the amount of comparison expenditure retained in NN	The extent of the town centres, district and primary shopping area will be identified in Site Specific Allocations DPD and Town Centre AAPs Syes Town Centre Study	CS	Local Authorities Developers

TABLE 7: PERFORMANCE INDICATORS AND TARGETS FOR MONITORING							
POLICY NO.	POLICY TITLE	SPATIAL OBJECTIVE	KEY INDICATORS	TARGETS	DELIVERY MECHANISMS	SOURCE OF TARGET	OTHER IMPLEMENTING ORGANISATIONS
15	Energy Efficiency and Sustainable Construction	1-10	Renewable energy capacity installed by type (cons output 9)	30% obtained from on-site and/or off-site local decentralised renewable non-fossil fuel sources (All SUEs, residential + 25 dwellings) 10% obtained from on-site and/or off-site local decentralised renewable non-fossil fuel sources (residential + 25 dwellings, Dev + 1000 m ² floorspace) Nbs. of developments incorporating SUEs % of new dwellings or commercial developments meeting at least BREBAM very good standard Nbs. of planning permission granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds (cons output 7) Schedule that requires on SAs must be able to demonstrate that they are proportionately 'carbon neutral' Reduction in rates of potable water consumption	Through the development control process and the more detailed policies within the other DPDs 10% obtained from on-site and/or off-site local decentralised renewable non-fossil fuel sources (residential + 25 dwellings, Dev + 1000 m ² floorspace) Increase in number of at least 100% (All SUEs, residential + 25 dwellings) None All Reduced by at least 25% (All SUEs, residential + 25 dwellings) Reduced by at least 15% (residential + 25 dwellings, Dev + 1000 m ² floorspace)	Local Authorities Developers Utility Providers Public Bodies CMA EPRA encls	Draft Regional Strategy Draft Regional Strategy

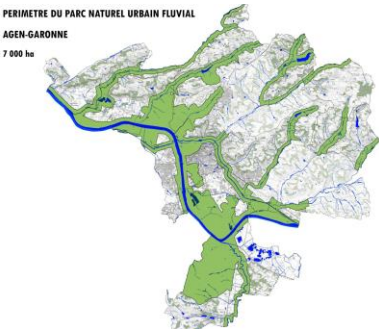
Monitoring programme

Inter-communal Plan of Agen

- Different speeds of development
- Inter-communal plan – 12 years plans period
 - Evaluation every 2 years



Local developments – 4 years plans period



Sectorial developments – 6 years plans period

Provisional conclusions

*'Intermediate plans re-define a **meaningful scale for “the local”**, overcoming bureaucratic and static levels of planning systems'*

- **Discontinuous and ad-hoc boundaries: critical size and governance**
- **Enough comprehensive and strategic**
- **Framing self-sufficient local associations**

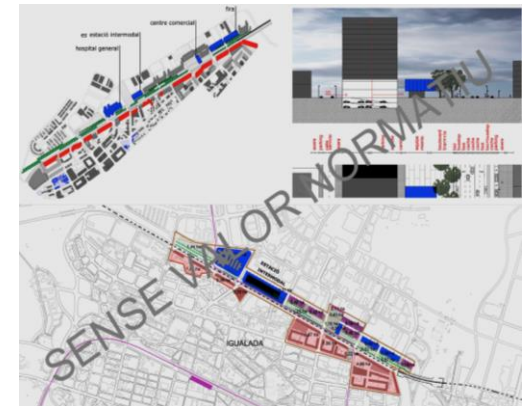
... Can intermediate planning influence static planning systems?



Participatory workshop. Plan of North Northamptonshire



Specific guideline. Inter-communal Plan of Agen



"Not bidding". Supra-local Urban Plan of Òdena