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What plan for what town planning?

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**The Area management plan for San Donato Milanese: legislative architecture**

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Following approval of the 'Strategic framework document' in December 2005, a new phase of work began to draw up the Area management plan. As provided for by Lombardia Regional law 12, the Area management plan consists of three documents: the Planning document, the Services plan, and the Regulations plan. Even if by law the three documents are formally separate, it seemed appropriate within the context of the plan for San Donato to deal with their content as part of a single approach. The Regulations plan, which deals with transforming the established town, and the Services plan, which defines the facilities and functions of spaces and communal services, share general objectives and technical and regulatory architecture, and both focus on the choices outlined and discussed in the Planning document, which developed and specified the contents of the strategic framework document approved for San Donato.

The objectives of the planning document can be summarised as follows:

- to preserve the individual features and manufacturing quality of San Donato;
- to preserve the existing quality of urban space, comprising a mix of shared open spaces and private buildings;
- access to and security in the town;
- extension of the quality of the environment in the centre of the Eni city Metanopoli to other areas of the town and beyond.

In the Planning document the general objectives are dealt with and set out in relation to the various parts of the city already

recognised in the Strategic framework document described in the pages of this report, the six strategic areas are key directions for planning choices and the public evaluation of the private and public changes in the area, in relation to the town's specific conditions. In the planning document these objectives have been further detailed in relation to operating environments, divisions of the strategic areas which identify the specific morphology, typology and functions of the town in all its parts. In line with the character of the planning document, the strategic environments and operational environments contained within them do not contain any indications that would impact directly on land planning, but rather offer directions and discussions, in line with the specific environmental features of the city in all its parts, of the regulations contained in the Regulation plan and the Services plan. The operational environments of the Planning document therefore are the foundations for the logical framework; these are developed in the regulation and services plans, with links to the relevant specific operational features. Division of the area into operational environments made it possible to define contextual regulatory structures within the Regulations and Services plans. Indications relating to the operational environment define the requirements and objectives shared by public and private initiatives within a single area of the city, thus providing a common project denominator that runs through the Area management plan as a whole. In the Regulations plan the possibilities of change were dealt with by defining three types of area of application of the regulations: conservation, adaptation and modification. It will

therefore be possible to preserve, adapt or transform the town's existing plots of land, buildings or parts thereof, within the dimensional limitations and with the morphology and functions defined by the crossover of the specific scope of application of the regulations governing them and the objectives and features defined by the operational environmental of the specific part of the town. Where specific areas of the town require more in-depth project work, the regulations plan identifies 'unified planning boundaries' in which the consistency between planning choices and the identification of morphological and functional rules will be guided by a project, whether privately sponsored or as part of a public initiative.