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**From wide area policies to SP strategies***Valeria Lingua*

The policies assumed by the Structural Plan of Siena specify at municipal level the policies expressed in the Metropolitan Scheme of the Siena area (SMAS), carrying out the necessary insertion of local strategy in a broader, agreed strategy at supralocal level.

The studies on the housing policies for the factual framework of the SMAS had evidenced the lack of territorial homogeneity of the typological mix of the new housing produced and a distribution of the value of houses determined mainly by their nearness to Siena. Housing policies of the SMAS pursue intermunicipal coordination for the location of additional housing offered and of the typological mix, in particular with reference to settlements at the boundaries. The objectives of the SP in this sector thus foresee the signing of planning agreements to resolve problems of development of boundary areas regarding the provision of services, the need to amplify the supply of housing and to increment the TPL.

The studies for the SMAS evidenced a 35% increase in commuters in the last 5 years. For this reason the mobility policies aim to achieve adequate levels of accessibility by optimizing public rail transport, upgrading and reorganizing waiting times in exchange car parks and promoting of pedestrian and cycle ways. Regarding policies for urban functions of excellence, the SMAS pursues the twofold aim of upgrading the supply of high-ranking services and increasing their use, also favouring processes of decentralization compatible with the organizational and logistics requirements of each function.

The landscape management policies are

aimed at safeguarding the resources of the territory, maintaining and improving the quality of the countryside, also by means of improving the belts of contact between compact urban settlements, infrastructure and open territory.

The policies for productive sites and for tourism have as their aim the creation of low cost accommodation facilities at metropolitan scale and the full use and reorganization of the current availability of sites for productive settlements.

Many of the big strategic choices of the Municipality of Siena make co-planning with the adjacent municipalities. This confirms that the 'metropolitan' dimension in the Siena area represents in any case a useful framework in which to place the formation of the town-planning instruments in forthcoming years.

In this sense, it becomes fundamental for metropolitan policies to be projected in a strategic plan, to be arrived at through the drawing up of feasibility studies, in-depth studies, agreements, understandings and conventions which will make the action of the single municipalities effectively unitary.