A hand is shown placing a brick onto a partially constructed wall. To the right, there is a pile of loose bricks. The background is a plain, light-colored surface.

URP 1113
FUNDAMENTALS OF PLANNING PROCESS

Lecture- 03

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What is a Comprehensive Plan?

An attempt to establish guidelines for the future growth of a community.

An all-inclusive approach for addressing the issue of a community's future growth.

A **Comprehensive Plan** is the formal document produced through this process.

The document is official in nature, meaning that it is designed to be adopted into law by some form of local government.

The document should then serve as a policy guide to decisions about community development.

What is a Comprehensive Plan?

According to William I. Goodman, it is an instrument to be used by community leaders who establish the policies and make the decisions regarding physical development.

Goodman suggests that, the plan document should fulfill **FIVE** basic requirements:

It Should:

- I. be comprehensive
- II. be long-range
- III. be general
- IV. focus on physical development
- V. relate physical design proposals to community goals and social and economic policies

Issues Addressed in Comprehensive Plan

- **Comprehensive Plan** is also known as a **Land Use Plan**—they often deal with issues related to the **appropriate uses of land**.
- In many cases, comprehensive plans are prepared to address:
 - ✓ Compatibility issues between various uses of land
 - ✓ Management and preservation of natural resources
 - ✓ Identification and preservation of historically significant lands and structures
 - ✓ Adequate planning for infrastructure needs.

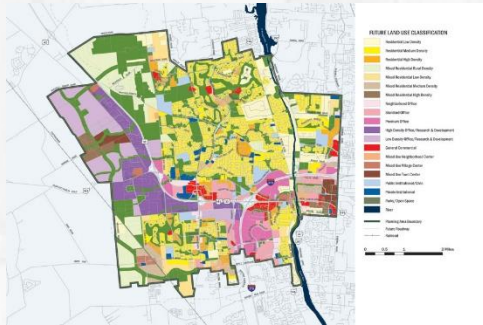
ELEMENTS OF A COMPREHENSIVE PLAN

The **elements** of a comprehensive plan can vary from community to community.

In most cases though, the plan consists of a **study of existing conditions** and a discussion of **future trends, goals, and objectives**.

ELEMENTS OF A COMPREHENSIVE PLAN

PRIMARY ELEMENTS



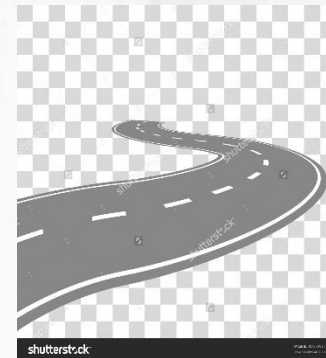
Land use patterns



Housing conditions



Population



Roadways and other infrastructure issues

ELEMENTS OF A COMPREHENSIVE PLAN

ADDITIONAL ELEMENTS



Recreational facilities



Educational facilities



Other government facilities



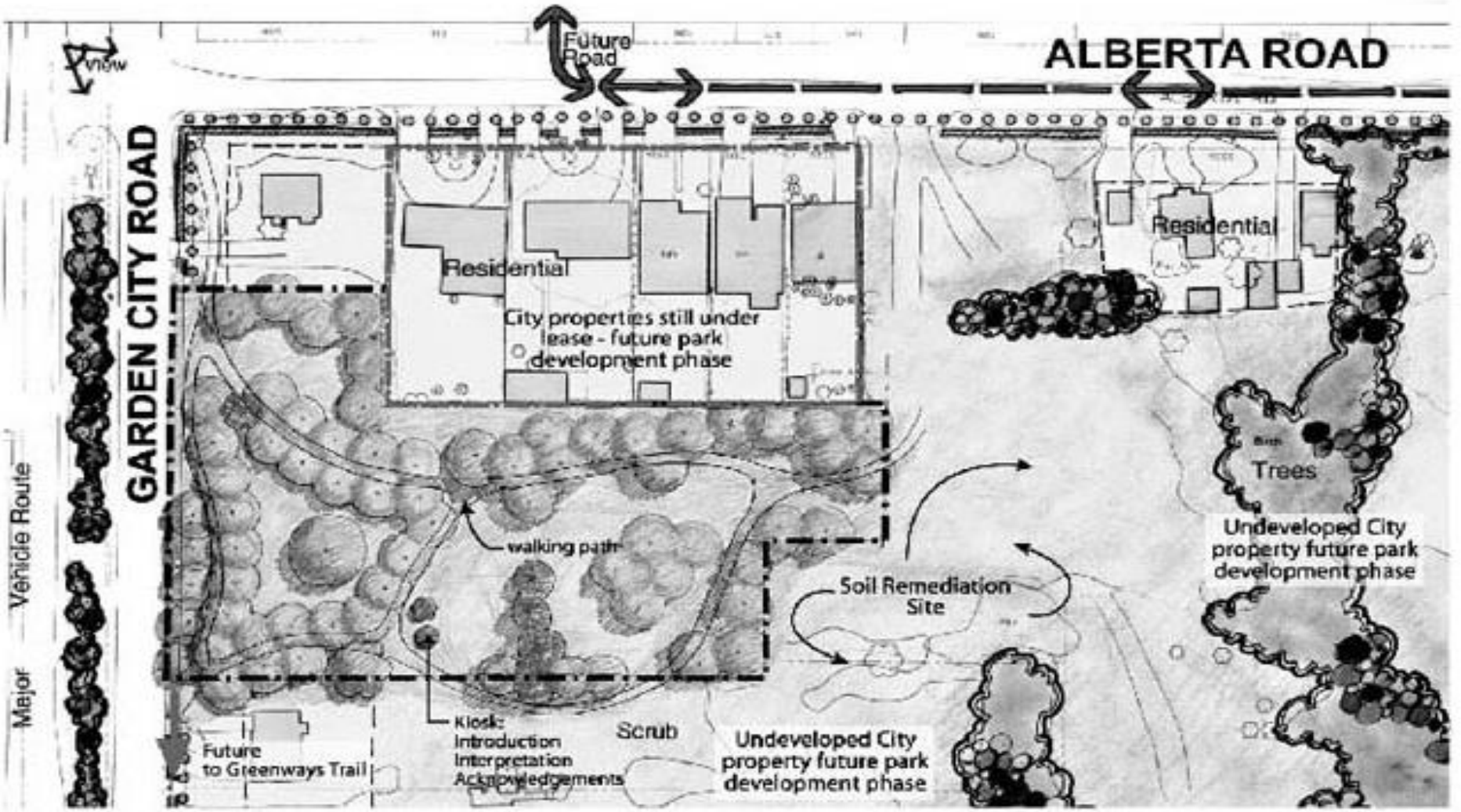
Social service facilities

Comprehensive plans deal with the land-use-related issues relevant to each of these topics.

EXAMPLE OF A COMPREHENSIVE PLAN

- Dhaka, Chittagong and Khulna Master Plans of 1959 were prepared following this approach.
- This master plan was quite **rigid in nature** with a very strong emphasis on **regulatory measures and development control**. (zoning, subdivision control, building construction rules and codes, density control etc.)
- **Future land requirements** for different uses were made based on **forecasts of future population** and other planning parameters.
- These requirements were based on certain **norms and standards**.
- “Garden cities” developed were based on such model plans.

GARDEN CITY



The Comprehensive Planning Process

This process was based on Patric Geddes' formula with three sequential stages namely [survey](#), [analysis](#) and [plan](#).

1. Data Collection

The first phase of the process consists of collecting all available data on

- land use (both existing and future),
- demographics (existing and projected),
- housing,
- infrastructure,
- education,
- recreation, and
- thoroughfares

The Comprehensive Planning Process

2. Analyzing Data

- Once the data has been collected, the next step in the comprehensive planning process is to analyze it.
- The data should be analyzed for trends or other significant considerations.
- Upon thorough review and analysis, the next step in the process is to come up with goals and objectives.

The Comprehensive Planning Process

3. Goal Setting

- The comprehensive plan should conclude with a set of recommendations established by the committee.
- The recommendations should be presented in the form of goals and objectives.
- The objectives should consist of strategies for addressing each of the main goals.

Steps of the Comprehensive Planning Process

Existing problems are analyzed.

Potentials of buildable land around the existing city limits are assessed.

Future supply of land and their suitability for different uses are assessed.

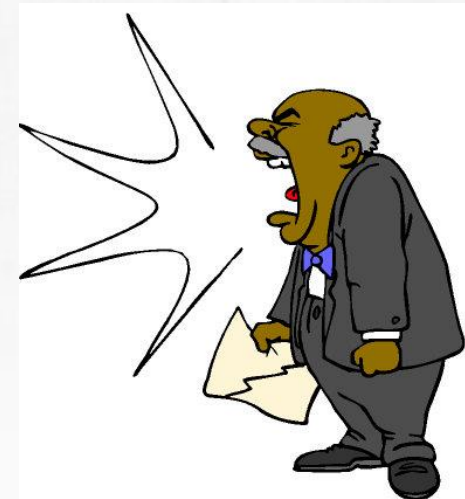
Based on future requirements and availability allocations for different uses are made.

Spatial distributions of different uses are based primarily on the model plan, suitability of available land and mutual compatibility of different uses.

These uses are then connected through a road network.

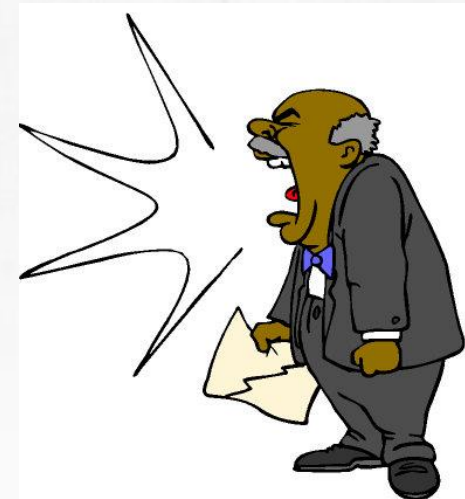
CRITICISM

- This **rigid form of planning** was entirely physical in scope and very little or no considerations were made for **economic, social and environmental factors**.
- Very often **poor physical environment** is the manifestation of much deeper social, economic and environmental problems. Example: Many BSCIC estates in Bangladesh have remained as grazing fields even after many years of their establishments.



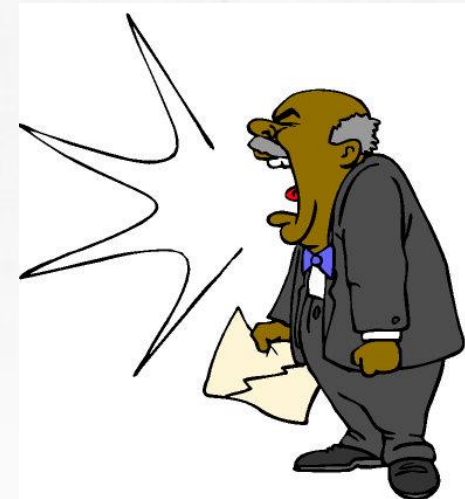
CRITICISM

- The approach was **totally land use oriented** and did not consider various **urban activities themselves** and the delivery of various urban services like public transport, waste disposal etc.
- Detached from decision-making. **Decisions were not arrived** at through a **logical exploratory process**.



CRITICISM

- No formal evaluation of the plan used to be made nor **assessment of alternative plans** was made.
- It **did not** have any provision for **monitoring and review** of the plan.
- Fairly **simple tools and techniques** were used.





Thank you!