

# **Urban Development Planning, Regeneration and Public Participation: A Comparison Between the UK and Iran 2011**

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## **Abstract**

The thesis has two parts. Firstly, there is a review of urban regeneration policies in the UK, focusing on the case study example of Manchester, which is included as one of the most important and successful examples of urban regeneration. Ideas and lessons derived from the study are then considered in the circumstances of Iran and applied to the case study city of Sari.

Challenges facing local authorities for inner-city development and regeneration have been identified as multi-dimensional and require comprehensive action plans. In the UK, government at both central and local level, with the help of academic experiments, has over a long period of time evolved different approaches to development planning and revitalising urban neighbourhoods. Creating opportunities for local residents to be part of the planning process has been increasingly given an important place amongst these approaches, which has in turn increased the success and sustainability of regeneration.

In Iran a newly-established local government system is trying to avoid the failures and problems of other developed countries experiences of urban development by adapting the latest planning theories, teaching to professionals Western-oriented theories and practices. Although the dissimilarity of the Iranian urban planning context with others makes it unique and limits the extent of available choices of development and regeneration experiments, studying, analysing and learning from other countries knowledge can help to expand the range of skills and policies. Because of differences between the two case studies, direct comparison is avoided. Each case is critically studied within its context and it has helped to draw lessons on the general topics of the plan preparation, management and implementation. This research has reviewed the process of urban development and regeneration from theoretical to practical aspects at national, regional and local level within the UK and Iran. Local residents as the first and last parts who are subject to urban planning decisions and projects are the link and common objectives that are looked at through the whole thesis. It has been concluded that the open nature of regeneration process to the public and academics in the UK has

helped planning authorities to build each generation of urban development on invaluable past experiences and achieved more sustainable neighbourhoods. The above is highlighted in the recommendation for Iran alongside increasing co-ordination and transparency of planning authorities.