

## **Is planning for profit or people? Have planners been able to resist neoliberalism or have they been a tool of the markets.**

- What influences outcomes in the planning process. What to do when fighting bad developments?
- Terminology
  - Planning: homes, small businesses, gantt charts!
  - Town and country planning: land use decisions; town and country planning act (1947) established the presumption for development; specific needs of a community; community enhancement and placemaking; environmental protections
  - Neoliberalism: free markets; de(re)regulation; growth; enterprise; economic development; competition; austerity. Derives from 19<sup>th</sup> century ideas of liberalism, freedom of markets and entrepreneurs. Economic liberalisation policies include privatisation, austerity, deregulation, free trade, increase the role of the private sector and of markets. Small state.
- The 1947 Town and Country Planning Act socialised the right to control development of land. It set up a bureaucracy to which you had to conform to undertake development. Intended to capture the uplift in the value of land and to allow resources for public bodies to develop according to the plan. But it didn't happen; Labour lost the next election.
- Enforcement: what happens when people break the rules?
- Neoliberalism in the planning system:
  - Wrong types of houses in the wrong place at the wrong price
  - Market is led by builders and developers to make a profit; and councils need them to make a profit
  - Who defines what the market is? Neoliberalism means the market decides as they know what will be profitable. The system is skewed towards the people that have land banked
  - "So-called" affordable housing is not affordable (nor always quality)
  - Austerity is gutting the planning system, but it's also an issue about where it sits. Planning used to be a central function but now it's shifted and lost its status within public services, subsumed by economic development. Planners are now just processers, and not meaningfully supporting the development of great places
  - Planning works for different groups of people, in different ways, at different times (e.g. Edinburgh Old Town Development got Waverley developers to include build of a zero-rent community hub in plans)
  - Councils can't afford to build social housing
  - Land ownership and landbanking; councils don't own enough brownfield
  - Only the private sector have been building housing since the 1980's
  - We've empowered a speculative model – buying/selling land can be lucrative
  - Planning system has worked well in the past to create greenfield and to restrict development
  - Planning has been captured by the interests of those it should be regulating