**Derivation of Planning Culture, from Norms to Implementation: Embedded Real Planning Practices One City Two Cases**

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**Abstract**

This paper recognises the need to study planning cultures away from appropriated Western approaches, since the emergence of distinct practices are visible even under the common impacts of globalisation. The paper reflects the fact that planning culture is a dynamic process subject to various changes (social, political, economic and technological) and effective on both planners and those institutional responses to them (Sanyal, 2005) these in turn are also accumulative and continuously build on the previous practices. Therefore, this study argues it is not the culture per se but the complex, dynamic and accumulative condition of the practices that are appropriated and become tradition form the planning culture.

Urban development which evolves through relentless investment in the built environment, especially for developing countries like Turkey, is usually recognised as the main pillar of success of local and national governments; therefore, it usually has a central position in local and national agendas. However, the consistent reshaping of the urban built environment also reformulates the planning culture via practices including the operation of urban power; the actors involved and their roles that consequently generate a further impact on the socio-spatial dimension of urban space. Therefore, practice and the reality of planning, which often disappoints (Hiller, 2002), including the roles and behaviours of various actors, planning features (including norms of representation and policies), planning structures (including customs and tactical actions), decision making processes (before, during and after periods), implementation and the context itself generates a unique culture of planning, for some cases opposite to the positive enterprise of “culturisation of planning” (Young, 2008) but still keeps the nature where the concept of culture provides additional knowledge (Kneiling and Othengrefen, 2015).

The research focuses on Turkish urban planning structure and investigates two case studies as examples to uncover and identify the characteristics of distinct planning practices as the main pillar of urban development. The planning genealogy of two shopping malls in Ankara is investigated via using qualitative methodology including a detailed investigation of municipal and court documents, interviews with public and private actors. The analysis uncovered that the conditions which characterise the driving forces of the power relations, and some of which also characterise the planning culture, in the development of built environment are: i) complexity and conflict in authorisation and gaps in the legislation (antagonistic relations emerging from political conditions); ii) generation of personal networks and benefits from the existing ones: the power of capital in various forms; iii) lack of transparency, awareness and distrust among actors; iv) domestic market conditions; v) the location and particular time period of the development.

**Keywords:** Urban Planning, Planning Practice, Planning Culture, Power Relations

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