

# Improving the Post Planning-Decision Process to Deliver High-Quality Developments

Sina Shahab

*School of Geography and Planning, Cardiff University, Cardiff, UK, [ShahabS@Cardiff.ac.uk](mailto:ShahabS@Cardiff.ac.uk)*

## Abstract

Housing development is a lengthy and multi-step process; starting from the initial stages of a planning permission proposal to when a proposal is realised on-site. Each stage seemingly impacts how developments are delivered; however, research is limited into why quality of development has been seen to weaken in the post planning-decision stage (i.e., the stage after a planning permission is granted). This paper uses a case study of Cardiff to explore whether the key stages of the UK development management process could be improved to influence the delivery of high-quality housing developments. Using semi-structured interviews, this paper investigates the perceptions of planning professionals towards the requirement and applicability of improved methods, covering the following issues: a) the role of key actors in influencing outcomes during the development management process; b) the factors hindering implementation of high-quality housing developments; and c) how involved actors can improve the delivery of housing developments. The findings of the paper show that involved actors principally perceive inadequate local authority resource, limited enforcement powers, and a lack of on-site monitoring to be key hinderances in ensuring developer compliance, which to an extent, has a bearing on the implementation of high-quality developments. Furthermore, a difference in attitudes and knowledge towards development aspirations is uncovered, which reveals to have a considerable influence on the outcome of development quality. However, where resource may be available, some mechanisms are proposed by planning professionals as potential key factors in improving the post planning-decision process.

**Keywords:** Development Management; Planning Enforcement; Post Planning-Decision Process; Housing; Cardiff.

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