

Abstract:

Palestinian society is a victim of a process called "de development" which is according to the Human Development Report (2002, p6) is achieved by preventing a society from using its political and economic potential and by preventing rational structural transformation of the society through indigenous means. The Palestinians were a victim for such process since the ottoman period and continue through the different successive occupation periods to Palestine. The de development mechanisms were varying through these periods, but mainly it was employed by the different layers of occupants' state laws and the military Israeli mechanism to cause extreme injurious to the process of social and political transformation.

Sustainable spatial development in Palestine likewise any sustainable development requires sovereignty and control over the social, environmental and economic objectives to coordinate its development towards spatial sustainability. It also required efficient institutional system to coordinate development between different sectors and fields. Palestinian spatial development lacks the local level participatory approach due to the subsequent layers of occupation in Palestine, which prevent public participation and interaction in the planning process. It also lacks the appropriate intervention planning level, the governorate level that coordinates and manages the relations between the governorate localities. It is the appropriate level to achieve effective local participation in planning. Hence, the local participation could provide such level with the effective partnership between its localities to achieve sustainable spatial development.

Therefore achieving such development in Palestinian territories is conditional on crucial factors:

1. Ending the Israeli occupation and control over the Palestinian land and resources and enabling the Palestinians to exercise their right of full control over land and natural resources.
2. Establishing an independent, democratic state that requires simultaneous and equitable effort in social, political and economic areas. Technocratic and political leadership will need to work collectively to bring about necessary institutional change.
3. Empowering the governmental institutional level
4. Empowering the local level to take the initiatives in defense of its legal and civil rights to participate in the spatial planning process.

This study aims to discuss the Palestinian sustainable development opportunities and constraints in order to:

- Set out methods of handling constraints specially these related to the local level role in the planning process; through developing a citizen involvement structure.
- Clarify opportunities through investigating the applicability of a sustainable spatial model in one of the Palestinian districts (Palestinian tissue) as a study case.
- To set out the needed policies and strategies to achieve sustainable spatial development in the Palestinian context.

The thesis is mainly divided into four fundamental sections, distributed on seven chapters. The detailed structure of these parts is as follows:

- ***Section one is made of two chapters:***
 - **Chapter 1: Introduction**: it clarifies the Problem identification, aim of the study, methodology and the hypothesis.
 - **Chapter 2: The Concept of sustainable spatial development**: It discusses the definitions of the concerning terms and theoretical background of the concept, requirements, policies and strategies and the study cases.

- ***Section two is made of three chapters***
 - **Chapter 3: Sustainable Development Opportunities in Palestine**: It displays The Palestinian sustainable spatial aspects and constrains that prevent them from achieving sustainable development in spatial planning scope.
 - **Chapter 4: Palestinian Planning Legal Structure**: It contains the analysis of the ongoing planning system and structures to diagnose the problems, as well it review the layers of the planning law applied in Palestine.
 - **Chapter 5: Local level Role in planning**: It discusses the local level and its role in promoting

sustainable spatial development. It also provides a study case as a model for the main approach for local level planning, the participatory approach.

Section Three is made of one main chapter:

- **Chapter 6: Sustainable Spatial Development**

Model: Ramallah Governorate: It displays the urban planning vision that should be provided in the Palestinian development plans, through the applicability of sustainable spatial model to Ramallah Governorate as a study case for the Palestinian urban tissue.

• ***Section Four is made of the last chapter:***

- **Chapter 7: conclusion and suggestions.**