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Nota di contenuto	Greenfields, Brownfields and Housing Development; Contents; Figures and Tables; Preface; Acknowledgements; About the Authors; Abbreviations; I The Policy Context; 1 Introduction; Aims and objectives; The theoretical perspective; Key themes of the book; Structure of the book; A matter of definition; 2 The Changing Policy Context of Housing Development; Urban growth and change; The changing nature of the housing system; Housing development and wider policy change; Conclusions: housing provision and state-market relations; 3 The Sustainability of New Housing Development The contested nature of sustainable developmentIndicators of sustainable development; Sustainable development and urban form: the case for and against the compact city; Alternative development patterns; Conclusions; 4 The Residential Planning Process; Public and political attitudes to urban change; Planning for housing; Planning for

affordable housing; Conclusions: planning as process and vision; II Market, Economic and Political Context; 5 The Speculative Housebuilding Industry; Speculative housing producers; The speculative housing development process; Speculative housing products Brownfield development - the challenge for housebuilders Conclusions; 6 The Politics of Planning and Housing Development; Ideological perspectives and party politics; Stakeholder involvement; Theoretical perspectives; Political decision-making in practice; Conclusions; III Policy Evaluation; 7 Greenfield Housing Development; Greenfield protection: some international experiences; Greenfield development pressure; Management of greenfield development pressure; Resistance to greenfield development pressure; Accommodation of greenfield development pressure; Conclusions 8 Brownfield Housing Development Brownfield development potential; Brownfield development constraints; Brownfield housing demand; Conclusions; 9 The Economics of Planning and Housing Development; Market efficiency and planning intervention; The impact of planning constraints on housing markets; The economic impact of planning gain on affordable housing development; Conclusions: comparing modes of economic analysis; 10 Conclusions and Policy Implications; Political and market context; Towards a new urban land policy; A final word; References; Index

Sommario/riassunto

This is a powerful critique of the growing tendency to reduce the new housing debate to a mere choice between greenfield and brownfield locations. This book points at the structure and organisation of the housebuilding industry, supply and demand pressures in the housing market, the contested nature of sustainability and the political character of the planning process. All factors which must be considered if a truly effective housing land policy is to be devised. The book: * analyses social, economic, and political influences on public policy and private investment * place
