

1. Record Nr.	UNINA9911020453503321
Titolo	Planning, public policy & property markets / / edited by David Adams, Craig Watkins, and Michael White
Pubbl/distr/stampa	Oxford, UK ; ; Malden, MA, : Blackwell Publishing, 2005
ISBN	9786610748129 9781280748127 1280748125 9780470760833 0470760834 9780470757789 0470757787 9781405173049 1405173041
Descrizione fisica	1 online resource (302 p.)
Collana	Real estate issues
Altri autori (Persone)	AdamsDavid <1954-> WatkinsCraig WhiteMichael <1965->
Disciplina	333.3/0941
Soggetti	Land use - Government policy - Great Britain Real estate development - Government policy - Great Britain Housing policy - Great Britain Commercial real estate - Great Britain
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	"RICS Research"--Cover.
Nota di bibliografia	Includes bibliographical references (p. [253]-272) and index.
Nota di contenuto	Planning, Public Policy & Property Markets; Contents; Preface; Acknowledgements; Contributors; Abbreviations; Part 1 Introduction; 1 Examining Public Policy and Property Markets; Introduction; The scope of the book; Property research and public policy; Structure of the book; Part 2 Conceptualising Relationships; 2 Conceptualising State-Market Relations in Land and Property: The Mainstream Contribution of Neo-Classical and Welfare Economics; Introduction; Insights on supply, demand and public policy from neo-classical economics Insights on market failure and public policy from welfare

economicsConclusions; Notes; 3 Conceptualising State-Market Relations in Land and Property: The Growth of Institutionalism - Extension or Challenge to Mainstream Economics?; Introduction; The institutional framework for land and property market operations; New institutional economics; The political economy of institutionalism; Uncertainty, risk containment and confidence building; Conclusions; Notes; 4 Planning Tools and Markets: Towards an Extended Conceptualisation; Introduction; Understanding 'planning'; Mainstream economics

The political economy of institutionalismA typology of planning tools; Market characteristics; Conclusions; Notes; Part 3 Unravelling the Relationships; Section 3.1 Modelling Relationships; 5 Modelling Local Housing Market Adjustment in England; Introduction; Background; Datasets; Modelling framework and techniques; Estimation of key relationships; Policy simulations; Conclusions; Appendix 5.1 Variable definitions and sources; 6 Estimating the Impact of Planning on Commercial Property Markets; Introduction; Model development and specification; Empirical study and results; Conclusions; Notes Appendix 6.1 ResultsSection 3.2 Measurement Issues; 7 UK Roads Policy, Accessibility and Industrial Property Rents; Introduction; Roads policy and the UK motorway network; Transport infrastructure and the spatial economy; Measuring the effect of transport investment; Hedonic pricing analysis and the impact of the UK motorway network; Discussion and policy implications; Notes; 8 Urban Regeneration, Property Indices and Market Performance; Introduction; The urban regeneration policy context; Data and research methods; Comparing urban regeneration and prime property market performance The total returns indexConclusions; Section 3.3 Surveys and Case Studies; 9 Planning for Consumers' New-Build Housing Choices; Introduction; Planning and new-build housing; The new-build housing choice process; The housing preference study; Overview of the findings; Preferences and satisfaction with room layouts and features; Density and variety on new-build housing estates; Conclusions; 10 Planning Obligations and Affordable Housing; Introduction; The research context; Research methods; How much affordable housing is being provided? Government evidence How is Section 106 operating? Evidence from local authorities

---

#### Sommario/riassunto

The focus of this book is on how public policy - and especially the planning system - both shapes and reflects the essential characteristics of land and property markets. It challenges the common misconceptions that property markets operate in isolation from public policy and that planning permission is the only significant form of state intervention in the market. Planning, Public Policy & Property Markets contends that effective state-market relations in land and property are critical to a prosperous economy and a robust democracy, especially at a time when development aims to b

---