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Altri autori (Persone)	AdamsDavid <1954-> WatkinsCraig WhiteMichael <1965->
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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 institutionalism  
A 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 Results  
Section 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 index  
Conclusions; 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

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## 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

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