

ABSTRACT

Settlement Concentration Planning Policy of England and Germany. Planning Goals and Tools

This scientific monograph encompasses a proposal of theoretical approach to settlement concentration planning policy. It has been used to systematize and analyse two cases of planning policy: English and German ones. Regional policy has been presented on the examples of South-West England, Lower Saxony as well as Bristol and Hannover city regions. Each case has been regarded in two complementary aspects. Firstly, planning legal systems have been described as basic planning toolkits. Secondly, detailed planning objectives and policies as well as specific instruments aimed at settlement concentration planning have been identified and analysed. Planning systems have been approached from the historical point of view, however state of the art 2015 has been emphasized along with general planning tools used to implement settlement concentration planning policy. Detailed schemes of the analysed English and German planning systems have been developed. In order to identify and systematize the English and German settlement concentration planning policy, main legal and strategic documents have been analysed, starting from federal or national level through regional to subregional one, in force in the years 2007–2010. Schematic models of each policy case have been elaborated that show mutually interrelated planning goals and instruments in the form of official or unofficial planning policies, e.g. English *Containment Policy*, *Compact City*, *Density Policy*, *PDL-Policy*, *Urban Renaissance* and *Green Belt Policy*, as well as German land stock policy [*Flächenhaushaltspolitik*], central places system [*Zentrale-Orte-System*], compact and mixed-use city [*Kompakte und durchmischte Stadt*], inner development [*Innenentwicklung*], city of short distances [*Stadt der kürzen Wege*] and land management [*Flächenmanagement*]. Key findings have served as a basis to formulate recommendations to modify the Polish planning system and settlement concentration planning policy.

Key words

planning policy, spatial planning, land use, law, settlement concentration, instruments, goals, planning system, England, Germany, Lower Saxony, Bristol, Hannover, urban sprawl, dispersion of development