



Session 7, 13.30-15.00 hrs.: Housing market

17 Dani Broitman, Eric Koomen "Crisis, regions and housing stock: a decade of urban and peri-urban housing dynamics"

Abstract:

Residential area development is a complex dynamic process. Housing stock varies substantially over space and time: growing cities may coexist with declining urban areas in the same region and formerly expanding residential areas may experience stagnation and even declination at a later stage. These spatiotemporal dynamics are expected to differ for various hierarchical levels of urban areas. Main cities, peri-urban areas and predominantly rural zones that are loosely connected to central cities are likely to experience different urban development processes as the economic and demographic drivers of change are different in each one of those types of areas. The recent global financial crisis is expected to impact differentially on the aforementioned aspects of urban development: space, time and urban hierarchy level. To obtain a deeper understanding of such recent changes in urban development we will analyse residential stock development in the Netherlands.

A clear-cut distinction between urban and rural areas is characteristic in the traditional planning doctrine in the Netherlands (Van der Cammen & De Klerk 2003). Yet, many scholars question the relevance of this dichotomy, especially from a sociological, economic or policy perspective (Pahl, 1966; Deavers, 1992). This debate has given rise to a third, intermediate category of peri-urban areas (e.g. Allen, 2003). We define these areas as having an urban appearance, but being functionally subordinate to main cities. In our analysis we build on the *Ommeland* categorisation proposed by Hornis & Ritsema van Eck (2007; 2008). In their approach, each municipality is categorised as a core city, a peri-urban zone or a peripheral area. Using detailed spatial data on the presence of dwellings in the whole country every two years from 2000 to 2010, we are able to analyse the physical evolution of the dwelling stock during the last decade. This analysis reveals the impacts of two different economic crises: the mild one following the collapse of the internet bubble around 2000 and the more severe financial crisis that started in 2008.

The development of the residential stock shows different trajectories, depending on the spatiotemporal resolution and urban hierarchy level. At the national level it seems that the housing stock was slowly recovering from the first slowdown when it was impacted by the current crisis. Yet, these national effects are



moderately negative, showing a modest decrease in the rate of growth. However, disaggregating national data into functional categories, it is clear that, on average, urban areas are performing relatively well, while peri-urban areas show a moderate decline and rural areas are experiencing more pronounced negative effects. The regional level analysis presents a completely different story, showing remarkable differences both in rise and fall rates. The Randstad region is performing much better than other regions and it is only here that housing stock in peri-urban zones grew faster than their urban correlatives. Within the other regions, a hierarchical subdivision reveals differential impacts in rural, peri-urban and urban areas; in some cases peri-urban zones seem to increase their housing stock at the expense of their related main city. The study is complemented by an explanatory analysis linking socio-economic indicators (economic development, population growth rates and dwelling demand) and physical planning criteria (such as developable land availability and restrictive policies) to the observed dwelling stock development.

In summary, this paper attempts to analyse the impact of the recent economic crises through changes in housing stock over time and space, using an additional set of urban-hierarchy related functional categories (urban, peri-urban and rural areas) in order to shed light on the crisis' differential effects.