

# **South Yorkshire's City Builders: Local Commercial Property Development**

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## **ABSTRACT**

The property and planning literature is sadly lacking a sound understanding of the perspectives, actions and strategies of property development actors. Developers are largely treated as a homogenous group after mainstream stereotypes. This hiatus is particularly concerning especially when one considers that planners do not build cities, and in order to shape urban development planners and other policy makers must influence the actions of these individuals and organisations that do. This research project has interrogated statistically the geography and scale of development actors active in South Yorkshire's urban commercial property market. The second interview stage of research focuses upon a specific brownfield regeneration development in order to explore the *actor worlds* the developer operates within, and how these relationships have affected their perspectives, actions, strategies and the scheme itself. This research builds upon an emerging, but as yet discrete literature, which has begun to address the diversity of property development actors. With the majority of urban regeneration programs being property led, a solid understanding of property developers is fundamental to the success of such strategies. This paper offers a framework for researching the complex network of actors involved in brownfield development. Furthermore, it provides an insight into the current attitudes toward an active regeneration program.

**Key Words:** regeneration, real estate development