

## **ABSTRACT**

The main aim of this thesis is an evaluation of methods of negotiation between mayors of suburban municipalities and developers. The analyzed territory is the northeastern background of Prague which belongs to the area with the most intensively developing process of suburbanization in the country. The bachelor thesis deals with residential suburbanization which is characterized by the construction of family houses or apartment buildings on the edges of existing buildings of individual settlements. In the theoretical part is also briefly described the process of spatial planning and options of development control in municipalities. The empirical part analyzes approaches to spatial planning and regulatory instruments in the case of suburban municipalities included in the field survey in MEP Brandýs nad Labem – Stará Boleslav. One of regulatory instruments is itself negotiation with developers, of which I have focused on processing. Using this method, but also other regulatory instruments, is locally very different. In conclusion, it was created typology according to methods of negotiation between mayors and developers.

Keywords: suburbanization, spatial planning, developer, negotiation, regulation