

Index

- Abercrombie, Sir Patrick 2
agglomeration economies 3, 24, 32, 45, 63, 114, 202, 206, 209, 213, 222
and city size 3, 30–2, 45, 114, 122, 222
in consumption 4, 27, 63, 64
sectoral differences in 3, 25–6, 29
sources of 24–5, 28, 163, 213
and urban policy 35, 39, 114–16, 202, 206, 207, 209, 225
see also economies of scale
agricultural land 146
value 122, 143
Alexander, Christopher 2
amenities 27, 30, 43, 57–9, 61–6, 81, 89, 129, 133, 187–9, 202–5
Amsterdam 115
Area-Based Initiatives (ABIs) 37, 38–9, 189–207, 223, 225
aimed at built environment 196–9
aimed at firms 189–92
aimed at households 192–6
cluster programmes *see* clusters
area disparities *see* spatial disparities
area effects 28, 114, 188, 211, 225
and area-level differences 29, 36
Areas of Outstanding Natural Beauty 82, 106, 107
Australia 80, 131

Barking and Dagenham 55, 73
Barker Review 82, 87–8, 110, 112, 121, 128, 131–2, 135, 136
Barlow Report 2, 12
BBC 54, 137
betterment 133–4, 136, 145
and impact fee 133–6
tax 133–4
Birmingham 14–17, 105, 114–15, 119, 132, 209

Boston xi, 94
Brighton 121
Britain 20, 27, 36–7, 41, 43, 45, 54, 84, 138, 140, 185, 186, 192, 198, 204, 210, 221
as a highly centralised state 148
see also England; UK
British cities 11, 13–22, 30, 40–4
demographic and economic performance of 13–22
the ranking of 14, 40–1, 44
British Household Panel Study 69
British National Trusts 89, 104, 129
British planning system 5, 80–3, 104ff, 128, 226
direct costs of 108ff
dynamic impacts of 122ff
indirect costs 112ff
on land use 128–9
reform of 130ff
and restriction of supply 88–90, 98–9, 101
and retail 105, 107, 116–18, 140, 142, 226
see also brownfield; Greenbelts; Town Centre First
brownfield development 83, 93, 100, 104, 106, 118–21, 123, 132, 204, 226
benefits and costs of 118–21
and environmental value 118–19
legal definition 118
brownfield sites/land
see brownfield development
Brussels 11, 105, 114
Business Increase Bonus 107, 173
Business Rates Retention 93, 138, 139, 147, 173, 176

Cambridge 16, 55, 113, 115, 118, 121, 143

- Canterbury 63
 Canada 67
 central–local relations *see* localism
 Centre for Cities 164, 166, 175
 China 133, 146, 169, 211
 Christian Lebanese 64
 City Deal 36, 158, 160, 163, 173, 175,
 176–7, 178, 179
 wider challenges for 177
see also localism
 Cities Policy Unit 173
 city–region 18, 158, 159, 160, 162–4,
 167, 169, 172, 175–7, 179, 228
see also Functional Urban Regions;
 Travel to Work Areas
 city size 3, 122
 benefits of 3, 24, 30–2, 45, 63, 114,
 122, 202, 206, 213, 222
 and congestion 3, 24, 26, 30, 121,
 208–9
 costs of 24, 26, 35, 45
 and segregation 63
 and urban economic performance
 41–4, 122
 cluster policies 205–7, 210, 224
 Cologne 210
 Commercial property taxes 93, 137,
 139, 147
 and costs of space US 137
see also Uniform Business Rate
 commercial space 136, 196, 200
 and cost imposed by planning 105,
 115
 Commission for Architecture and the
 Built Environment 93
 Commission for Scottish Devolution
 171
 Community Infrastructure Levy 107,
 136, 150–1
 as impact fee 136
 flawed 150
 Community Land Act 134, 150
 Community Land Auctions 148, 150
 commuting 34, 54, 65, 114, 121, 161–2
 and defining city boundaries 161–2
 and greenbelts 121
 and spatial adjustment 34, 54, 65
see also Daily Urban System;
 Functional Urban Region;
 Travel to Work Areas
 Competitive English Cities report 166
 congestion 5, 24, 30, 208–9, 227
 the charging of 208, 227
 costs of 24, 26, 35, 45
 the pricing of 5
 consumer-voters 165
 consumer city 222
see also agglomeration economies in
 consumption
 conventional urban policy 2, 197, 204,
 223, 227
 challenges to 223–7
 ‘core cities’ 17, 22, 119, 176, 177
 Core Cities group 164
 Council Tax 138, 226
 counter-urbanism 23
 Daily Urban System 161
 decentralisation 37, 162–3, 165,
 168–71, 173, 212, 226
 direct effects of 168–9
 indirect effects of 169–71
 scales of 162, 165, 169
see also devolution; fiscal federalism;
 localism
 Denmark 93
 density controls 82–3, 94–5, 119, 198,
 203–24
 Department for Business Enterprise
 and Regulatory Reform 37
 Department for Communities and
 Local Government 37, 138, 139,
 171
 Department for Work and Pensions
 37
 Department of Business Innovation
 and Skills 36, 37, 158
 Detroit xi, 47, 208
 development control 92–3, 106, 151–2,
 160
 and jurisdictional scale 160, 176,
 178
 and uncertainty 110–11, 225
 development costs 114
 devolution 6, 46, 47, 157–79, 227, 228
 application in the UK 158–60
 challenges to 177–8
 empirical evidence 167–71
 expected advantages of 6, 46, 160,
 170

- politics of 163–4, 166, 171–3
 pros and cons of 165–71
 rationales for 159, 165–6
 and spatial disparities 47, 174, 177, 228
see also localism; fiscal federalism; decentralisation
 diseconomies of size 3, 24, 26, 30, 35, 45, 121, 208–9
 distributional effects 89
 economic dynamism 163
 economic geography 2, 23, 24, 25, 39, 163, 173, 174
see also New Economic Geography
 economic hinterland 161
see also city-region
 economic linkages 30–3, 54,
 economies of scale 24, 27, 46
 in consumption 4, 27, 63–4
 in production 24–7, 163, 213
see also agglomeration economies
 Eddington Report 131, 209
 England 40, 55, 69, 70, 84, 87, 93, 158, 166, 172, 193
see also Britain; UK
 English Core Cities *see* core cities
 entrepreneurship 28, 159, 166, 207, 211
 Enterprise Zones (EZs) 38, 174, 189, 190, 191, 201
 environmental impacts 3, 34, 104–6, 121, 193, 197–203, 226,
 Essex 143
 ethnic neighbourhoods 57, 60, 64
 Europe 20, 30, 64, 91, 92, 111, 115, 122, 147, 155, 159, 162, 166, 167, 168, 170, 172, 178, 206, 225
 European Social Survey 171
 Fabian Society 82
 financial services 3, 26
 Finland 62, 172
 fiscal federalism 165, 170–1
see also decentralisation; devolution; localism
 Flint 47
 Foresight Land Use Futures research 123, 141–2
 France 20, 27, 38, 172, 187
 Frankfurt 210
 Functional Urban Regions (FURs) 159, 161, 169, 170, 178
see also city-regions; Travel to Work Areas
 Geddes, Sir Patrick 2
 gentrification 196–204
 Germany 90, 91, 97, 140, 167, 172, 225
 Gibbons, Steve 7
 Gini Coefficient 62
 Glaeser, Ed 1, 7
 Glasgow 14, 16, 22
 global cities 33
 Gordon, Ian 7
 Great Depression 109
 Greenbelt 105, 106, 107, 121, 128, 143–4, 146, 226
 amenity value of 89–90, 105, 120, 124, 143
 boundaries 80, 82, 128
 and intensive agriculture 124, 143–4
 and NPPF 82
 as proportion of land area 83, 146
 Hall, Peter 2, 7
 Haussmann, Baron 2
 Havering 55
 Heathrow Terminal 5 110, 111
 hedonic studies 58, 95–6, 141
see also house prices; locational attributes
 Help to Buy scheme 86
 Helsinki 62
Heseltine Review 36, 175
 Hertfordshire 143
 High Speed2 209
 HM Treasury 37, 82, 148, 150, 158
 Howard, Ebenezer 2
 house prices 80ff, 95ff
 and volatility 80ff, 101, 113, 123
 and welfare 96, 98–9
see also hedonic studies; locational attributes
 housing affordability 112
 Housing Market Renewal Programme 224
 human capital 36
 Hunt, Jeremy 54

- impact fees 133–6, 150–1, 226
see also betterment
 Index of Multiple Deprivation 61
 industrial structures 46, 221, 224
 infrastructure 1, 24, 97, 106–7, 111, 131, 131–9, 207–10, 227
see also Community Infrastructure Levy
 innovation 4, 25, 28, 29, 31, 45, 33, 115, 122, 174, 206, 207, 222, 229
 policy innovation 46, 159, 165, 227
 Institute for Government 164
 Italy 20, 172

 Jacobs, Jane 1, 2, 7 28

 knowledge spillovers 24, 32, 34, 206
 and learning effects 34
 Korea 64, 80, 140, 146
 Krier, Leon 2
 Krugman, Paul 209, 224
 Kurdish 64

 labour market 23, 30, 33, 63, 190, 214
 and agglomeration economies 24–5, 37
 institutions of 23
 and labour mobility 30–2, 213
 the matching of 37
 spatial disparities in 19, 34–5
 land prices
 and agglomeration economies 41–4
 and amenities 58, 81
 discontinuities 141, 151, 226
 as a signal 43–4, 141–2, 145, 150ff, 226
 spatial variation of 42–3
 volatility of 84–6, 97
see also planning system
 land supply 80, 92, 97, 99, 101, 113, 122, 128, 131, 145–200, 226
 and incentives 147–9
 and infrastructure 97
 in Netherlands 92
 and physical restrictions 100, 113
 land use 56
 the monocentric urban model of 56
 Land Use Futures Report 124, 141, 142

 Leeds 14, 15, 16, 17, 18, 26, 115, 158, 175, 203, 209, 221
 Lincoln 63
 Liverpool 12, 14, 15, 16, 17, 18, 26, 118, 175, 221
 Livingstone, Ken 5
 Local Authorities (LAs) 55, 63, 100–1, 106–7, 112, 116, 131–2, 134–6, 138–40, 145, 147, 150–2, 162, 176, 210, 212
 capacity of 150–2, 160, 165–6, 170–1, 174, 177
 and housing 61, 112
 and incentives 95, 138–40, 145, 147, 212
 and planning 100–1, 106–7, 116, 131–2, 134–8
see also local government; city-regions
 Local Enterprise Growth Initiative (LEGI) 37–8
 Local Enterprise Partnerships (LEPs) 158, 160, 163, 173–6, 178, 189
 local government 92, 94, 107, 135, 139–40, 148, 150–1, 160, 165, 168, 173–4, 226, 228
 capacity of 6, 150–2, 160, 165–6, 170–1, 174, 177, 228
 and central–local relations 160, 178
 finance 107, 174, 185, 228
 functions, services 92, 94, 139–40, 148, 151, 165
 and housing 61, 112, 173
 and incentives 95, 138–40, 145, 147, 173, 191, 212, 226
 and planning 100–1, 106–7, 116, 131–2, 134–8,
see also local authorities
 local redistribution 205
 local social networks 60
 localism 6, 47, 158, 160, 164, 171–3, 176, 178, 192, 212, 227
 and central government 164, 166, 178
 and cities 158, 171–3
 and economic growth 47, 164
 and Localism Bill 107
 main elements of 158, 160, 164, 173
 politics of 164, 173
see also devolution; fiscal federalism

- locational attributes 58–9, 61
see also amenities
- London 5, 11, 12, 14, 15, 16, 17, 18, 20, 22, 23, 26, 33, 40, 41, 43, 55, 61, 62, 63, 64, 79, 83, 96, 105, 108, 112, 113, 114, 115, 121, 122, 123, 127, 134, 136, 139, 143, 144, 146, 158, 167, 173, 175, 191, 199, 200, 203, 204, 205, 209, 213
 costs of 79, 105, 108, 112, 113, 115, 122, 127, 144
 Crossrail east–west transport link in 26, 134
 diversity of 64
 Docklands 191
 as a global city 11, 26, 33
 The City of 55
 toll system in 209
 in the UK urban system 15, 17, 20, 22, 23, 40–1, 55, 63
 West End in 105
- London Finance Commission 147
- London Playing Fields Foundation 121
- London School of Economics 2, 161
- Los Angeles 84, 113
- Lyons Inquiry 171
- M6 Toll road 110
- Marin County 94
- Manchester 12, 14, 15, 16, 17, 18, 26, 115, 119, 132, 133, 158, 175, 203, 209, 221
- Manchester Independent Economic Review 46
- market signals 5, 41 43–4, 82, 91, 142
see also planning system, and price signals
- Master Plan 92, 110
- Metro Mayors 158, 173, 175
- Metropolitan Economic Labour Areas 161
- Mexico 168
- Michigan 47
- Minister for Decentralisation and Cities 173
- Ministry of Defence 118
- mixed neighbourhoods/communities 5, 7, 57, 66–7, 71, 192, 197, 225
- mixed tenure 198
- Montague-Barlow, Sir Anderson 2
- Moving to Opportunity 67, 68
- Multi-Area Agreements 158
- National Audit Office 138
- National Ecosystem Assessment 118, 120
- National Planning Policy Framework 82, 107, 142, 151, 176
- National Strategy for Neighbourhood Renewal 193
- neighbourhood composition 56–7, 61, 62–4, 195
- neighbourhood dynamics 196
- neighbourhood effect 57, 65ff, 67
- Neighbourhood Plans 107
- Neighbourhood Renewal Fund 193
- Netherlands 20, 30, 80, 90, 91, 97, 139, 146, 172, 225
- network improvements 210
- Newcastle 11, 14, 15, 17, 18, 115, 175, 201, 203, 221
- New Deal for Communities 37, 193, 194, 195
 evaluation of 195–6
- New Economic Geography 31, 209
see also economic geography
- New England 95
- New Forest 121
- New Homes Bonus 93, 107, 138, 148, 176
- New Local Government Network 164
- new urbanism 2, 104
 Ahwahnee Principles 2
- New York 26, 33, 61, 114
 Manhattan 105
- New Zealand 80, 146
- NIMBYism 148–9
see also localism
- non-residential real estate 82
- North West of England 12
- Northern Ireland 158
- Norwich 121
- OECD 11, 62, 80, 91, 170, 197, 221
- Office of Fair Trading 111
- Office space costs *see* commercial space
- Open space 35, 65, 81, 88, 89, 129, 203

- Oregon 93
Oxford 55, 113, 121, 142, 143
- Paris 96, 114
path-dependence 25
People Mover in Detroit 208
Petersfield 137
physical attributes of housing 82, 96, 197, 199
physical urbanism 2
Physical Urban Areas 162
Planning and Compensation Act 134, 136
planning gain supplement 135
Planning Obligations 134
 see also Section 106 Agreements
planning system 2, 5, 43, 46 91, 97, 99, 121, 226
 the economic costs of constraints of 114
 the fundamental economic rationale of 43
 in Germany and US 91–4, 97
 in Netherlands 91–4, 97, 149–50
 and price signals 41, 43, 130, 140ff, 151, 22
 rule-based system 151, 225
 see also British planning system; zoning
- Political and Economic Planning group 161
population 11, 13, 14
 the growth rates of 15–16
 growth of and housing demand 82, 99–100
- Portland 93
Portugal 172
postcode lottery 54, 65
property tax 93, 94, 137, 226
public expenditure 185, 214
public goods 30, 59, 81, 165, 186, 193
 and land use planning 129, 141–2
 and location 61–2, 65, 88
 as R&D 207
 see also amenities
public housing 58
 see also social housing
public sector relocation 210, 224
public services 3
Public Service Agreement 36
quality of life amenities 58, 60, 71, 187–9, 199
 neighbourhoods and 67–8
 see also amenities
- rank-size rule 40
Reading 59, 61, 62
realism 3, 13, 46, 186, 223
regeneration policies 37, 38, 185, 196–205, 211
 physical regeneration programmes 196–205
 see also Area Based Initiatives
Regional Development Agencies 36, 158, 163, 173, 174, 175
Regional Growth Fund 174
Regional Innovation Clusters 206
Regional Selective Assistance 37, 38, 192
Regional Spatial Strategies 108
residential segregation 4, 45, 54, 56, 59–60, 65, 72, 198, 225
 and benefits 71–2
 causes of 56ff, 62, 65
 and city size 63
 and policy 65ff, 72–3, 225
 preference-driven sources of 60
 and social housing 61
- Retail 12, 25
 and fiscal system 123
 and neighbourhoods 197
 and planning 105, 107, 116–18, 140, 142, 226
 see also Town Centre First
 policy
- Rice, Patricia 7
Richmond on Thames 55, 61, 63
- Scottish Parliament 158
Section 106 Agreements 106, 111, 134–5, 151, 185, 198
Sheffield 14, 16, 17, 18, 26, 175
shrinking or declining cities xi, 23, 32, 35, 39, 47, 185–6, 200, 202–5, 213–15, 224
Single Local Growth Fund 36, 158, 174
Single Regeneration Budget 201

- Sites of Special Scientific Interest 106, 107
- small-to-medium-size enterprises 174, 192
- smart specialisation 206
- social housing 61, 65, 196, 197, 198
 the system of 61, 213
see also public housing
- societal inequality 72, 73
- sorting of individuals/people 28, 45, 54, 65, 66, 72, 188, 196, 222
 and spatial disparities 28–30, 54–7, 62, 186–8, 196
- South East England 5, 43, 44, 137
- Spain 34
- spatial disparities 6, 11–13, 22, 35, 54, 72, 186, 188, 197, 198, 214, 222
 in Britain 13–22
 the causes of 22–8, 30–5, 54–6, 186–8
 in employment 11, 13, 28
 and individual inequalities 28–30, 36, 54, 187
 and urban policies 11, 35–45, 186–8, 223
 in wages 13, 19–22, 30, 186–8
see also sorting; spatial equity
- Spatial Economic Research Centre 2, 6, 56, 57, 112
- spatial economy 5, 224
- spatial equilibrium 3, 30, 35, 187, 196, 199, 202
 and adjustment to 35
- spatial equity 35–8, 39
 four big challenges to achieving 39
see also spatial disparities
- specialised neighbourhoods 65, 66
- Standard Metropolitan Statistical Area 161
- State of the Cities Report 162
- Steeple, Paul 7
- Storper, Michael 2, 8
- structural change 22, 25, 202
- Sunderland 11, 15, 16, 221
- Sweden 67, 92
- Switzerland 138, 140
- supply of space 61, 79, 81, 200
 income elasticity of demand for 58–9, 80, 82, 98–101
 and policy implications 98ff
 and price of house 96–7
 the restriction on 80–1, 83, 89, 123
- Surrey 143
- Tax Increment Financing projects 174
- Tech City initiative 206
see also clusters
- Thames Gateway programme 37, 39
- Town and Country Planning Act 1947 80, 81, 128
- Town Centre First Policy 105, 106, 108, 117, 226
- Tower Hamlets 55
- transport systems
see infrastructure; Eddington
- Travel to Work Areas (TTWAs) 14–17, 21, 63, 162
see also Functional Urban Region; city-region
- UK 2, 18, 46, 62, 67, 93, 113, 172, 186, 189, 197, 202, 224, 225
see also Britain; England
- UN Population Division 11
- Unemployment disparities 20
- Uniform Business Rate 140, 147
- urban containment 91, 93, 113, 128, 226
- urban core 161
- urban economics 1, 45
- urban economic performance 23, 30, 45, 169, 214, 223
- urban policy xi, 1–7, 39, 45–6, 81, 157, 188, 215, 221, 223ff
 and disparities 54–6, 72
 evaluations of 193, 215, 228
 and growth 39ff, 161–2, 169–70
 main focus of 3, 214
 and market failures 5
 market forces and the effectiveness of 5–6
 need for caution 228–9
 two dilemmas in 223
 the ultimate objective of 13, 186ff

- the way to improve 3
- see also* City Deals and Area-Based Initiatives
- urban resurgence 11, 221
 - the variation of 20–2
 - see also* resurgence of cities
- urban sprawl 104
- urban systems 3, 22, 45, 221
 - see also* Zipf's Law
- US 18, 20, 34, 38, 46, 62, 80, 87, 90, 91, 93, 97, 113, 137, 146, 166, 168, 190, 202, 204, 206
 - the decentralised fiscal system in 94
 - Empowerment Zone programme in 38
- US Census Bureau 161
- US Metropolitan Area 84, 169
- Wales 87, 158
- wages 13, 19–22, 30, 186–8
 - see also* spatial disparities
- Whitehall 5
- Winchester 121
- Work Foundation 164, 166
- Working Neighbourhoods Fund 193
- York 221
- Zipf's law 40
- zoning (planning) 91, 93–4, 110, 122, 128, 146