

Curriculum Vitae

Paul Charles CHESHIRE

Department of Geography & Environment
London School of Economics London WC2A 2AE
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Principal Current Positions:

Professor Emeritus in Economic Geography, LSE.
Associate, Centre for Economic Performance, LSE.

Education:

1952-1959: Merchant Taylors School, Northwood, Middlesex
1960-1964: Economics, Downing College, Cambridge University

Past Employment:

1995-	Professor of Economic Geography, LSE (from 2005, part time)
1990-95	Professor of Urban and Regional Economics, University of Reading
1985-90	Reader in Economics, University of Reading
1980	Visiting Associate Professor of Economics, Washington University, St. Louis, Missouri, U.S.A.
1975-76	Visiting Assistant Professor of Economics, Washington University, St. Louis, Missouri, U.S.A.
1970-85	Lecturer in Economics, University of Reading
1967-70	Research Officer (1970 part-time), National Institute of Economic and Social Research
1964-67	Assistant Research Officer/Economist, Ministry of Overseas Development

Part Time Employment and Visiting Positions

Government and policy related:

2021-22	Specialist Adviser to House of Lords Select Committee on the Built Environment
2015	International assessor for Productivity Commission of New Zealand's report on <i>Using Land for Housing</i>
2011-	Member of the Bank of England Residential Property Forum
2011-15	Member of <i>Conseil scientifique des économistes de la Société du Grand Paris</i>
2010-16	Member of Department of Communities and Local Government's (later MHCLG) Planning Sounding Board

2010-2011 Advisor to French *Conseil scientifique du SOeS*

2007-10 Member of DCLG's Expert Panels on 'Regions, Communities & Neighbourhoods' & 'Housing & Planning'

2006-10 Member of the Board of National Housing & Planning Advice Unit

2006 Member of the Expert Panel, Barker Review of Planning System

2005-8 Advisor to Office of Deputy Prime Minister, member of Economics of Place group (continued with DCLG)

2005-7 Academic Friend of the Eddington Enquiry: HM Treasury/DfT

2003-04 Consultant to Barker Enquiry

1993-5 Academic Advisor, Group for European Metropolitan Areas Comparative Analysis

1994-8 Member, Thames Valley Economic Partnership Inward Investment Task Force

1993-97 Member, Planning Research Advisory Group, Dept. of the Environment

1993-98 Member, Thames Valley Economic Forum Task Force

1988-89 Adviser to Secretary General of OECD on rural regional development

1987-90 Consultant to OECD Environment Directorate

1973-74 Consultant to the British Airports Authority

Academic advisory:

2013-18 Member of the Executive Committee of the Urban Land Institute, UK

2010 Member of the Scientific Committee of *Consolidor* (Spanish National Research Council)

2008-2013 Member of the Netherlands Institute for City Innovation Studies, International Scientific Committee

1999-2009 Consultant to Property Market Analysis Ltd

1994 Consultant to Economist Advisory Group/Anglo German Foundation

1990-94 International Representative on Working Party established by Consiglio Italiano per le Scienze Sociali

1994-5 Academic Advisor, Lincoln Land Institute, Boston, USA

1987-97 Member of the Board of European Institute for Comparative Urban Research, Erasmus University, Rotterdam

1984-87 Member, ESRC Environmental Issues Steering Group

1983-84 Chair, ESRC Review Panel for Centre for Urban and Regional Development Studies (University of Newcastle)

1983-87 Member, ESRC Environment and Planning Committee

1974 Academic Consultant to the Open University

1970-71 Academic Consultant to the Open University

1970-72 Consultant to the National Institute of Economic and Social Research

Academic leadership:

2006-09	President of the European Regional Science Association
2006-15	Associate Editor of <i>Spatial Economic Analysis</i>
2006-25	Associate Editor of <i>Journal of Property Research</i>
2005	Visiting Professor, Economics Department, University of Venice, Italy
2003-06	Vice President of the European Regional Science Association
2000	Visiting Fellow, Lincoln Institute for Land Policy, Cambridge MA
1997-2018	Associate Editor, <i>Annals of Regional Science</i>
1996	Visiting Professor, Bocconi University, Milan, Italy
1995	Visiting Professor, ORL Institute, ETH, Zurich, Switzerland
1994	Visiting Professor, University of Canterbury, New Zealand
1978-83	Visiting Lecturer in Overseas Study Programme, Stanford University at Cliveden, U.K.

Honours/Awards:

2017	Commander of the Order of the British Empire (CBE) for ‘services to economics and housing’, New Year’s List
2009	EIB-ERSA Prize for Regional Science
2007	European Real Estate Society Grosvenor Prize for best paper in Real Estate Development at ERES Conference, 2007
2007-	Elected Fellow of the Academy of the Social Sciences
2007-	Elected Fellow of the Weimer School of Advanced Studies in Real Estate and Land Economics
2005	Royal Economic Society’s Prize for best paper published in the <i>Economic Journal</i> in 2004
2000-1	Visiting Fellow, Lincoln Institute for Land Policy, Cambridge MA
2000	Leverhulme Research Fellowship
1993	Leading Edge Scholar Award, Oberlin College, Ohio, USA
1990	Jean Monnet Project Award
1990	Leading Edge Scholar Award, Oberlin College, Ohio, USA
1989	Winner of Donald Robertson Memorial Prize: best paper in <i>Urban Studies</i>

Administrative Responsibilities

London School of Economics

2008-2024	Founding Member of the MSc Real Estate Economics & Finance Advisory Board
2001-04	Convener (Chair) of Department
1997-01	Founding Director of the MSc in Real Estate Economics & Finance

1997-2000	Member of the Academic Planning and Resources Committee
1997-2001	Departmental Director of Graduate Studies
1995-98	Member of the School Research Committee
1995-98	Member of the European Institute Committee
1995-96	Chair of the Metropolitan Institute Committee
1995-97	Member of the Architecture and City Planning Programme Committee
1995-2004	Chair of the Departmental Research Committee
1995-2002	Editor of the Departmental Research Papers

Various roles at **The University of Reading** including being an elected academic representative on Council

Principal Research Grants

2019	Argent, Berkeley Group, Clarion Housing Group, Homes England & MHCLG, <i>Oxford Housing Sprint, Land Report.</i>
2008	BERR[BIS], DCLG & Welsh Assembly, <i>Spatial Economics Research Centre – Co-investigator and Programme Director</i>
2006	H.M. Treasury, <i>Estimating the 'Cost' of Regulatory Restrictions on the Price of Office and Hotel Space</i>
2004	Rowntree Foundation Research Grant, <i>Urban economic dynamics: the implications for helping places</i>
2002	Leverhulme Symposium Grant, <i>the Resurgent City.</i> (with I.R. Gordon)
2001	Lincoln Institute for Land Policy International Workshop Grant, <i>Analysis of Urban Land Markets and the Impact of Land Market Regulation</i> (with S.C. Sheppard)
2000	Leverhulme Research Fellowship, <i>The mediating role of housing markets in cities</i>
1999	European Commission & Department of the Environment, Transport and the Regions: <i>The Competitiveness of the Leading European Metropolitan Areas at the beginning of the 21st Century: GEMACA II</i>
1997	Department of the Environment, Transport and the Regions: <i>A Microsimulation Model of the Impact of Land Use Planning on the Price of Land and Housing.</i> (with S.C. Sheppard)
1997	ESRC Cities Programme: <i>Interurban Divergences of Unemployment and Income.</i>
1995	Harlesden City Challenge: <i>Evaluation.</i>
1994	English Heritage: <i>The Economic Value of Urban Conservation</i>
1993	ESRC: <i>Single European Market Initiative: Territorial Competition and the Single European Market: Phase II.</i> (with I.R. Gordon)
1993	Lend Lease International: <i>The Pattern of Future Economic Growth in Europe's Cities.</i>
1991	ESRC: <i>Single European Market Initiative: Territorial Competition and the Single European Market.</i> (with I.R. Gordon)
1989	Stockholm Regional Planning Council: <i>Functional Urban Regions; a data base for the largest FURs of EC and EFTA Countries.</i>
1988	European Commission research contract: <i>The Development of an Action Programme for the Most Disadvantaged Urban Areas of the Community.</i>
1988	European Commission research contract: <i>Urban Problems in EC Countries; Update and Data Consolidation</i>
1986	European Commission research contract: <i>Urban Problems in Spain and Portugal</i>
1985	European Commission research contract: <i>Feasibility Study for Small Area Statistics</i>
1985	Manpower Services Commission research contract: <i>Local Collaborative Projects Evaluation</i>

- 1985 European Commission research contract: *Problems of Urban Growth*
- 1984 Manpower Services Commission research contract: *The Wider Local Labour market effects of the YTS and YWS schemes*
- 1983 SSRC: *The Costs and Economic Consequences of the British Planning System - a pilot study.*
- 1983 SSRC: *The M4 Corridor: the Genesis of High Technology Industry.* (with M.J. Breheny, P. Hall and D. Hart)
- 1983 European Commission research contract: *Regional Policy and Urban Decline*

Publications

Books - authored:

Regional Unemployment Differences, Regional Papers II, Cambridge University Press, 40, 1973.

Agriculture, the Countryside and Amenity: an economic critique, London: Methuen, 162, 1983. (with J.K. Bowers) New edition re-issued by Routledge 2019.

Urban Problems in Western Europe: an economic analysis, London: Unwin Hyman, 268, 1989. (with D.G. Hay): New edition published 2017 in Routledge *Library Series: Urban Studies* of outstanding books published from 1950 to 1990.

Urban Economics and Urban Policy: Challenging conventional policy wisdom, Cheltenham, Edward Elgar, 238, 2014. (with M.A. Nathan and H.G. Overman)

Homes on the right tracks: Greening the Green Belt to solve the housing crisis, London: The Centre for Cities, 2019, 25. ISBN: 978-1-9162447-0-2 (with Boyana Buyuklieva)

Home Truths: Options for Reforming Residential Property Taxes in England, London: Bright Blue, 89, 2021: (with C.A.L.Hilber) ISBN: 978-1-911128-99-1: <https://www.brightblue.org.uk/portfolio/home-truths-options-for-reforming/>

Books - edited:

Urban and Regional Economics, Aldershot: Edward Elgar, 380, 1991. (edited with A. W. Evans)

Urban Economic Development in the U.S and Western Europe, Urban Institute Press, Washington D.C., xx + 622, 1993. (edited with A. Summers and L. Senn) Second and revised edition published 1999.

Territorial Competition in an Integrating Europe: local impact and public policy. Aldershot: Avebury, 325, 1995. (edited with I.R. Gordon)

Handbook of Regional & Urban Economics, Vol. 3: Applied Urban Economics, Amsterdam: North Holland, 762 + xxiii, 1999. (edited with E.S. Mills) (Chinese translation published 2001)

Recent Developments in Urban and Regional Economics, Aldershot: Edward Elgar, 607 + xxvi, 2004. (edited with G. Duranton)

New Directions in Regional Economic Development, Berlin: Springer-Verlag, 414+xii, 2009. (edited with Charlie Karlsson, Åke E. Andersson and Roger R. Stough)

The Economics of Land Markets and their Regulation, Cheltenham, Edward Elgar, 2017. (edited with C.A.L.Hilber)

Special Issues of Peer Reviewed Journals Edited

Regional Science and Urban Economics: ‘Analysis of Urban Land Markets and the Impact of Land Market Regulation’ Volume 34, No 6, 2004 (with S. Sheppard)

Economic Journal: ‘Feature: The Price of Access to Better Neighbourhoods’, Volume 114, Issue 499, F391-F571, November 2004 (with S. Sheppard)

Journal of Housing Economics: Housing in Europe, Volume 42 (2018) (with C.A.L. Hilber)

Articles in Peer Reviewed Journals

'Joint Consumption Benefits in Recreational Site "Surplus": an empirical estimate', *Regional Studies*, **V**, 3, 343-51, 1976. (with M.J. Stabler)

'Inner Areas as Spatial Labour Markets; a critique of the Inner Area Studies', *Urban Studies*, **16**, 1, 29-43, 1979.

'The Regional Demand for Labour Services: a suggested explanation for observed differences', *Scottish Journal of Political Economy*, **28**, 1, 95-99, 1981.

'Inner Areas as Spatial Labour Markets: a rejoinder', *Urban Studies*, **18**, 2, 227-229, 1981.

'Goal Programming and Allocating Children to Secondary Schools in Reading', *Journal of the Operational Research Society*, **35**, 8, 719-30, 1984. (with C. Sutcliffe and J. Board)

'Les effets économiques et écologiques de la politique agricole commune', *Revue française des finances publiques*, 10, 87-103, 1985.

'Problems of Urban Decline and Growth in EEC Countries: or measuring degrees of elephantness', *Urban Studies*, **23**, 2, 131-49, 1986. (with G. Carbonaro and D.G. Hay)

'Urban Revival in Sight: the end is where we start from?', *Local Economy*, **3**, 2, 96-108, 1988.

'Decentralisation and De-urbanisation - a comment', *The Geographical Journal*, Part I, **155**, March, 77-8, 1989.

'British Planning Policy and Access to the Housing Market: some empirical estimates', *Urban Studies*, **26**, 5, 469-85, 1989. (with S. Sheppard) (Reprinted in Willis, K., K. Button and P. Nijkamp (eds.) *Environmental Evaluation*, Cheltenham; Edward Elgar.)

'The Outlook for Development in London', *Land Development Studies*, **7**, 1, 41-54, 1990.

'Explaining the Recent Performance of the Major Urban Regions of the European Community', *Urban Studies*, **27**, 3, 311-33, 1990.

'Causal Factors in European Urban Change, 1971-88: a further analysis', *Belgische Vereniging voor Aardrijkskundige*, 7-28, 1991/1.

'Fattori causali nelle trasformazioni urbane: un'analisi della maggiori aree urbane della comunità Europea' *Rivista Economica del Mezzogiorno*, **V**, 3, 527-57, 1991.

'Purpose-built for failure? the structure of local, regional and national government in Britain', *Environment and Planning C*, **10**, 355-69, 1992. (with E. D'Arcy and B. Giussani)

'On the Price of Land and the Value of Amenities', *Economica*, **62**, 247-67, 1995. (with S. Sheppard) Reprinted in several collections.

'A New Phase of Urban Development in Western Europe? The evidence for the 1980s', *Urban Studies*, **32**, 7, 1045-63, 1995.

'European Urban Economic Growth: testing theory and policy prescriptions', *Urban Studies*, **33**, 7, 1111-28, 1996. (with G. Carbonaro) (Reprinted in Armstrong, A. and Taylor, J. 1999, *The Economics of Regional Policy*, The International Library of Critical Writings in Economics, Cheltenham: Edward Elgar.)

'Territorial Competition and the Logic of Collective (In)action', *International Journal of Urban and Regional Research*, **20**, 3, 383-99, 1996. (with I.R. Gordon)

‘Estimating the demand for housing, land and neighbourhood characteristics’, *Oxford Bulletin of Economics and Statistics*, **60**, 3, 357-82, 1998. (with S. Sheppard)

‘Long-term system adjustment to traffic restrictions: the example of Milan’, *Environment and Planning A*, **30**, 1313-22, 1998. (with A. W. Evans and G. Gorla)

‘Territorial Competition: some lessons for policy’, *The Annals of Regional Science*, **32**, 3, 321-46, 1998. (with I.R. Gordon)

‘Cities in Competition: Articulating the Gains from Integration’, *Urban Studies*, **36**, 5-6, 843-64, 1999.

‘Endogenous Processes in European Regional Growth: Implications for Convergence and Policy’, *Growth and Change* **31**, 4, 455-79, 2000. (with S. Magrini)

‘More useful Londons: The comparative development of alternative concepts of London’, *Geographica Helvetica*, **56**, 3, 179-92, 2001. (with G. Gornostaeva)

‘Welfare Economics of Land Use Regulation’, *Journal of Urban Economics*, **52**, 242-69, 2002. (with S. Sheppard)

‘The British Housing Market: Contained and Exploding’, *Urban Policy and Research*, **22**, 1, 13-22, 2004.

‘Growth, Development and Innovation: a look backward and forward’, *Papers in Regional Science*, **83**, 249-67, 2004. (with E.J. Malecki)

‘Land markets and land market regulation: progress towards understanding’, *Regional Science and Urban Economics*, **34**, 6, 619-637, 2004. (with S. Sheppard)

‘Capitalising the Value of Free Schools: The Impact of Supply Constraints and Uncertainty’, *Economic Journal* November, F397-424, 2004. (with S. Sheppard) Awarded Best Paper Prize by Royal Economic Society and *Economic Journal* for 2004.

‘Introduction to Feature: The Price of Access to Better Neighbourhoods’, *Economic Journal*, November, F391-97, 2004. (with S. Sheppard)

‘The Introduction of Price Signals into Land Use Planning Decision-making: a proposal’ *Urban Studies*, **42**, 4, 647-63, April 2005. (with S. Sheppard)

‘Unpriced Regulatory Risk and the Competition of Rules: unconsidered implications of land use planning’, *Journal of Property Research*, **22**, 2/3, 225-44, 2005.

‘Population Growth in European Cities: weather matters – but only nationally’ *Regional Studies*, **40**, 1, 23-37, 2006. (with S. Magrini)

‘Resurgent Cities, Urban Myths and Policy Hubris: What we need to know’, *Urban Studies*, **43**, 8, 1231-46, 2006.

‘Reflections on the Nature and Policy Implications of Planning Restrictions on Housing Supply’ *Oxford Review of Economic Policy*, **24**, 1, 50-8, 2008.

‘Office Space Supply Restrictions in Britain: The Political Economy of Market Revenge’ *Economic Journal*, **118**, (June) F185-F221, 2008. <http://eprints.lse.ac.uk/4372/> (with C. Hilber)

‘Urban Growth Drivers in a Europe of Sticky People and Implicit Boundaries’, *Journal of Economic Geography*, **9**, 1, 85-115, 2009. <http://eprints.lse.ac.uk/30774/> (with S. Magrini)

‘Policies for Mixed Communities: a faith-based displacement activity?’ *International Regional Science Review*, **32**, 3, 343-75, 2009. <http://eprints.lse.ac.uk/30783/>

‘Land market regulation: market versus policy failures’, *Journal of Property Research*, **30**, 3, 170-88, 2013. DOI: [10.1080/09599916.2013.791339](https://doi.org/10.1080/09599916.2013.791339)

‘Land Use Regulation and Productivity – Land Matters: Evidence from a UK supermarket chain’, *Journal of Economic Geography*, **15**, 1, 43-73, 2015. doi: 10.1093/jeg/lbu007. <http://eprints.lse.ac.uk/56080/> (with C. Hilber and I. Kaplanis)

‘Empty homes, longer commutes: the unintended consequences of more restrictive local planning’, the *Journal of Public Economics*, **158**, 126-151, 2018. doi:10.1016/j.jpubeco.2017.12.006 (with Christian Hilber and Hans Koster) <http://eprints.lse.ac.uk/86441/>

‘Social tenants' health: Evaluating the effectiveness of landlord interventions’, *Journal of Epidemiology & Community Health, J Epidemiology and Community Health*, 72:413-419, 2018. doi:10.1136/jech-2017-209888. <http://eprints.lse.ac.uk/85599/> (with Steve Gibbons and Jemma Moulard)

‘Take me to the Centre of your Town! Using Micro-Geographical Data to Identify Town Centres’, *CESifo Economic Studies*, **64**, 2, 255–291, 2018 <https://doi.org/10.1093/cesifo/ify002> (with Christian Hilber, Piero Monteburano and Rosa Sanchis-Guarner)

‘Housing in Europe: a different continent – a continent of differences’, *J. Housing Economics* (2018) //doi.org/10.1016/j.jhe.2018.11.001 (with Christian Hilber)

‘Trophy Architects’ and design as rent-seeking: Quantifying deadweight losses in a tightly regulated office market’, 2020, *Economica*, **87**, 348, 1078-1104: <https://doi.org/10.1111/ecca.12339> (with G. H. Dericks)

‘Offices scarce but housing scarcer: estimating the premium for office conversions’, *Real Estate Economics*, **50**, 3, 743-66.(2022) <https://doi.org/10.1111/1540-6229.12345> (with K. Kaimakamis)

‘An international perspective on the US zoning system’ *Cityscape: A Journal of Policy Development and Research*, **25**, 3, 169-83, 2023: [Cityscape: Volume 25 Number 3 | 100 Years of Federal-Model Zoning | HUD USER](https://doi.org/10.1111/1540-6229.12345)

‘Pushing Water Uphill: Containment Policies doomed to fail’ *Town Planning Review*, 1-15, (2024) <https://doi.org/10.3828/tpr.2024.30>

‘Green Belts and the inefficient allocation of land’, *J. of Urban Regeneration and Renewal*, (2026) **19**, 3, 1–19 DOI: 10.69554/JHKS2467

Forthcoming

‘Sweetening the Dog’s Breakfast that is British Property Taxes’, *J. of Property Investment & Finance*, (forthcoming 2026)

Under Review

‘(In)convenient Stores? What do Policies Pushing Stores to Town Centres Actually Do?’ (with C.A.L. Hilber, P. Monteburano and R. Sanchis-Guarner), *J. Public Economics*.

‘Unpacking the Restaurant Experience: How Food Delivery Technology Favors the Affluent Urban Core (with Y. Chen Y., X. Wang and Y-S. Wang, *Marketing Science*.

‘Why delay? Understanding the construction lag, aka the build out rate’ (with M. Ball, C.A.L. Hilber and X. Yu), *J. Urban Economics*.

Other Academic Articles:

- 'Regional Problems and Regional Policy', *National Institute Economic Review*, **46**, November, 1968, 42-51. (with A.J. Brown and others)
- 'The Change in the Relationship between Unemployment and Earnings Increases: a review', *National Institute Economic Review*, **54**, November 1970, 44-63. (with J.K. Bowers and A.E. Webb)
- 'Some Aspects of the Labour Market, 1966-71', *National Institute Economic Review*, **62**, November 1972, 75-88. (with J.K. Bowers, A.E. Webb and R. Weeden)
- 'The Anatomy of Job Creation? Industrial change in Britain's M4 Corridor', *Built Environment*, **9**, 1, 1983, 61-71. (with M. Breheny and R. Langridge)
- 'Problemas de decliven y crecimiento en las ciudades de Europa', *Estudios Territoriales*, **19**, 1985, 31-56. (with D.G. Hay)
- 'Regiones urbanas y regiones rurales en la Comunidad Europea: La evolucion de las ventajas de tipo espacial', *Estudios Territoriales*, **26**, 1988, 81-102.
- 'Restructuring Training: the contribution of the Local Collaborative Projects programme', *Employment Gazette*, June 1988, 319-23. (with J. Pemberton)
- 'Urban Policy in the United Kingdom', *Cities and Regions*, **2**, November 1990.
- 'Las politicas regionales de la comunidad Europea: pasado y futuro', *Estudios Territoriales*, **35**, 1991, 17-48. (with R. Camagni, J.R. Cuadrado and J-P de Gaudemar)
- 'La competitivita delle citta Europee: provvedimenti e politiche', *Impresa & Stato*, No 27, 31-7, 1994.
- 'An Economic Analysis of Land Use Planning: some welfare and distributional effects of the British system; or the costs of constraint', *Vogon Journal*, No 19, 11-16, 1997. (with S. Sheppard)
- 'RDAs should champion local firms rather than seek outsiders', *Urban Environment Today*, 14, July 23, 1998. (with I.R. Gordon)
- 'Regional Problems and Solutions: The Need for a European Perspective', *North*, **9**, 2/3, 1-5, 1998.
- 'Land Strapped: constrained land supply skews prices', *Roof: Housing Market Healthcheck*, Winter 8-9, 1999.
- 'Building on Brown Fields: the price we pay', *Planning in London*, **33**, April/June, 2000, 34-6. (with S. Sheppard)
- 'Londra nel contesto dello sviluppo urbano europeo' *Economia Pubblica*, **XXX** suppl. al n. 3, 2000.
- 'Cities and Regions: comparable measures require comparable territories', *Cahier*, Jan 2003. (with G. Gornostaeva)
- 'An overview of London and its economy', *Cahier*, Jan 2003.
- 'Planners and Economists Debate Land Market Policy', *Lincoln Institute of Land Policy: Landlines*, 8-10, Jan 2003. (with R. Greenstein and S. Sheppard)
- 'The Problems of Two Dimensional Planning: an Economic Perspective', *Scienze Regionali*, **4**, 2, 149-64, 2005.
- 'Challenges in Regional Science', *Scienze Regionali*, **6**, 2, 151-62, 2007.
- 'Optimal Areas for Planning, Local Economic Development and Transportation', *Region Direct*, **1**, 1, 10-29, 2008.

'Places in Places but People Everywhere', in *OECD Regional Outlook* 2011, Paris: OECD
ISBN: 9789264111707

'London's Greenbelt and London's Housing Crisis: myth versus reality', *Planning in London*,
April/June, 34-6, 2014.

'The Housing Challenge – Policy: Regulating the market', *Geographical: The Royal Geographical
Society* (with IBG), 51, August, 2016.

'Land Markets: market failure, policy failure – which dominates, where?', *Regional Science
Association International Newsletter*, November 2016, 7-9.

'How to capture land value rises', *Planning*, 2045, 10 February 2017, 16-18.

'Unintended consequences of restrictions on housing', *Planning in London*, April/June, 50-55, 2018.

'Measuring Affordability: Alternative Perspectives', Introduction to *14th Annual Demographia
International Housing Affordability Survey: 2018*, <http://www.performanceurbanplanning.org/>, New
Zealand: Christchurch. (with C.A.L, Hilber and F. Carozzi) [http://www.demographia.com/db-dhi-
index.htm](http://www.demographia.com/db-dhi-index.htm)

'Broken market or broken policy? The unintended consequences of restrictive planning', *National
Institute Economic Review*, **245**, August 2018, R9-19. <http://eprints.lse.ac.uk/90240/>

'The Costs of Containment: Or the Need to Plan for Urban Growth', *CEsifo Forum* 3, 2019
September Volume 20, 10-14.

'Where ignorance is believed to be bliss: 15-minute cities – or back to the ghetto?', *Planning in
London*, **124**, 19-21.

'Planning reform must go beyond exhortation and aspiration', *Public Sector Focus*, Issue **54**, Sept-
Oct 2024, 44 – 46.

'A Plan for London's Housing Crisis', *Planning in London*, Oct-Dec, 2025, 25-26.
www.planninginlondon.com

Chapters in books:

'The Management of the Market: the economic arm of agricultural policy', in *Decision Making in
Britain: Agriculture*, Open University Press, 1972. Revised and updated, 57-82, 1975.

'Unemployment and Spatial Inequality', in *Inflation, Development and Integration: Essays in Honour
of A.J. Brown*, J. K. Bowers (ed.), Leeds University Press, 263-78, 1979.

'Labour Market Theory and Spatial Unemployment: the role of demand reconsidered', in R.L. Martin
(ed.), *Regional Wage Inflation and Unemployment*, Pion, 189-207, 1981.

'Lo stati attuale del dibattito', in G. Fornengo (ed.) *Politiche Regionali e Declino Urbano - il caso del
Comprensorio di Torino*, Franco Angeli, 19-75, 1985.

'The Anatomy of Job Creation: industrial change in Britain's M4 Corridor', in Hall, P. and A. Markusen
(eds.) *Silicon Landscapes*, Allen and Unwin, 118-33, 1985. (with M. Breheny and R. Langridge)
(Reprinted from *Built Environment*, 1983.)

'On the Environmental Implications of European Agricultural Support Policies', in *The Environmental
Implications of CAP*, IEEP and CPRE, 9-18, 1986.

'The Development of the European Urban System, 1971-81', in H.J. Ewers, J. B. Goddard, and H.
Matzerath, (eds.) *The Future of the Metropolis: economic aspects*, de Gruyter, 149-69, 1986. (with D.G.
Hay)

- 'Urban Policy: Art or Science?', in B. Robson (ed.) *Managing the City*, Croom Helm, 22-39, 1987.
- 'Urban Change and Economic Transition: the European dimension', in L. Klaassen, L. van den Berg, and J. van der Meer, (eds.), *The City: the Engine behind Economic Development*, Avebury/Gower, 12-25, 1989.
- 'Applying Economic Rationality to Problems of Rural Land Management: a European perspective', in D.W. Pearce and D.W. Bromley (eds.) *Renewable Natural Resources: economic incentives for improved management*, OECD, 136-46, 1989.
- 'Crescita e declino urbano in Europa occidentale: processi e prospettive', in R. Innocenti and R. Paloscia (eds.) *La Riqualificazione delle Aree Metropolitane*, Franco Angeli: Milan, 25-46, 1990.
- 'Problems of Regional Transformation in the European Community', in L. Rodwin and H. Sazanami (eds.) *Industrial Change and Regional Economic Transformation: the experience of Western Europe*, HarperCollins Academic, 237-67, 1991.
- '1957 to 1992: Towards a Europe of Regions and Regional Policy', in L. Rodwin and H. Sazanami (eds.) *Industrial Change and Regional Economic Transformation: the experience of Western Europe*, HarperCollins Academic, 268-300, 1991. (with R. Camagni and J-P. de Gaudemar)
- 'Europe's Regional-Urban Futures: conclusions, inferences and surmises', in L. Rodwin and H. Sazanami (eds.) *Industrial Change and Regional Economic Transformation: the experience of Western Europe*, HarperCollins Academic, 301-318, 1991. (with R. Camagni, J-P. de Gaudemar, P. Hall, L. Rodwin and F. Snickers)
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