University of Palermo | Department of Architecture
Master Programme in Spatial Planning | Year II
Academic Year 2026-2027 | First semester

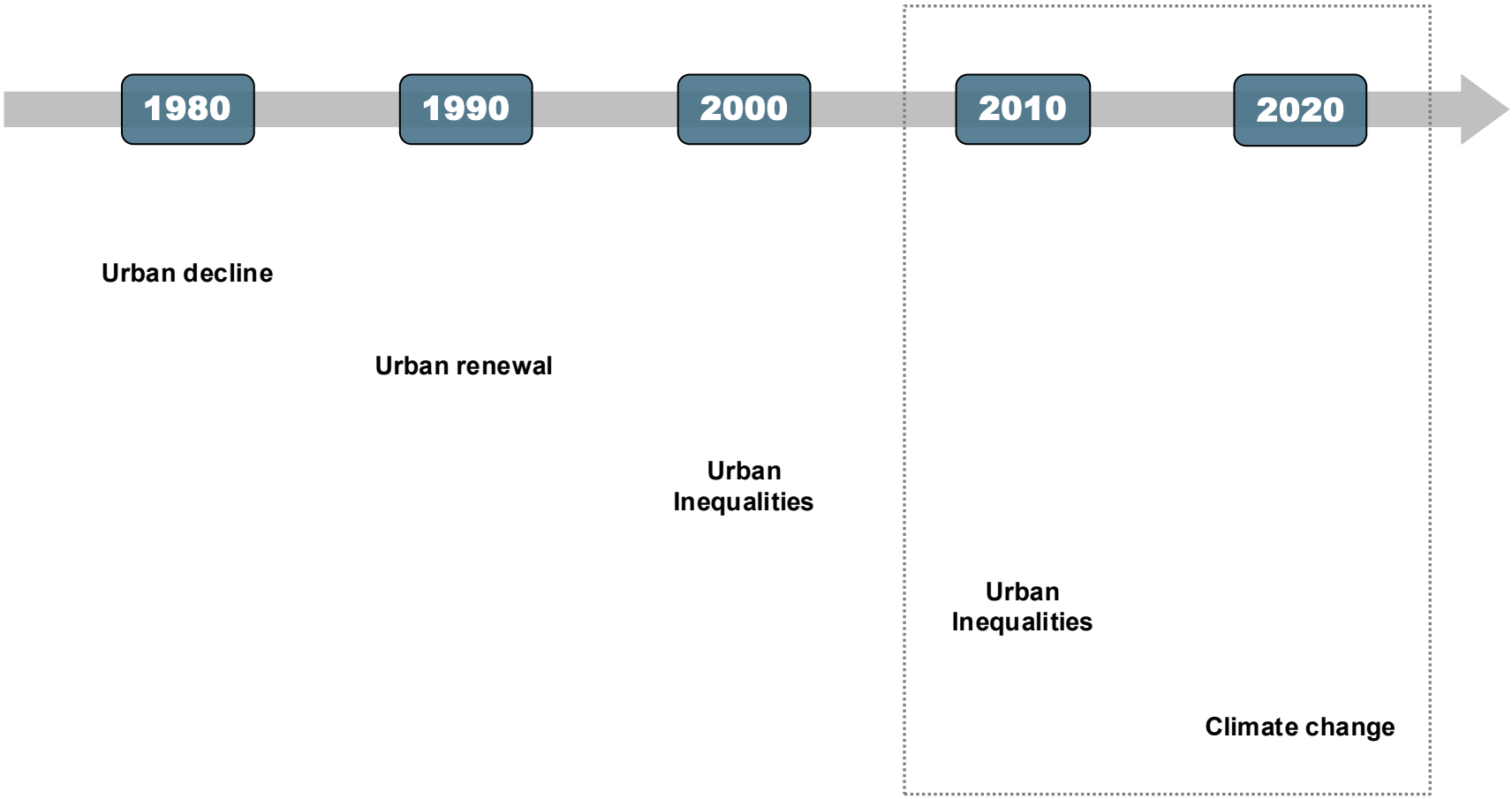
Urban and Regional Policies

Module of Planning 2 Studio + Urban And Regional Policies Integrated Course

Prof. Ignazio Vinci

Policy challenges in contemporary urban areas (Part IIb)

DRIVERS OF URBAN CHANGE



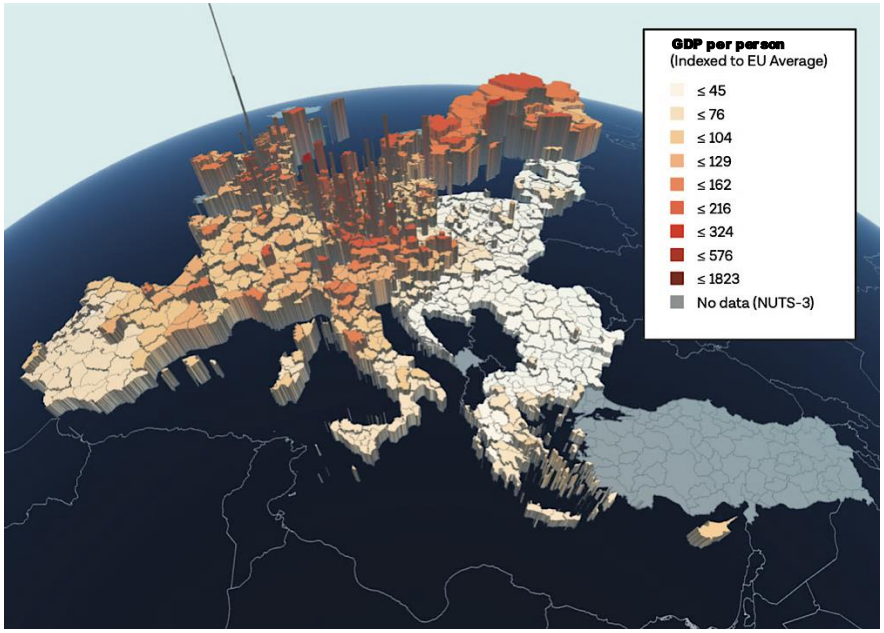
THE AGE OF URBAN INEQUALITIES

Territorial inequalities are increasing across the globe as a result of **social**, **economic**, and **environmental drivers**, as well as the effect of the **lack of territorial cohesion policies**.

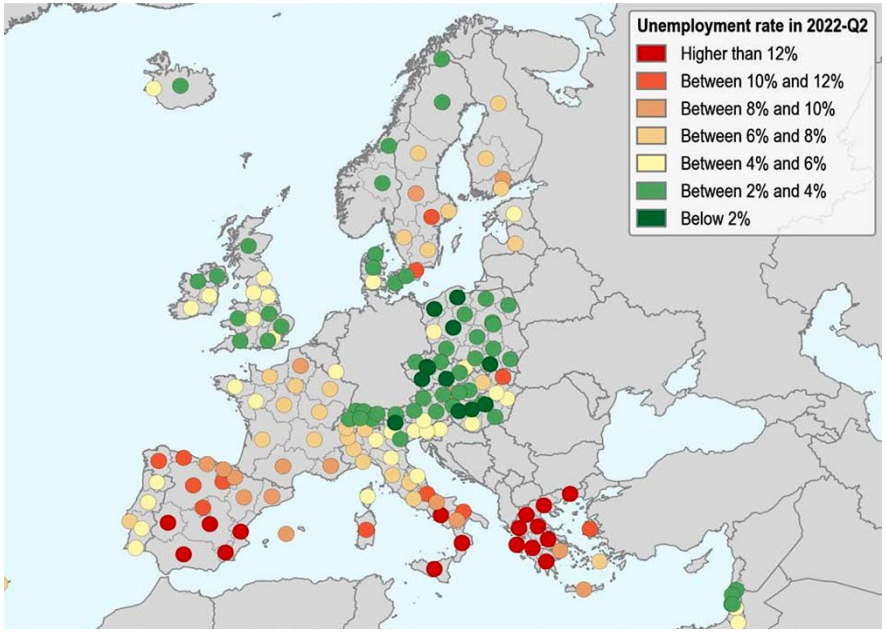
This process takes place in different forms and territorial scales.

- A polarisation process in the **capital or largest cities** respect to other regions in the country.
- A polarisation process in the **core city of metropolitan areas** respect to its suburbs and marginal towns.
- Emergence of **spatial inequalities within cities** due to the unequal distribution of services, infrastructure, economic opportunities, etc.

INEQUALITIES AMONG URBAN AREAS



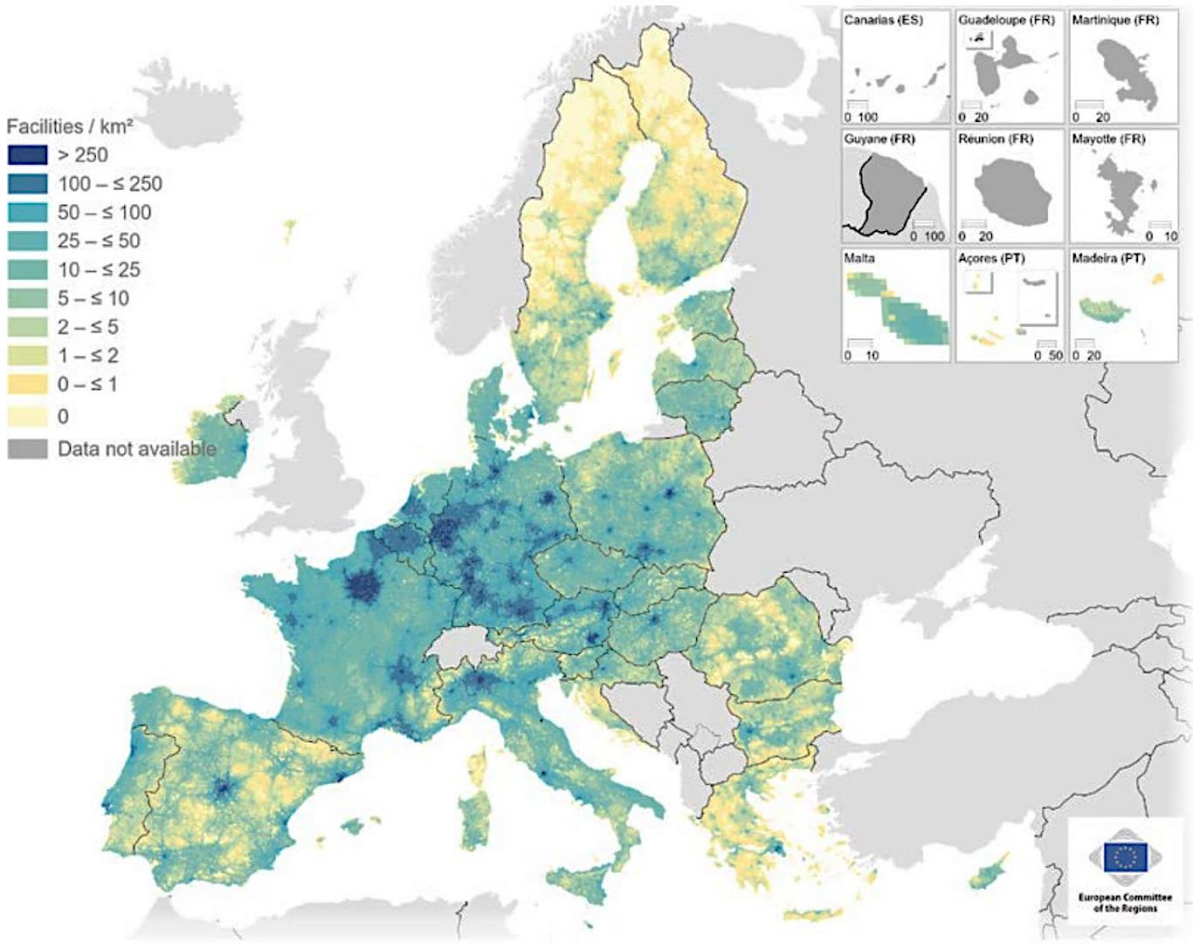
Economic power



Employment

Source: WB, 2018 – EC, 2016

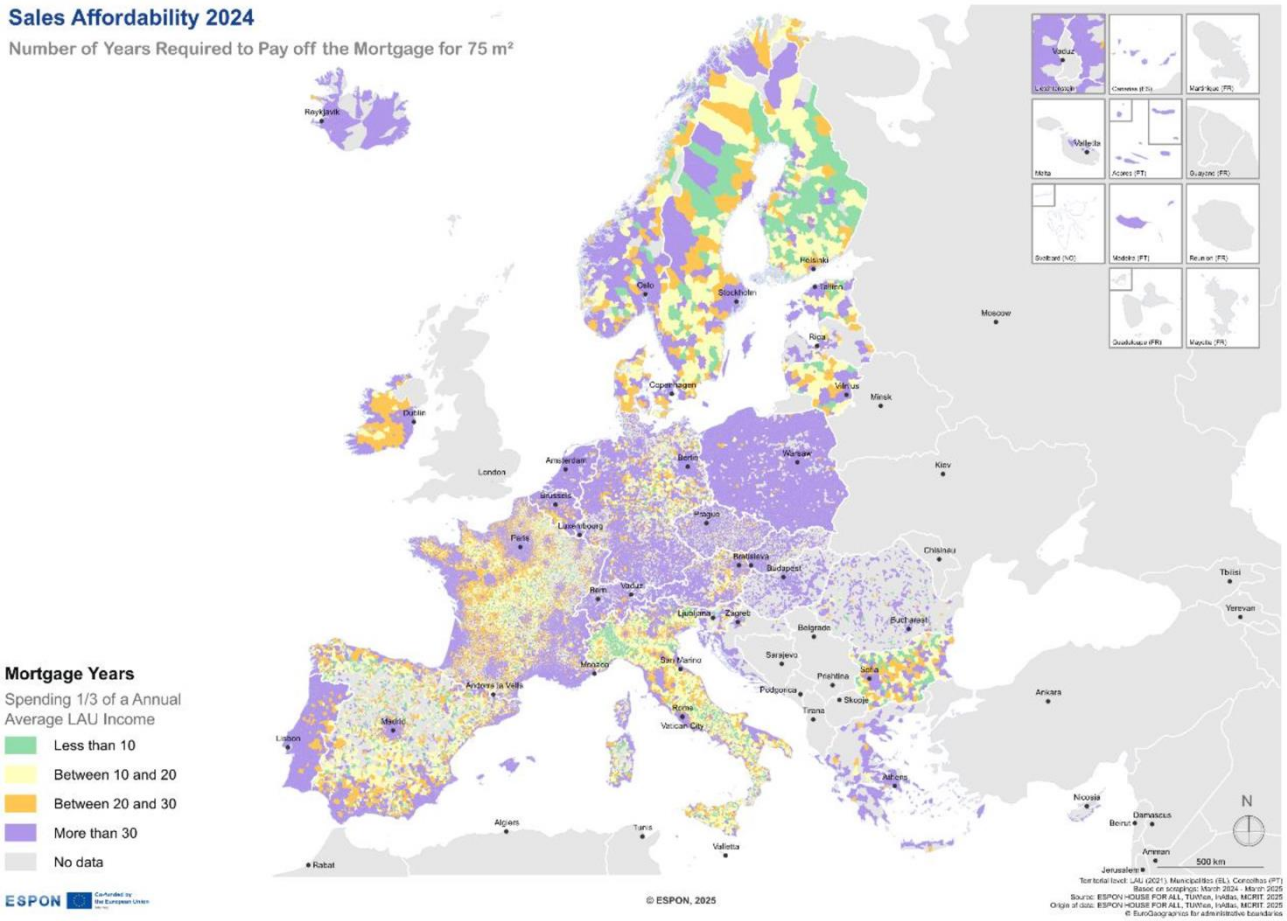
INEQUALITIES AMONG URBAN AREAS



Density of facilities of eight service types that can be reached from each point in reasonable distance

Source: ESPON, 2025

INEQUALITIES AMONG URBAN AREAS

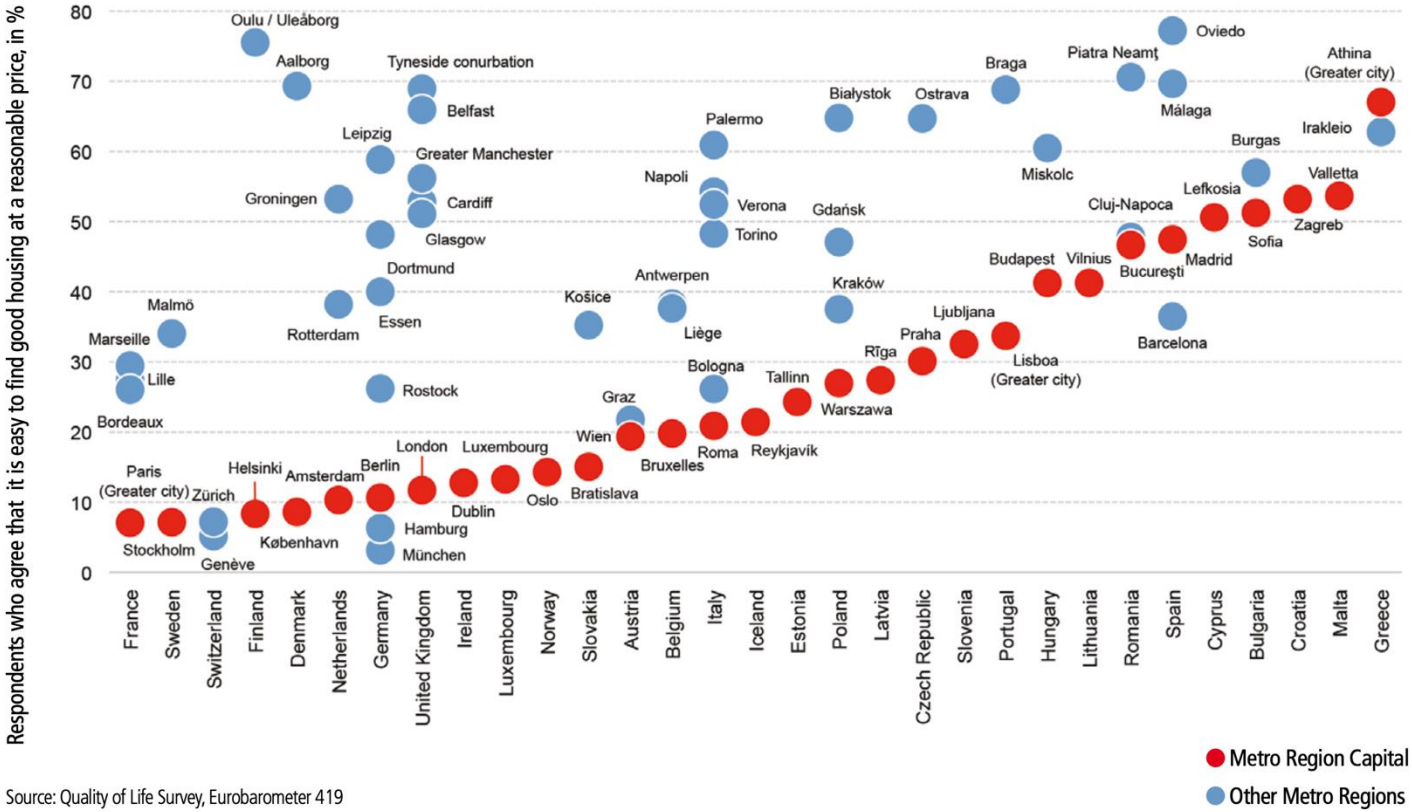


Housing affordability in the European cities

Source: ESPON, 2025

INEQUALITIES AMONG URBAN AREAS

Figure 4.9. **Good housing at a reasonable price per city, 2015**

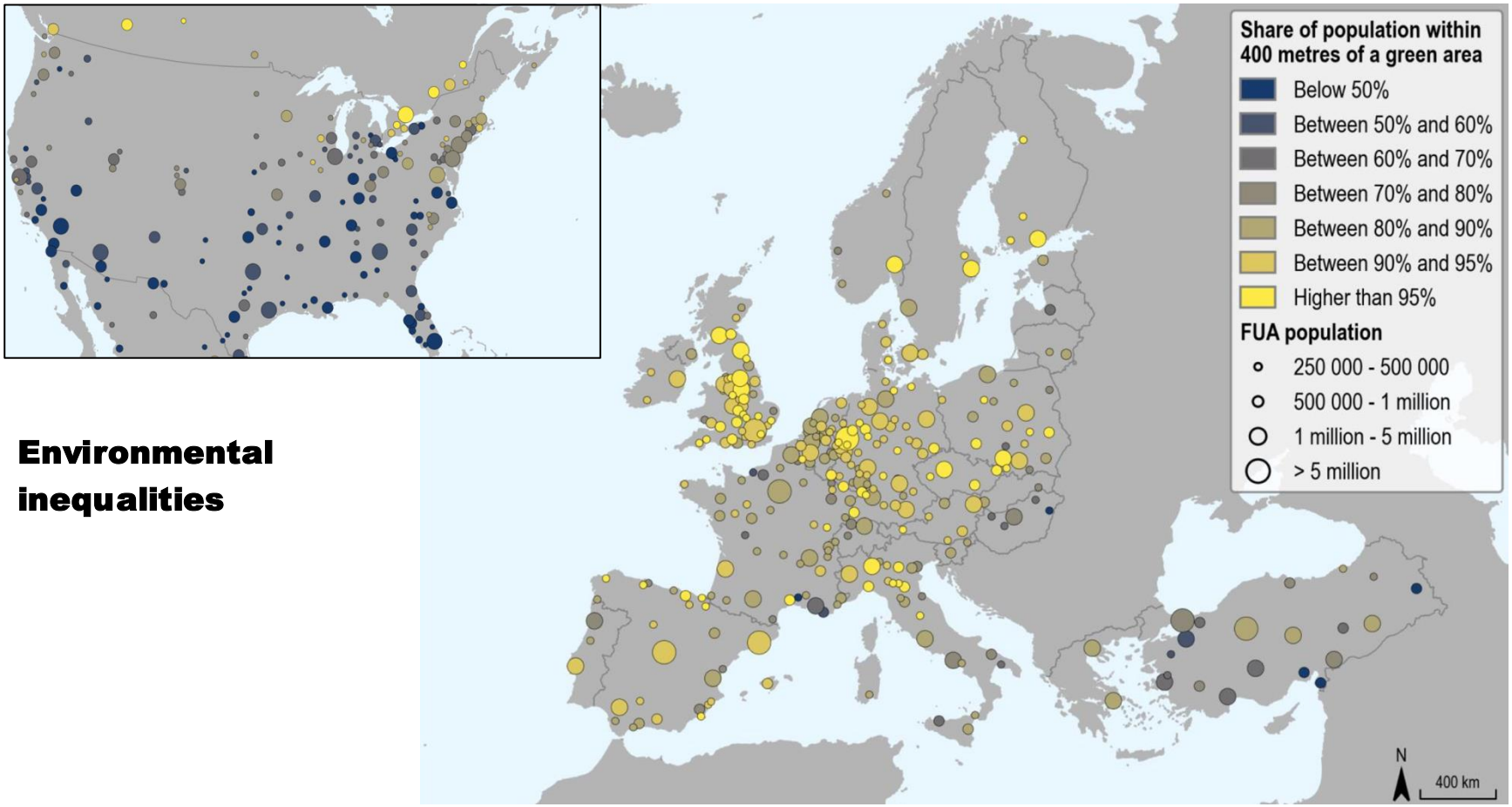


Source: Quality of Life Survey, Eurobarometer 419

Didascalia

Source: EUROSTAT, 2024

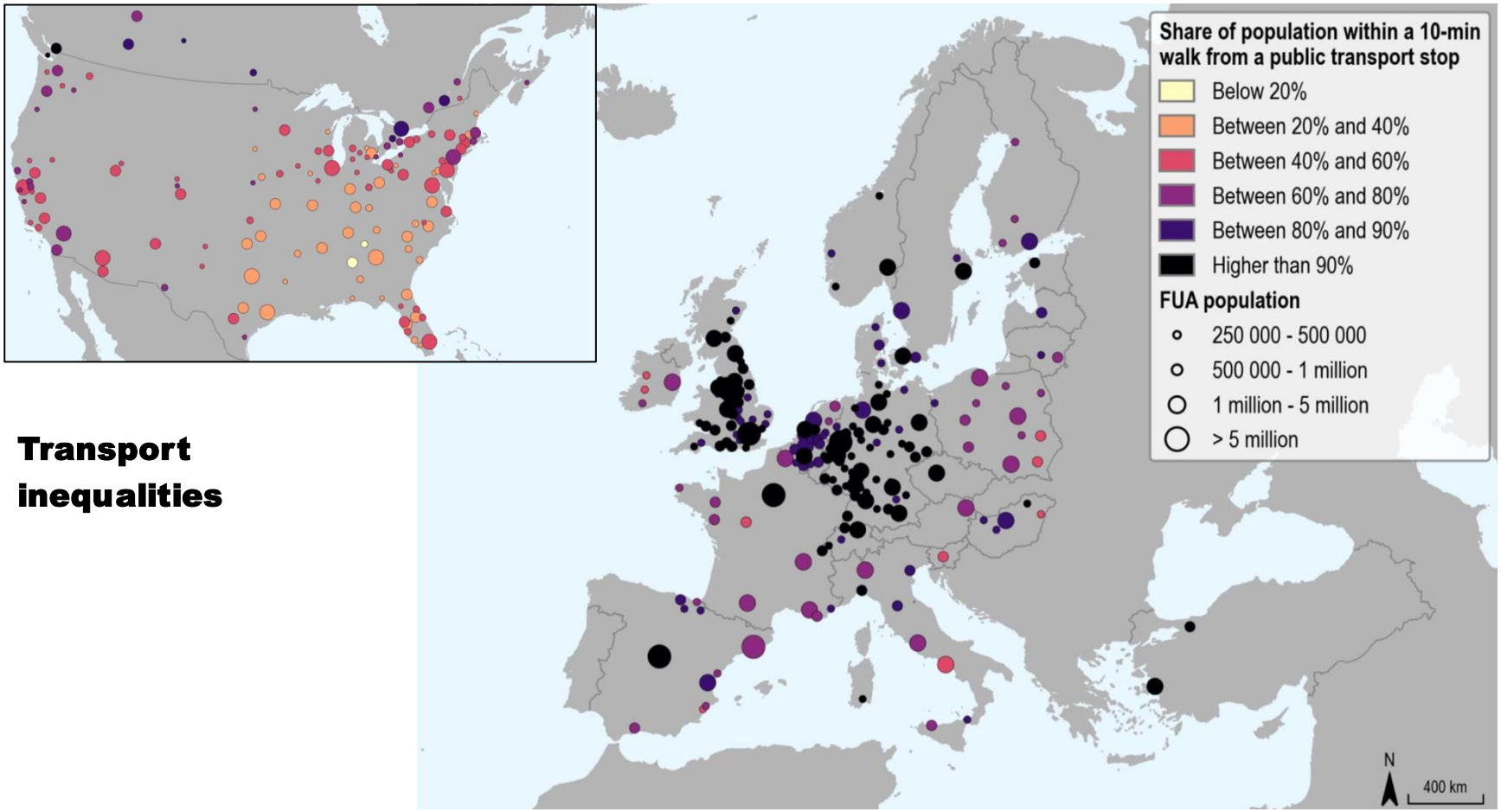
INEQUALITIES AMONG URBAN AREAS



Environmental inequalities

Source: OECD, 2024

INEQUALITIES AMONG URBAN AREAS



Transport inequalities

Source: OECD, 2024

INEQUALITIES WITHIN URBAN AREAS

Urban sociologist Alfredo Mela (2015), says that **drivers of socio-spatial transformation and inequalities within urban areas** are:

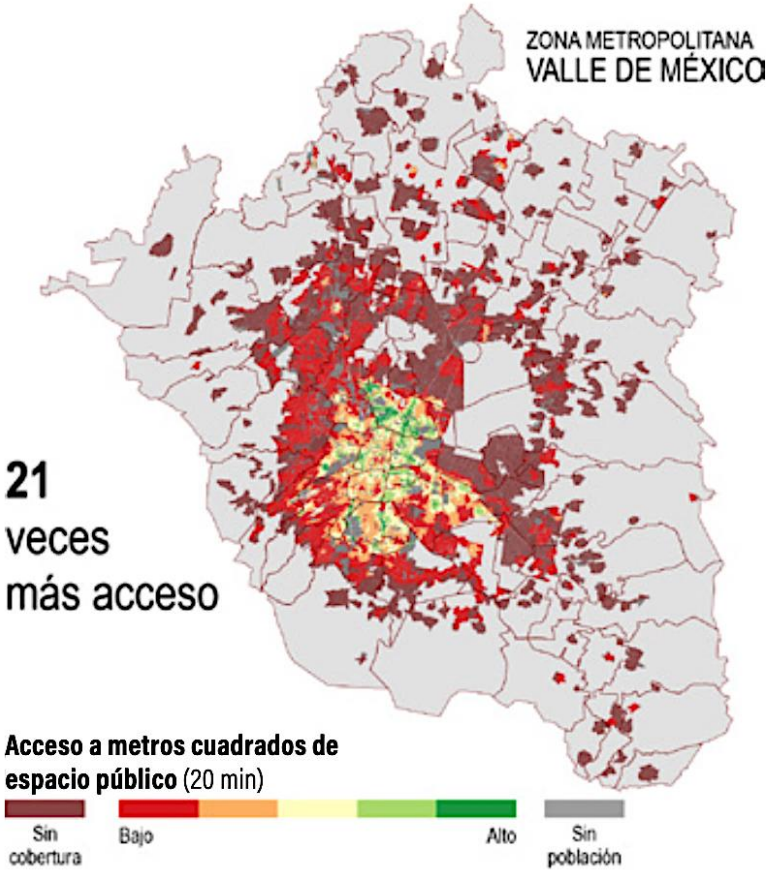
- the joint presence of various **economic factors**, such as the different distribution of **land values**, imbalances between the demand for and supply of **housing**, in turn influenced by the unequal location of **productive and service functions** in different parts of the city;
- the influence of **causes of 'extra-economic nature'**, such as planning and public regulation, whose effects can exacerbate forms of spatial **separation between social groups**, already in themselves fuelled by the propensity of 'different types of subjects to **cluster in specific urban environments**'.

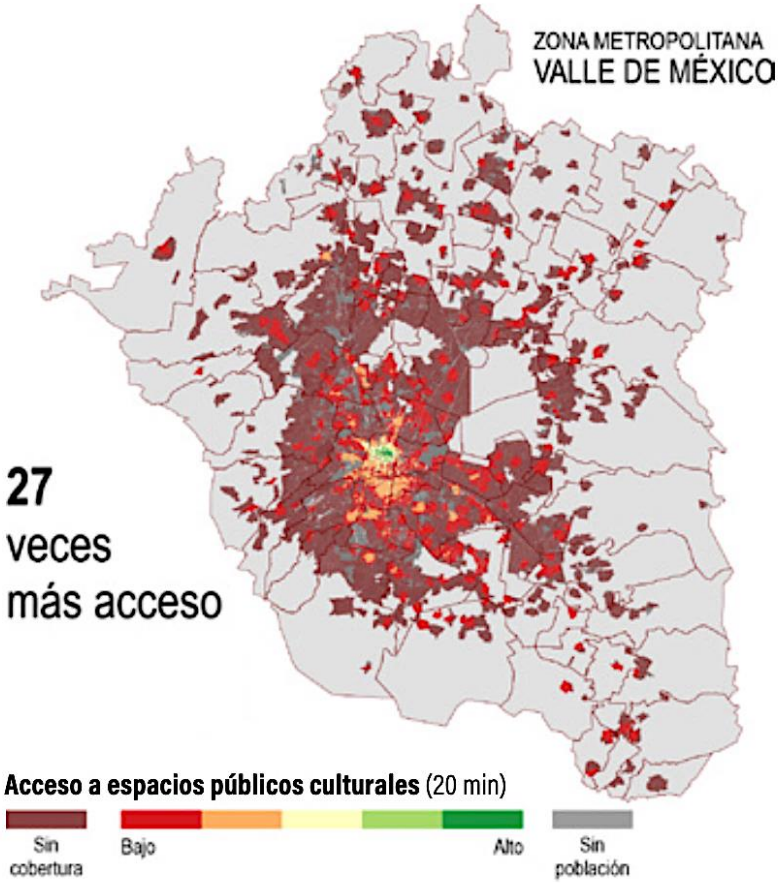
INEQUALITIES WITHIN URBAN AREAS



London Poverty Map (1886-1889) - Charles Booth

URBAN INEQUALITIES

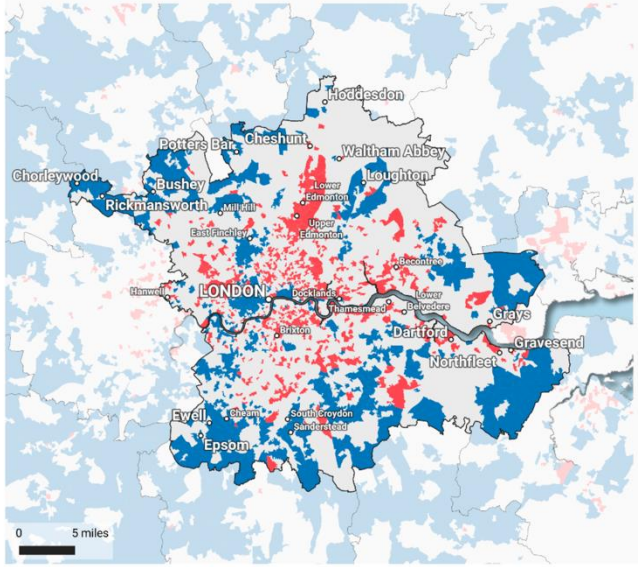




Source: World Resources Institute, 2021

URBAN INEQUALITIES

London



20.7%
of LSOAs among most deprived 20% in England

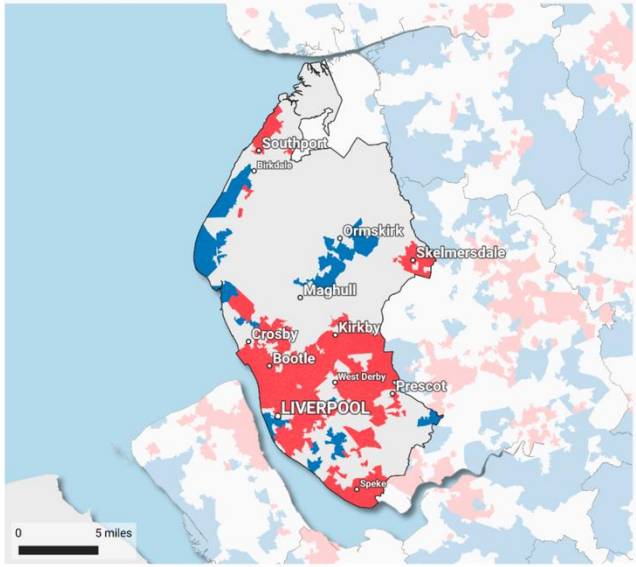
14.3%
of LSOAs among least deprived 20% in England

Spatial concentration

0.52

This value (Moran's I) tells us how similar or different nearby areas are. Values closer to 1.0 indicate similar areas are clustered together. Values closer to -1.0 indicate the opposite.

Liverpool



46.8%
of LSOAs among most deprived 20% in England

7.1%
of LSOAs among least deprived 20% in England

Spatial concentration

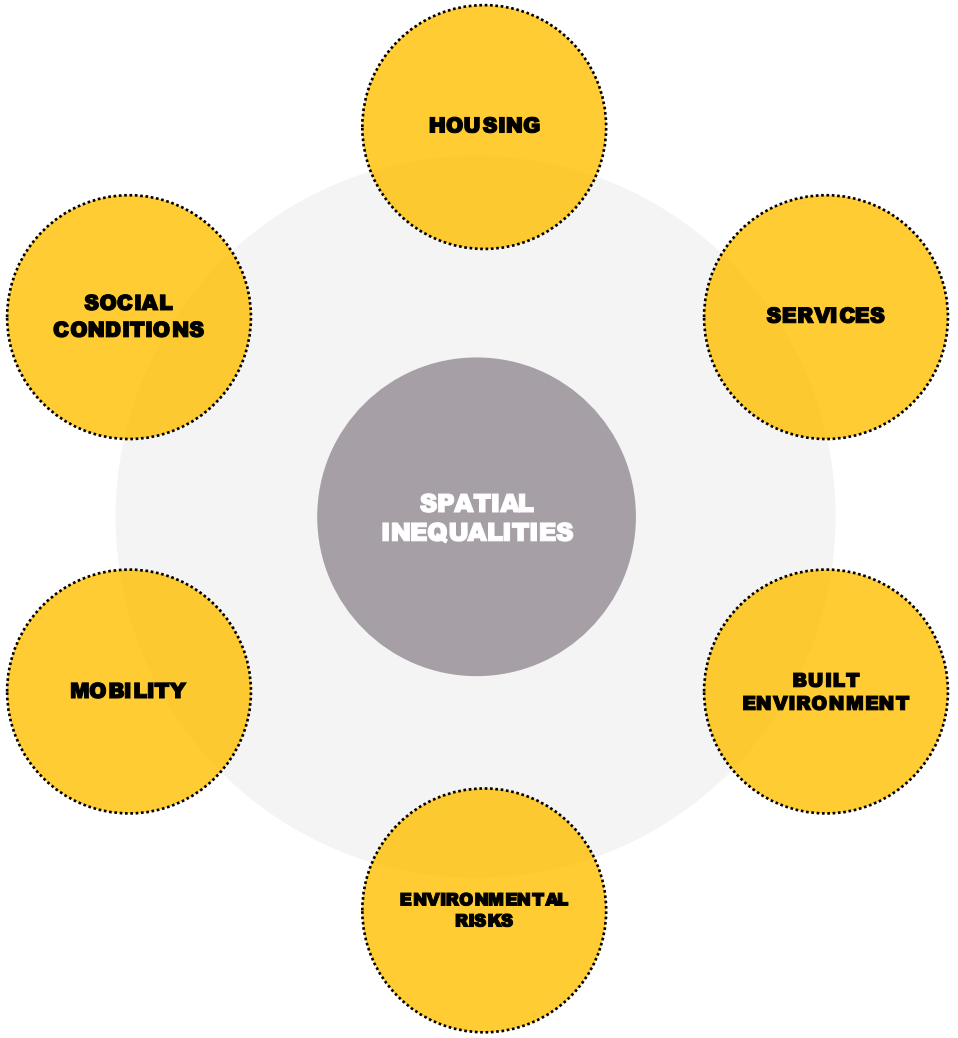
0.63

This value (Moran's I) tells us how similar or different nearby areas are. Values closer to 1.0 indicate similar areas are clustered together. Values closer to -1.0 indicate the opposite.

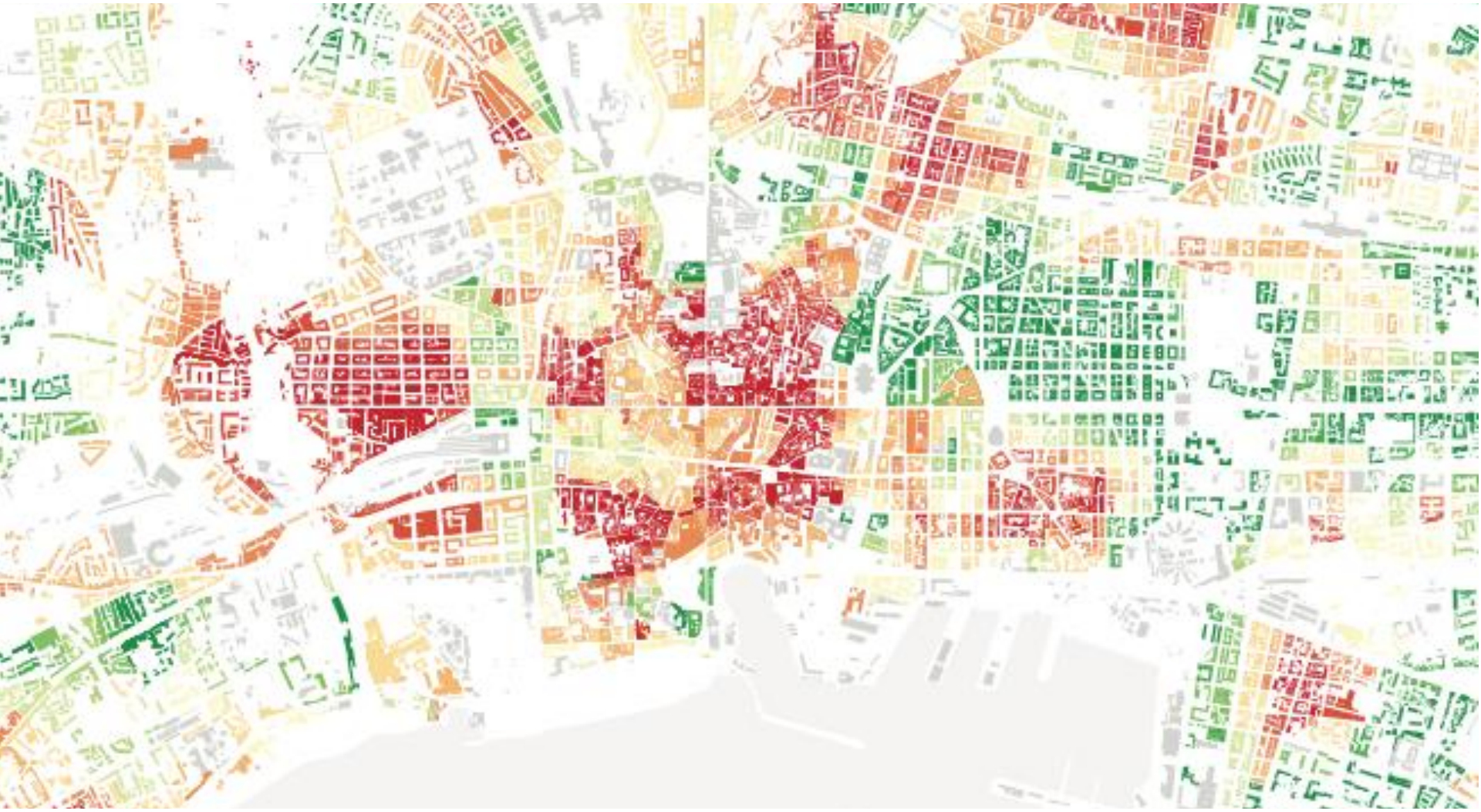
Source: Nuffield Foundation, 2019

INEQUALITIES WITHIN URBAN AREAS

The different dimensions of spatial inequalities



INEQUALITIES WITHIN URBAN AREAS

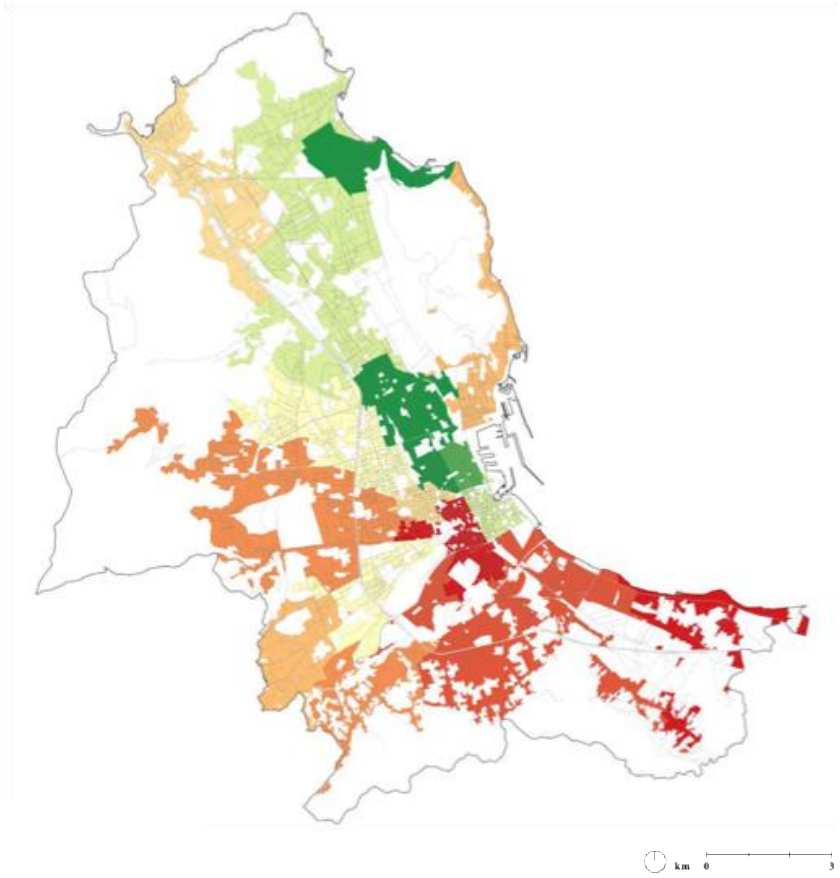


Distribution of tree canopy cover in the urban area of Palermo

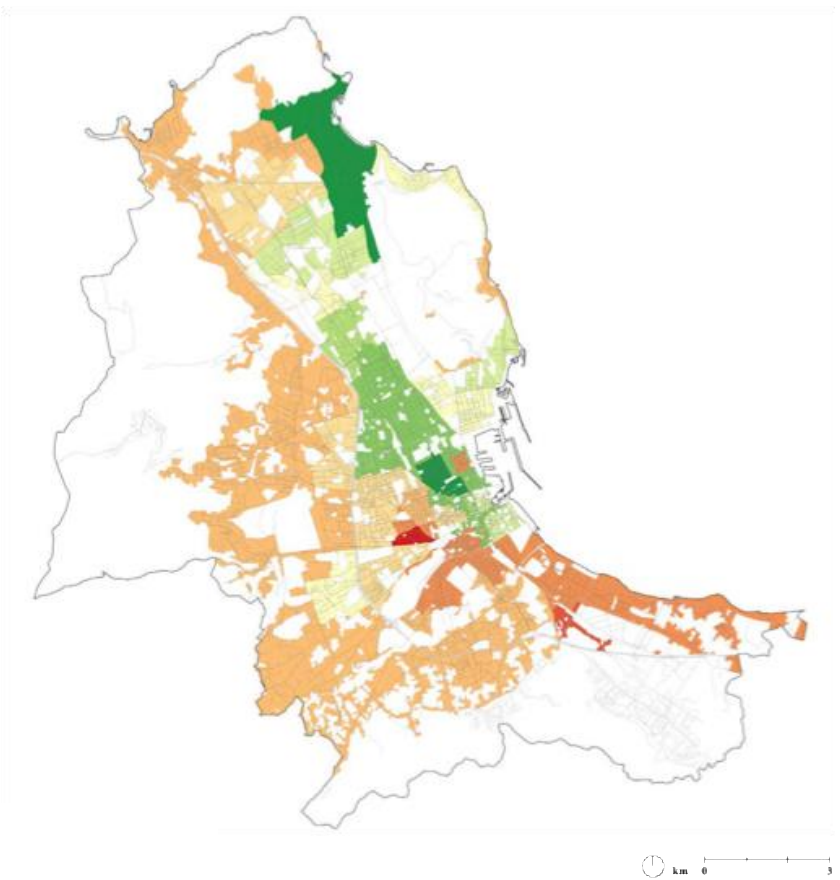
Source: Igreja and Ingrassia, 2026

INEQUALITIES WITHIN URBAN AREAS

Palermo



Society
S6 – Income
Average income in Postal code areas (Euro).
Data: Italian Ministry of Economy and Finance, 2023.

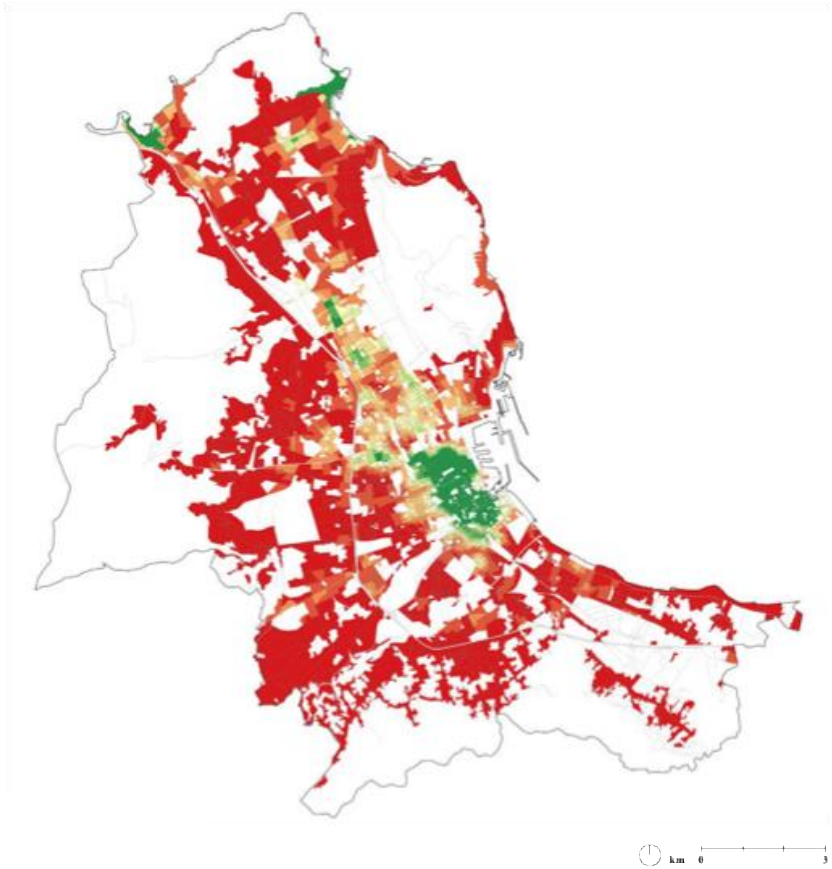


Housing
H5 – Property values
Average property value (€/sqm) of residential buildings classified as "Civil dwellings".
Data: Real Estate Market Observatory (OMI), second half of 2024.

Source: Igreja and Ingrassia, 2026

INEQUALITIES WITHIN URBAN AREAS

Palermo

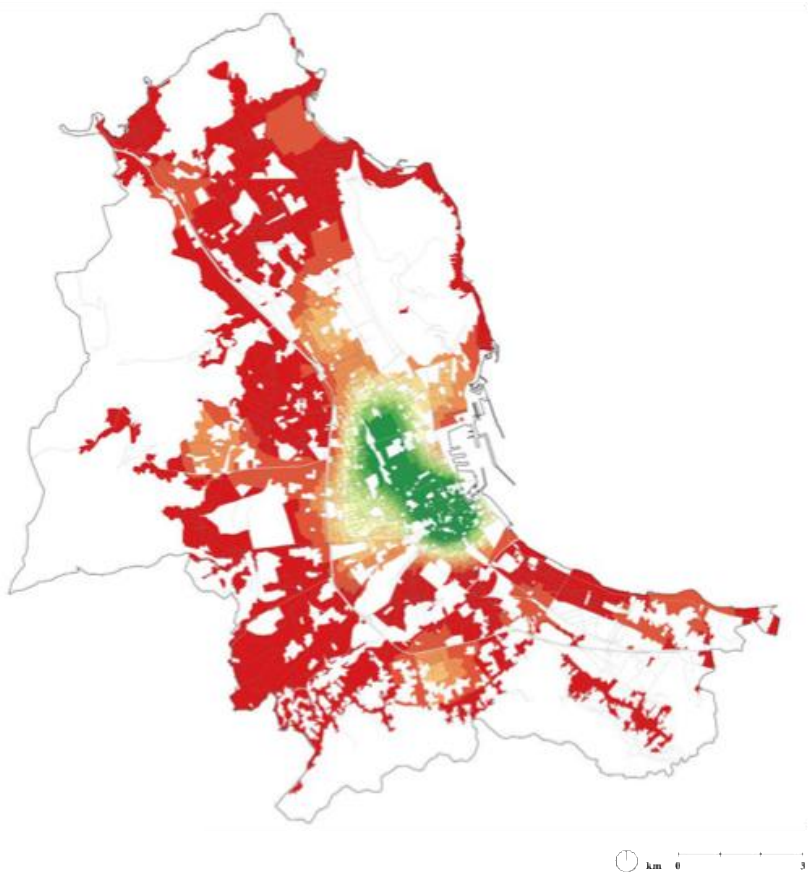


bar, ristoranti.
artica. Valore

Services

A5 – Density of retail and food service activities

Average density of retail and food service activities: clothing stores, bars, restaurants. Calculated using Kernel Density Estimation (KDE) with a 300-meter radius and quartic function.
Average value per census tract.
Data: OpenStreetMap, Google Maps.



Services

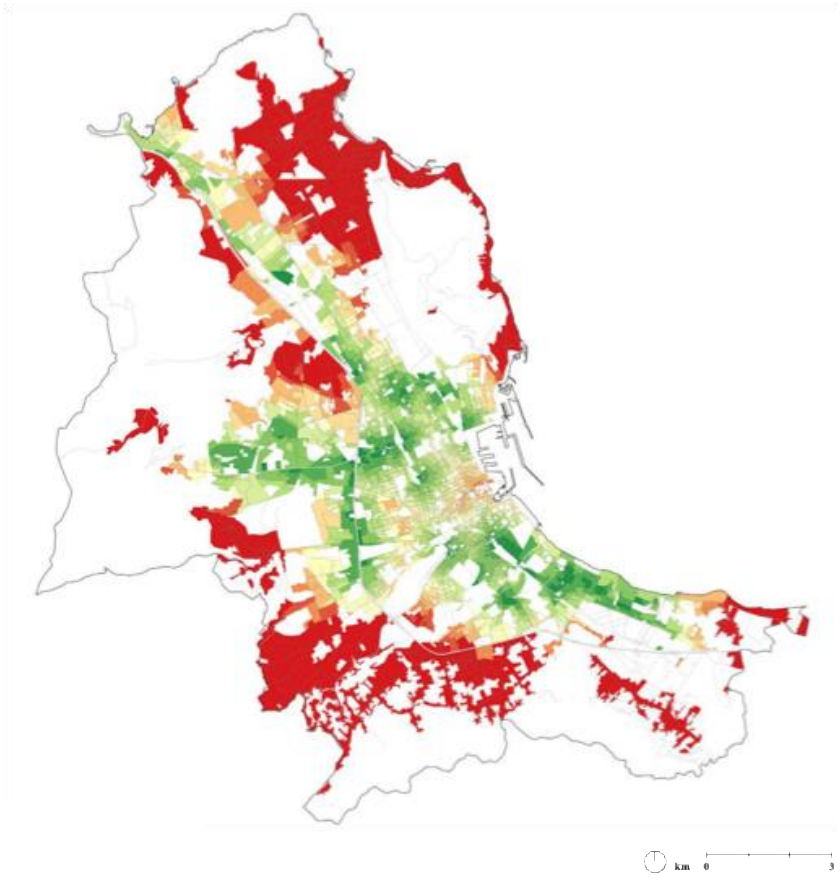
A2 – Density of cultural facilities

Average density of cultural facilities: libraries, theatres, cinemas. Calculated using kernel density estimation (KDE) with a 1500-meter radius and quartic function. Average value per census tract.
Data: Italian Library Registry (municipal, national, and regional libraries); Google Maps (cinemas and theatres).

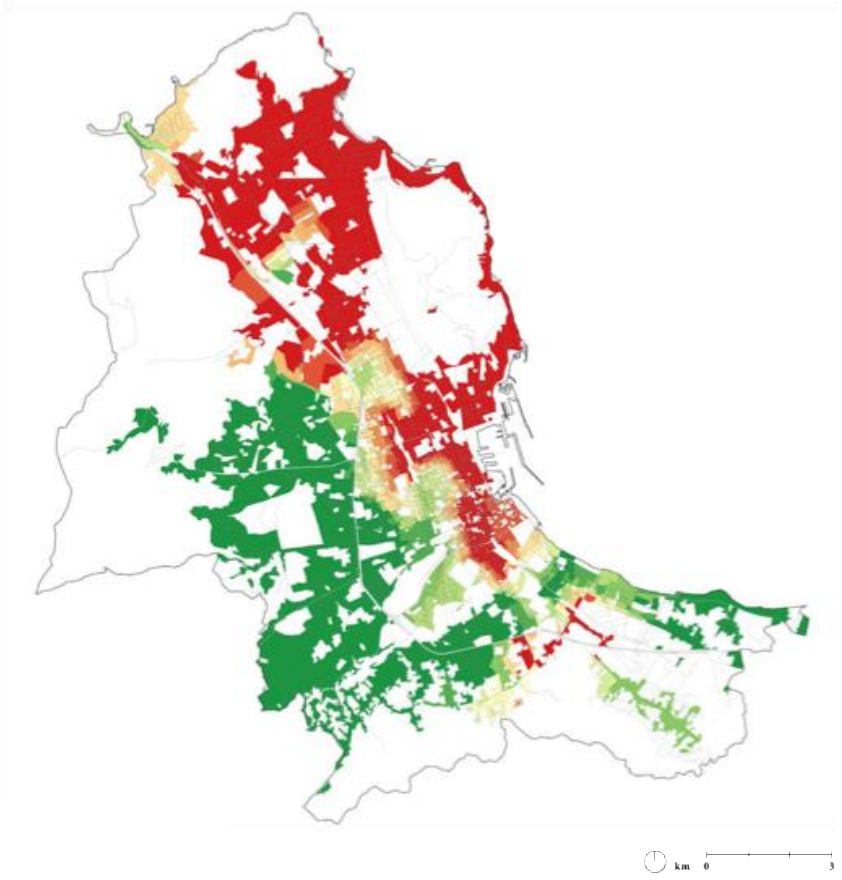
Source: Igreja and Ingrassia, 2026

INEQUALITIES WITHIN URBAN AREAS

Palermo



Mobility
M4 – Accessibility to the rail network
Walking time in minutes to reach the rail and tram system in 2025.
Street base: OpenStreetMap.

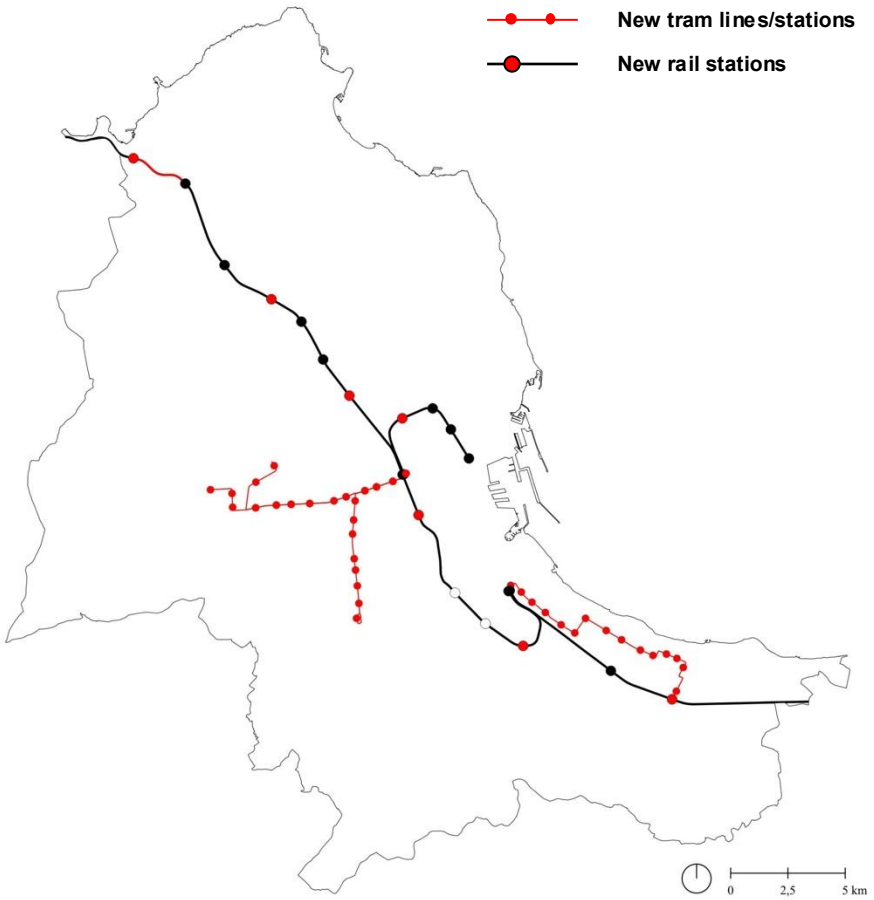


Mobility
M5 – Change in the accessibility to the rail network 2011-2025
Variation of walking time in minutes to reach the rail and tram system 2011-2025.
Street base: OpenStreetMap.

Source: Igreja and Ingrassia, 2026

FIGHITING INEQUALITIES WITHIN URBAN AREAS

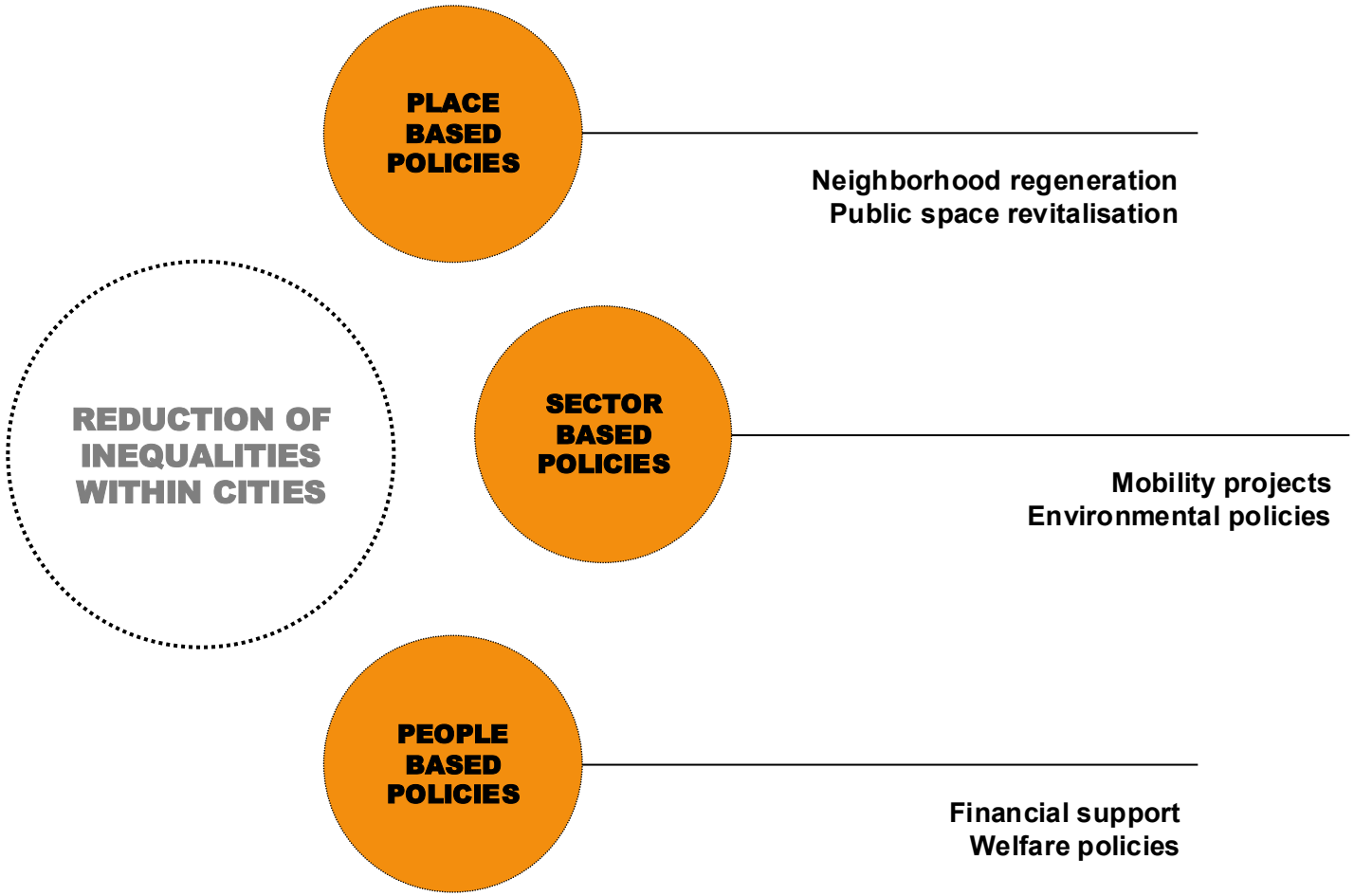
Palermo



Expansion of the rail-tram networks (2008-2026)



URBAN INEQUALITIES



CONTACTS AND MATERIALS

Prof. Ignazio Vinci

ignazio.vinci@unipa.it

Teaching materials for the course will be published on a web page at the following link: **www.ignaziovinci.net**